



The City of Saint John

MINUTES – REGULAR MEETING  
COMMON COUNCIL OF THE CITY OF SAINT JOHN  
DECEMBER 9, 2019 AT 6:30 PM  
IN THE COUNCIL CHAMBER

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Present: Mayor Don Darling  
Deputy Mayor Shirley McAlary  
Councillor-at-Large Gary Sullivan  
Councillor Ward 1 Blake Armstrong  
Councillor Ward 1 Greg Norton  
Councillor Ward 2 Sean Casey  
Councillor Ward 2 John MacKenzie  
Councillor Ward 3 David Hickey  
Councillor Ward 3 Donna Reardon  
Councillor Ward 4 David Merrithew  
Councillor Ward 4 Ray Strowbridge

Also Present: City Manager J. Collin  
Solicitor M. Tompkins  
Fire Chief K. Clifford  
Commissioner Growth & Community Development J. Hamilton  
Commissioner Finance and Treasurer K. Fudge  
Commissioner Transportation and Environment M. Hugenholtz  
Deputy Commissioner Saint John Water K. Mason  
Deputy Commissioner Building & Inspection Services A. Poffenroth  
Deputy Commissioner Growth & Community Development P. Ouellette  
Common Clerk J. Taylor  
Administrative Assistant K. Tibbits

**1. Call to Order**

**2. Approval of Agenda**

Moved by Councillor MacKenzie, seconded by Councillor Merrithew:  
RESOLVED that the agenda of this meeting be approved.

MOTION CARRIED.

**3. Disclosures of Conflict of Interest**

**4. Public Hearings – 6:30 pm**

**4.1 Saint John Heritage Conservation Areas By-Law – Phase Two Amendments (1<sup>st</sup> and 2<sup>nd</sup> Reading)**

Commissioner Hamilton stated that two important growth initiatives are being introduced including a state of the art Heritage Bylaw which will bring improved flexibility, clarity and predictability for investors in the heritage areas. The Central Peninsula Neighbourhood Plan will bring PlanSJ's vision to life and be transformational in terms of unlocking growth and driving positive change in the urban core.

Emma Sampson, Heritage Officer, reviewed the submitted presentation "Heritage Conservation Areas By-Law" and also discussed the Local Historic Place Designation Policy.

The Common Clerk advised that the necessary advertising was completed with regard to the proposed amendment to the Saint John Heritage Conservation Areas By-Law – Phase Two Amendments. The amendments are centered on design guidelines for new development (infill) or major additions to existing buildings, replacing the existing infill standards. Also included in the amendments is the revision of the definition of 'heritage conservation area' and a request for removal of designation for a single property in the Douglas Avenue Heritage Conservation Area.

The Mayor called for members of the public to speak against the proposed amendments with Adam Pottle presenting. Mr. Pottle stated that although many amendments are very positive, asked for caution regarding contemporary redevelopment and hopes that the third party review process is rigorous.

The Mayor called for members of the public to speak in favour of the proposed amendments with Bob Boyce, Chair of the Heritage Development Board and Steve Carson, Develop Saint John, speaking in favour of the proposed amendments.

Moved by Deputy Mayor McAlary, seconded by Councillor Sullivan:

RESOLVED that as recommended by the City Manager in the submitted report M&C 2019-340: Saint John Heritage Conservation Areas By-Law – Phase Two Amendments, Common Council adopt amendments to the Heritage By-Law through the by-law amendment entitled, “HC-1, A Law to Amend the Saint John Heritage Conservation Areas By-Law”; and that Common Council adopt the Local Historic Place Designation Policy.

Councillor Reardon expressed concern with removing 249 Douglas Avenue from the Douglas Avenue Heritage Conservation Area.

MOTION CARRIED.

Moved by Deputy Mayor McAlary, seconded by Councillor Sullivan:

RESOLVED that the by-law entitled, “By-Law HC-1 A Law to Amend the Saint John Heritage Conservation Areas By-Law”, providing design guidelines for new development (infill) or major additions to existing buildings, replacing the existing infill standards; revising the definition of ‘heritage conservation area’; and removing the designation for a single property in the Douglas Avenue Heritage Conservation Area, be read a first time.

MOTION CARRIED.

Read a first time by title, the by-law entitled, “HC-1 A Law to Amend the Saint John Heritage Conservation Areas By-Law”.

Moved by Deputy Mayor McAlary, seconded by Councillor Sullivan:

RESOLVED that the by-law entitled, “By-Law HC-1 A Law to Amend the Saint John Heritage Conservation Areas By-Law”, providing design guidelines for new development (infill) or major additions to existing buildings, replacing the existing infill standards; revising the definition of ‘heritage conservation area’; and removing the designation for a single property in the Douglas Avenue Heritage Conservation Area, be read a second time.

MOTION CARRIED.

Read a second time by title, the by-law entitled, “HC-1 A Law to Amend the Saint John Heritage Conservation Areas By-Law”.

4.2 Proposed Municipal Plan and Zoning ByLaw Amendments – Central Peninsula Plan – Staff Presentation and Planning Advisory Committee report recommending Amendments (1<sup>st</sup> and 2<sup>nd</sup> Reading)

4.2.1 Citizen Letter: A. Johnson – Review of Uptown, South End and Waterloo

Village Neighbourhoods

Andrew Reid, Planner, reviewed the submitted presentation entitled, “Central Peninsula Plan”.

The Common Clerk advised that the necessary advertising was completed with regard to the proposed Municipal Plan and Zoning By-Law Amendments, amending the Municipal Development Plan to incorporate the Central Peninsula Secondary Plan; amending the Municipal Plan to update policies related to the introduction of the Central Peninsula Secondary Plan, including but not limited to Land Use, Transportation and Heritage policies; and introducing an amendment to the Zoning By-law that would implement Central Peninsula Secondary Plan policies through new regulations, which include but are not limited to: a new building design and height framework and amendments to the Waterfront Commercial (CW) Zone in order to adopt and implement the Central Peninsula Secondary Plan.

Consideration was also given to a report from the Planning Advisory Committee submitting a copy of Planning staff’s report considered at its November 26, 2019 meeting at which the Committee recommended approval of the amendments as set out in the staff recommendation.

The Mayor called for members of the public to speak against the amendments with Andrew Johnson addressing Council. Mr. Johnson asked for clarification on traffic flow patterns that will be impacted in the plan, adding that the plan lacks in certain areas including educational initiatives and lower living costs for residences in the area.

Mr. Devin Stackhouse suggested that the plan incorporate social housing targets.

The Mayor called for members of the public to speak in favour of the amendments with Kay Gills, Chair of the Neighbourhood Action Team, Steve Carson, Develop Saint John and Melissa Wakefield presenting.

Adam Pottle spoke in support of the plan and stated that he is supportive of the changes that will be made to the traffic corridors outlined in the plan.

In response to a question, Commissioner Hamilton stated that infrastructure changes related to Crown Street and Main Street are a fundamental component of the plan, and these changes were vetted through the City’s transportation staff as well as consultants hired during the MoveSJ process. The corridors were overbuilt in the era of urban renewal in the 1950’s and 1960’s and the new concepts will provide for alternative modes of transportation and opportunities for intensification. These enhancements are consistent with best practice models seen throughout North America.

The plan encourages mixed-income neighbourhoods and striking a balance between affordable housing and market driven housing.

Moved by Deputy Mayor McAlary, seconded by Councillor Hickey:

RESOLVED that as recommended by the Planning Advisory Committee, Common Council adopt the Central Peninsula Secondary Plan and associated Municipal Plan amendments through the submitted by-law amendment entitled "A Law to Amend the Municipal Plan By-law of the City of Saint John"; and adopt amendments to the Zoning By-law through the submitted by-law amendment entitled "A Law to Amend the Zoning By-law of the City of Saint John."

MOTION CARRIED.

Moved by Deputy Mayor McAlary, seconded by Councillor Sullivan:

RESOLVED that the by-law entitled, "A Law to Amend the Municipal Plan By-Law", amending the Municipal Plan to update policies related to the introduction of the Central Peninsula Secondary Plan, including but not limited to Land Use, Transportation and Heritage policies, be read a first time.

MOTION CARRIED.

Read a first time by title, the by-law entitled, "A Law to Amend the Municipal Plan By-Law."

Moved by Deputy Mayor McAlary, seconded by Councillor Sullivan:

RESOLVED that the by-law entitled, "A Law to Amend the Municipal Plan By-Law", amending the Municipal Plan to update policies related to the introduction of the Central Peninsula Secondary Plan, including but not limited to Land Use, Transportation and Heritage policies, be read a second time.

MOTION CARRIED.

Read a second time by title, the by-law entitled, "A Law to Amend the Municipal Plan By-Law."

Moved by Deputy Mayor McAlary, seconded by Councillor Hickey:

RESOLVED that the by-law entitled, "A Law to Amend the Zoning By-Law of The City of Saint John" that would implement Central Peninsula Secondary Plan policies through new regulations, which include but are not limited to: a new building design and height framework and amendments to the Waterfront Commercial (CW) Zone in order to adopt and implement the Central Peninsula Secondary Plan, be read a first time.

MOTION CARRIED.

Read a first time by title, the by-law entitled, "A Law to Amend the Zoning By-Law of The City of Saint John."

Moved by Deputy Mayor McAlary, seconded by Councillor Hickey:

RESOLVED that the by-law entitled, "A Law to Amend the Zoning By-Law of The City of Saint John" that would implement Central Peninsula Secondary Plan policies through new regulations, which include but are not limited to: a new building design and height framework and amendments to the Waterfront Commercial (CW) Zone in order to adopt and implement the Central Peninsula Secondary Plan, be read a second time.

MOTION CARRIED.

Read a second time by title, the by-law entitled, "A Law to Amend the Zoning By-Law of The City of Saint John."

## **5. Adjournment**

Moved by Deputy Mayor McAlary, seconded by Councillor Hickey:

RESOLVED that the meeting of Common Council held on December 9, 2019, be adjourned.

MOTION CARRIED.

The Mayor declared the meeting adjourned at 8:15 p.m.