



## **SAINT JOHN CITIZEN ADVISORY COMMITTEE MEETING**

**DATE:** Tuesday June 14<sup>th</sup>, 2011  
**TIME:** 6:00 p.m.  
**LOCATION:** Brunswick Square Storefront

**PRESENT:** Anne McShane  
Derrick Mitchell  
Heather Quinn  
Gerry Lowe  
Andrew Miller  
Barry Harbinson  
David Drinnan  
Ann Crozier  
Shawn Peterson  
Sara Mudge

**STAFF:** Jacqueline Hamilton, Deputy Commissioner  
Sarah Herring, Planner  
Jody Kliffer, Planner  
Stacey Forfar, Planner  
Mark Reade, Planner  
Ali Ikram, Planner  
Cyndi Rottenberg-Walker, Urban Strategies  
Mark Reid, Urban Strategies

**REGRETS:** Mokhtaria Benhatchi  
Peter McGuire  
Patty Higgins

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### **1.0 Welcome and Review of Regrets**

The Chair called the meeting to order at 6:00pm and advised the Committee that Mokhtaria Benhatchi, Patty Higgins and Peter McGuire had sent their regrets.

## **2.0 Approval of Agenda**

It was **MOVED** by Barry Harbinson, **SECONDED** by Heather Quinn to approve the agenda as circulated.

**CARRIED.**

## **3.0 Adoption of Minutes**

Dave Drinnan requested that the discussions around the following sections and topics be added to the minutes:

- Item 4a – Policies to guide staging re: Uptown and Plateau
- Item 4e – Heather added comment re: informing Enbridge
- Item 4f – Consensus re: excluding zoo from policy statements
- Item 4j – Animal control by-law
- Emergency preparedness as part of consideration for industrial applications

Shawn Peterson requested that the discussions around the following sections and topics be added to the minutes:

- 4a – Open data and open formats for the public
- 4a – Detail re: residential development in areas outside of the Primary Development Area (no new streets...)

It was **MOVED** by Shawn Peterson, **SECONDED** by Ann Crozier to adopt the May 25<sup>th</sup>, 2011 minutes as amended

**CARRIED.**

## **4.0 Preview of “Up for Review” Open House Presentation**

Jacqueline Hamilton reviewed the Open House Presentation with the Citizen Advisory Committee.

Committee members expressed concerns regarding the implementation of time limits on application approvals. Draft policies state that any new applications would be approved for a four year period; re-applications would be required if the development had not been started within the four-year time frame.

Jacqueline indicated that this four year time frame had been recommended as it would tie in with comprehensive Plan reviews conducted every five years. Andrew Miller questioned this rationale as development applications could be submitted and approved anywhere within the four years preceding a Plan review, so that not all approval time-frames would expire at the same time.

Gerry Lowe expressed frustration that the four year time frame was too long for residential development applications. He indicated that this would permit land to be “tied up” by a developer, and explained that he has witnessed many developers leaving land (with development approvals in place) with large amounts of fill and debris from construction of other sites. Sara Mudge questioned if the debris would fall under the Dangerous and Unsightly Premises by-law, to which Sarah Herring responded that it likely would not.

Gerry Lowe also commented that the City has an issue when it comes to the enforcement of by-laws, and that if more rules are put in place we need to be prepared to enforce them properly.

Jacqueline explained that the time frames would likely not be applied to single-lot developments or rezoning, but rather to larger projects such as subdivisions that remain on the books incomplete and tie up the City’s development capacity. Mark Reid added that there are many approved applications sitting on the books from 10-15 years ago which had to be sifted through to determine which were realistic or speculative. Jacqueline explained that major subdivisions will have a time frame of being started by year 3 and completed by year 5 of the application.

After extensive discussion, Jacqueline suggested that the public comments on the draft policies be received and considered before the Committee and staff decide on the issue.

Anne McShane noted that there were letters received early on in the process that showed the same concerns that Gerry is speaking of, and CAC had agreed to use them as a sort of “litmus test” for the Plan. She suggested that we review those letters again to ensure that the Plan will deal with these problems and possibly prevent them. Jacqueline warned that it is difficult to regulate every single loophole in the Plan, but at the bottom line the goal is to create a climate of positive investment through being very clear with our expectations and where we would like to see growth and density take place.

Anne McShane asked if there could possibly be exceptions in place for those that are struggling with the four year deadline; whether they could apply for an extension under reasonable circumstances (such as an economic or housing market downturn).

Jacqueline requested that this discussion be added to the agenda for the July 13<sup>th</sup> meeting, because at that time the Committee will have heard feedback from the public as well as the development community.

## **5.0 Review Open House Materials**

The CAC reviewed the Workbook that would be provided to the public at the Open House and at the Storefront and online. Sarah Herring guided the CAC through the Workbook, explaining that it summarizes the information on the

panels that will be on displayed at the Open House. CAC members felt that the questions in the Workbook might be too open-ended, but staff reminded them that the public could provide any input they liked, and that the CAC could also guide people at the Open House to comment on how the Draft Plan policies work for them personally.

Anne McShane added that this is really the first time that the public will see the Plan at this level of detail and be able to really tell how it will affect them and their neighbourhood. Cyndi Rottenburg-Walker replied that the CAC and staff should also remind the public that they should consider and weigh the community good along with their own personal interests.

Staff is asking that the public provide their feedback with the aid of the Workbook and submit it by July 15<sup>th</sup> by email, fax, mail or to the Storefront.

## **6.0 Discuss Open House Plan and CAC Role**

The Open House on June 15<sup>th</sup> will be similar to the event held in December of 2010, with a presentation at 6:00pm and then an Open House afterward. Panels with summaries of the Draft Plan policies will be arranged around the room, and staff will be available to answer questions and record comments. CAC members are asked to spread out amongst the public to help answer any questions or concerns they might have. Copies of the draft Plan will be available, online, on CD and on paper.

Staff requested that the next CAC meeting be scheduled for June 13<sup>th</sup>, before the end of the public comment period, so that the Committee could discuss the Open House and review comments submitted to date. Sarah Herring also pointed out that staff are hoping to receive comments on the Draft Municipal Plan from the CAC members by July 15<sup>th</sup> as well. The final public comments and Plan edits will be available to the CAC on the following meeting on July 27<sup>th</sup>.

## **7.0 Other Business**

Jacqueline Hamilton advised the CAC that staff will be meeting with the developer's focus group in the morning at 9am on June 14<sup>th</sup> to give them a briefing of the new Municipal Plan and allow for their feedback. Staff had previously emailed to a list of developers of approximately 40 companies/individuals, but many had not yet replied. CAC were concerned that there would not be good representation from "infill developers" at the meeting and requested that staff schedule meetings with them at a later date.

Staff agreed and added that if any CAC members were able to inform/invite particular developers that they were more than welcome to attend tomorrow's meeting.

## **8.0 Next Meeting**

The next regular meeting of the CAC is scheduled for July 13<sup>th</sup>, 2011 at 6:00pm in the Plan SJ Storefront.

Dave Drinnan requested that further discussion of the Zoning By-law time lines and the on-going CAC role be added to the agenda for July 13<sup>th</sup>.

There being no further business, the meeting adjourned at 7:15 pm.

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Jacqueline Hamilton,  
Deputy Commissioner of Planning & Development