

## Mayor's Symposium - Discussion Questions

The following charts show all of the responses for each of the eight main discussion questions posed during the Mayor's Symposium. Please note that all comments are included and are listed as written at the tables during the Mayor's Symposium on Feb. 25, 2012.

How can the quality of life in the City of St. John's be improved?
More Juniors Housing Like qualified Seniors Housing Apt Bldgs.
Streets should be better. Too much patch work. Streets should be repaired better
Green spaces create tranquil spaces, especially downtown
Have green spaces in new residential developments visible to the public
Ideas for green spaces, landscaping, walking trails, more trees, trails,
Neighbourhood parks access
More leisure & recreation activities available in your living area
Access to amenities
Lighting for walking trails, creates safety for residents and being able to see clearly,
Better lighting at cross walks to the green spaces
Should have little parks nearby neighbourhood
Designate areas with walking distance to services
Traffic patterns
Sidewalk clearance
Larger entertainment centers nearby neighbourhood
Downtown green spaces - residents say not all buildings but create green spaces, benches, tables, lighting,
Having a goal, road path to get there.
Higher crime rate
Neighbourhood parks nearby where you live
Recognize heritage
Ensure Affordable housing - no more than 30% of income
Parks and green spaces
Downtown green spaces - Duckworth & Water - need more green spaces, lots of people walking and would like more green spaces to stop, eat and rest
Buses are not convenient and or reliable
Affordable Housing and defining affordable housing is
More biking trails
To highlight the sense of place - natural, historic, community.
Improvements - has the city made any - yes, but the green spaces are not inviting enough to stop and sit, need improvement here

Better public transit, rent control, affordable housing, geared more to walking, maintain/increase green spaces preservation/enhancement of downtown
Slow traffic at peak times
Cost of fitness
Green spaces for people watchers, bird watchers, use for lunch breaks,
No money put into rec facilities
Walkability to nearby parks, stores
Balance essentials, adherence to guidelines and localized care
Not enough green spaces
Not enough by-law enforcement
Preservation of historical area's/ preservation of residential areas
Accessibility to amenities in neighbourhood
Noise pollution - takes away from green spaces and trails, we need more of these areas where there is less traffic and more green spaces
Public transportation
Must know that your voice is being heard by council
Cost of living
Close city downtown streets on Sundays, open land up to walkers/runners
Free movement of traffic of people to point to point
Clearing of sidewalks
Taxation
Interaction in place, preserve and enhance arts and heritage, develop parking garages and more city centres
Control of suburban sprawl - too much orientation to vehicle/traffic
Parking is expensive
Affordable housing is necessary
Improved architecture
Downtown heritage must be retained
Better bus service
In Kilbride, amenities for example resource centre, gets moved to the Goulds.
Maintenance and enhancement of green spaces
Churchill square has a good community there - lots shopping, groceries, City should look at setting up communities within communities just like Churchill square
Better and bigger indoor and outdoor facilities
Preservation of historical areas
Housing improvements for seniors
Seniors in Kilbride have difficulty getting to places
Infrastructure improve for recreation facilities
Green space, more super markets are being built.
Regulations should change to allow more building of homes in rural areas of the city

We have to go by city guidelines - respecting density for development and look at the open/green spaces required for use by residents
Survival of green spaces (ring of hills) and light spaces. (Barrens on signal Hill/ government house space.)
Water/sewer
Better sidewalks and more sidewalks. Schools should be downtown area. Small corners stores should be more of them. Taxes are very high, people can't afford it. More public art no attention paid to it. Should have more regulations.
There should be a plan for us as a Community as we live together. People first, people matter.
Accessibility for vulnerable populations public transit etc. encourage mixes of use in neighbourhood - build a supportive environment for local businesses - more opportunities for civic participation - think about planning for the suburbs
Accessibility walking infrastructure and public transportation
If we have a plan committed to people matters it would be beneficial.
More apartment buildings
Access to green space
Plan in my City should be creative and innovative. Methods of recycling is heart breaking.
Improved leisurely activities/ need greater support of small art organizations and less visible groups including people who live in the city not just those who live outside
Safety (law enforcement)
Difficult to plan everything, first housing, then kids, schools, then grocery stores, recreation needed, - in the city we are forced to drive because stores, etc. spread out as opposed to community within community setup - back to Churchill Square idea again
Business don't give enough back to the community.
Better public transportation - neighbourhood that encourage/allow walking to work, nearby recreation, businesses - goal to have access to amenities such as grocery stores, farmers markets
Mixed communities
Improvements should be made in public transportation
Vibrant community organization
Side walk snow clearing
Environment - look at saving the environment when developing
Surrounded by art
City should let everybody know if they're planning something.
Challenge for citizens to have meaningful dialogue with City.
190 Metre contour, lack of info example: for residents of Southlands.
Provide residents with simple answers.
Communicate better with Public.
Not enough Parks.
Affordable housing.

Leisure and recreation - facilities located throughout city, wwp , residential communities walking trails access to amenities - close to shopping
Young people have no place to call their own
Not enough recreation for teens
Important to up keep good access to trails Important to have plan up keep of infrastructure Urban sprawl ...close by residential areas Spending money to keep up ,process for dev. to make it easier for developers
Community spirit, like community skating for example recreation culture
More parks More recreation Safer sidewalks
Need for youth center
Safer schools & playgrounds
Improve traffic/intersections More parking Well planned neighbourhoods
Creating revenue , financial scheme seniors for fixed income, ie: property taxes Create access to recreation facilities Clear side walks People can get out and enjoy
Need better infrastructure... Currently there are decaying roads. pipes busting
Need to balance out residential areas right .now there are pockets of rich and poor areas.
Increase recreational facilities
More affordable housing More recreation facilities More parking/transit as the city grows
Green space promotion
Recognize green spaces disappearing - needs to be improved and recognized - reduce signage around City
Traffic reduction in residential areas
We are too focused on growth and building
Reduce crime so citizens feel safe
Clear sidewalks
More green spaces & parks More amenities in neighbourhoods More opportunities in business Cultural amenities
Visual - green space - needs to be addressed. No mention of East Coast trail

Victoria Park could be better utilized
Being able to access environment.
Better social inclusion for people with disabilities
Retirees - fixed incomes - property value - taxed , the house isn't of any value even though the house next store is bigger, shouldn't be taxed as a fixed income on the same mill rate; Quality of life is going down Historic land marks;depot being built - council approved it, ruining a beautiful park, reflect citizen wishes
More community spirit
More youth activities
Snow clearing for walking, especially downtown
Mixed income housing
Accessibility for people with disabilities into businesses
Better public transit
stop lights are not timed very well - one red light you get them all
Agree with Green space - more trees required/replaced - growth of trees have not caught up with growth of city Historic land marks need to be cleaned
In Ottawa, there is skating; common area where people can go. Downtown is kind of in need of something where people can get together, sense of community.
Agree with green space - amenities in neighbourhood required.
more green spaces and neighbourhood parks
Universal design housing
Better urban design for weather
Better maintenance of parks
Stronger dog laws
Cleaning of the City
Tax - seniors City council in general doesn't focus on the fact of quality of life is what everything else is about. All the mechanics of city admin., it all comes together and affects in the city plan - probably there is a statement of what St. John's should be like, define where we want to be, what do we want The vision statement is paramount
Green spaces needed
Safety policing
Safe neighbourhood s, especially for kids to feel safe in terms of traffic and crime
Sidewalk development
Concern, areas are being developed using up agriculture land
More services for condo owners Sidewalk issues/need improvements More accessibility for people with disabilities

Improvement in the downtown ie: clean up after the weekends
Accommodating all modes of transportation, walking, biking, vehicles, buses
Repairs to downtown streets and sidewalks
Improve George Street in terms of Cleanliness and social aspects
Employment opportunities and on par wages
More public recreation
We need to utilize land not only development for houses etc. subdivisions
Downtown area developed without much thought Planning tools in historic area need to be different Environment/trail systems need to be addressed Neighbourhood diversity/vibrancy Cultural facilities downtown Encouraging use of public transit
Water- for older areas
More communication, involvement and planning and decision making Community gardens Maintaining tree and greens Don't wipe out all trees and keep breaks Leave trees on lots, leave it to be resident property Improving snow clearing and other transportation, keep capital works up to date More walking neighbors with services, More infill lots
Housing for seniors- affordable
Security, public peace of mind and feeling safe. Controlling crime rates
More safer sidewalks for residents Enhancing conveniences of city
Need to more focus on pedestrian access.
Protect value of our community - Quidi Vidi - needs to be protected
Recreational facilities are not used to full potential
Fix disconnection of subdivision
Agree with disappearance of green space
Blend of residential & commercial in neighbourhoods
Clubs on George Street shut down earlier
Need to be prepared for population density
Employment areas are too distant
Identify new sports
Waste treatment plan
Animal protection by laws
Environmental city function

City should develop a measurement for quality of life or happiness quality that measure residents satisfaction with the quality of their life instead of GDP a happiness measurement

Things not mentioned during discussion include:

- cultural activities
- spectator sports
- entertainment
- education

**When you think about where you live, what land uses would you like to see in your neighbourhood? Land use development includes both the development of vacant and redevelopment of existing properties.**

Retrofit low density to high density housing
Blend residential/commercial recreation No industrial parks/reserve for different area
More green space
Reclaiming land in ward 1 for redevelopment from industrial to residential or green space
Parking, downtown and neighbourhood parking in older areas of town
More green spaces More traffic control Density control
Walking Trails
Plan has to recognize older neighbourhoods are dense, diversity Historic area needs to be recognized
I'm in suburban area. I'd like for some convenience like corner store. Some of that seems to have gone away in suburban areas
Increased density- neighbourhoods connected
Eric street area should be developed with seniors in mind
Office space
Green space
Mixed view of vibrant communities with commercial
Too much residential development
General land use - more high density affordable housing within St. Johns Land use planning more specific and detailed while allowing for innovation for particular developers Good : lettuce farm, great proposal Consider expanding past Shea Heights towards cape spear Increase Kilbride and Goulds, higher density from lower Rather expanding into problematic areas Overall increase the density within the general land area that already is being occupied If people want more space and a larger house, open up Shea heights,
Mix/balance of redevelopment of existing buildings with construction of new buildings
Walking trails and dog parks
Not enough trees/green space
You make what you want out of your neighbourhood.
Local shops and cafes
Distinction between urban and suburban
Good transit
City too congested with new development
Not enough trees in green areas - reduce noise and view scape overall help with environment

Neighbourhoods connected
Things should be planned in cellular ways.
Redevelopment before new development
Improvement of existing buildings/infrastructure Work/live within existing neighbourhoods
Diversity
Planning should be avoiding strip development Problems for all cities have a vision of neighbourhood planning Any planning measure that can avoid strip dev. Mixed use - plan for that
Would like Water Street closed to traffic and Harbour Drive and Duckworth St. on way traffic
Amenities within walking distance
Huge areas have become food deserts. it should be required that good food can be accessed (walking)
No more power centers - big box stores
High density with mix development with self-contained neighbourhoods, work, live and shop in the same neighbour
Green space - commercial versus residential and be respectful of these 2 together - soften the touch of commercial Stay true to your zoning Coastline to be considered as part of the neighbourhood.
More neighbour centered
Recovering green space
Less car dependent city
Goulds is already good for neighbourhood but new development has too much wasted space
Water systems - flood management
Build communities with children and seniors in mind who do not drive
Legacy of green space
Communities within the City - Neighbourhood Activities, Groups, make accessible spaces where these types of groups and activities could take place.
Like to see more sidewalks in the Goulds.
more sidewalks so people are not walking on the road
Outskirts Petty Harbour to Bay Bulls - protect this area as it includes our coastlines, protect areas and preserve them. Conservation for the future
Environmentally friendly design
More paving
New subdivisions should be designed so there's a place to put snow
Need to be able to walk to supermarket, or cornerstone
When developing neighbourhood think of them as a community to itself
The idea that people should be able to walk to bakery or places like that
Avoid box stores and encourage smaller stores

Incentive modernizing existing housing to be more energy efficient Renovate older homes/buildings/rentals Accommodating MUN students nearby instead of taking up all the housing
George town is good for being able to walk to various businesses
Keep green space
Residential development should be slow and cautious - enjoy the heritage areas and keep the green space in the downtown area Urban gardens and industrial farming - produce
Protect our farmland, preserve it from development
More high density - affordable housing, automatically bring a group together to people who have challenges - better off having a spread out of those people, avoid high density Consultation when any land development happens in city, better consultation. Bowring park, major change, no real notification went out to the residents When community reps are chosen - a community rep should not be chosen by council, it should be comm. chose their rep. Developers when they dev. land - tie the hands of developers, been after developers to keep seniors to have - designate land development that is reflective of ... need development regulations, standing committee of seniors Cooperate housing - for anybody - dev. has control - should be up to residents, build what they want
As a teenager, downtown had book store variety of all kinds of business but now downtown is coffee shops and high end fashion
New development making the City more walkable. Minimize our dependency on cars
Dog by laws
Enhancement to sidewalks Better connections between sidewalks/laneways in a safer way Walking trails more safe & connected to allow people to corner stores etc
Signs for litter
Curb large land development for commercial stores that can only be accessed if you own a car
Infill rather than high density More bike paths, indoor rec facilities Large commercial outdoor market place - Kilbride area Great pedestrian use of harbour area
More signage for dog litter
Density
Agree with urban farms - more affordable housing downtown Require more rental units Housing is only geared to the wealthy
Smaller community schools as opposed to large multi-grade ones
More lighting is keyed to safety of trails & paths within neighbourhoods
More green space

<p>Be able to restrict the developers Be financially feasible Redevelopment of older properties - key! Mixed use</p>
<p>Keeping commercial development and residential development separate.</p>
<p>A lot of it comes down to attitude. All of people want services on door step but not in their back yard.</p>
<p>Decisions are not always based on what's best for kids in land use</p>
<p>Regulations for catch areas - floods, global warming</p>
<p>Don't always try to please land developers, think of the citizens</p>
<p>Downtown is the heart and soul of St. John's. Southside Road should be protected green space. Cape Spear should be protected from development.</p>
<p>Downtown parking areas</p>
<p>Density</p>
<p>Incentive to fix up older homes to preserve heritage</p>
<p>Protecting green space</p>
<p>What is neighbourhood? Proximity to shopping, entertainments Eliminate tot lots , bigger parks Easy access to streets Dev. downtown core - larger buildings downtown</p>
<p>Maintain the heritage appeal of the City</p>
<p>Other places have understanding that what I want in my neighbourhood and i understand that there is some give...we are not seeing that in our neighbor hood</p>
<p>More places to walk</p>
<p>Be more aggressive with Vacant Buildings and areas no longer in use.</p>
<p>Use Pleasantville as an example of neighbourhood development in the city</p>
<p>Develop downtown core High rise building much like other cities</p>
<p>Additional amenities - climbing facilities ie: walnuts</p>
<p>This section should have included not just areas where we currently live but a much wider area where expansion areas of the city and major area redevelopment</p>
<p>See neighbourhood provide community gardens</p>
<p>Walking trails enhanced or of existing ponds</p>
<p>More public land</p>
<p>Central area - lot of traffic, need more sidewalks</p>
<p>Pleasant place to walk and enjoy, shop and work all close by. Less need to drive far away from where I live</p>
<p>Why do we need sidewalks on both sides of the street</p>
<p>Wants see more Green space.</p>

Mundy Pond tearing down and putting another one there. Maintain current infrastructure
Most people don't walk here in city, why, would sidewalks make a difference
Parks are necessary
Grace General Hospital eye sore. Should make more use of vacant land.
There's a lot of empty space in St. John's. Plant a Garden, Park, etc.
More affordable housing units - green spaces - mix of residential and commercial units - strip malls cost to residences, so people can walk for necessities and amenities
Low rise development for streetscape
Careful planning with the control of over-building on lots/densification of residential lots.
Most people like to walk but are not encouraged to do so, parking downtown, sidewalks,
More development in the South side hills. Residents at Springdale and New Gower Streets, residents are in uproar because it blocks their view.
More green space parks in residential areas
Parking downtown, parking at MUN, major issues
Innovative approach for downtown properties
South side hills should be developed more, ie: architectural space.
Grace Hospital eye sore. Let people build up and not just out. Vacant land should be used wisely.
No green space between houses
Need to encourage people to walk more, drive less
Other areas rather than downtown should be open to high-rise buildings
Mixed residential and commercial
Parking is an issue. However, too many parking lots, suggestion: underground parking
Storm Water Management in relation to densification
Too much suburbs
Parks/playgrounds should age with the neighbourhood
More infill housing in vacant lots, more rental space, more parking, get rid of parking minimums - loosen restrictions on uses in residential neighbourhoods- allow more multi-unit buildings - no new surface parking lots - encourage brownfield redevelopment - lots of density
Mixed use zoning. Creating a community where we can walk more.
Options for walking, downtown - sidewalks are good - but losing views of city with new buildings
Walking tracks for seniors in their neighbourhoods
Would like to see a freeze on any municipal, provincial plan, until there's a Plan based on Social equality. People First.
Respect for exiting neighbourhoods

City staff not consistent with development approvals - downtown should be consistent for new developments and not lose its view and view scape - big issue for this table
Access recreation even in industrial areas
Commercial and Residential should not be so separated.
Bring back some of the smaller business / reintroduction of mixed land use. Particularly in the downtown area - no hardware stores, etc.
It shouldn't be so far to go to a Grocery Store.
Buildings in down town area are in bad shape, make it look better
I agree with farming but couldn't there be something done about the odor of the fertilizer of choice. Do whatever you like with the rest.
Should be more integration.
Compatibility with area residents for the use for the area
Make old building more attractive
Subdivisions - supermarkets - recreation centres - do it in your own neighbourhood - options to walk instead of driving
Access to council
Parks must be for all ages
Green spaces given to community gardens such as the garden on Government House grounds or Cavell Park - farm land preserved as farm land ie. O'Brien farm - in downtown or other places with pedestrian traffic, ground floor of buildings kept as shops - affordable housing
Piece of land where Grace Hospital was should have been replaced with living space.
Input from neighbourhood must be heard by council
More integration of brown lots
Remove high-rises from downtown
For seniors who are not driving who do not drive, need to avail of taxi's, and cannot walk to amenities - we need more community within community developments
Multi use, density and access: in Kilbride and in City as whole, we are losing Farmland.
Convert old lots to new in downtown area
Flexibility of trade-offs (not sell-offs) / Should be some provision in trade-offs with regards to development and the associated policies/regulations.
Sports facilities
Multi use development in suburban areas
Recreational and Community supports for families.
Integrate new with the old
Community garden
Redevelop existing properties in a variety of ways
Pedestrian friendly roadways
Small and home based business (daycare, yoga studios, pet care, care givers)
Loft / studio apartments
Mixed use complexes
Tress and landscaping included in plans
Existing rural land be rezoned for housing development

Access to resources that residents need should be easier.
Farmers markets are needed in St. John's, over various areas of city, so residents could walk - seems there is only one in the city and its very congested
We don't have any planned Communities.
Council should watch development applications in Heritage areas
Increase density in general area
Developer comes up with a Plan, then the City adopts that.
No discretionary uses in Heritage Areas
Roof top gardens in codos.
local green spaces don't have to be large - Mixed use - residential, commercial NO PESTICIDES more grocery outlets corner stores small businesses small retail More infill - bike lanes - better traffic planning behind Holy Heart/Brother Rice - hide the parking garages - beautify outlets outside
Start planning as if we are a city not a town
Respecting character of communities
City spreading out so much, hotels = makes the city more expensive to live - city should look at redevelopment of city centre - improve what we have instead of so much expanding out of land
More thought needs to go into flooding issues.
Density along transit corridors
Appropriate buffering in area
Proper Planning and DESIGN committees in suburban areas who can provide recommendations to council.
When did the Province say that we were going to build, ie: Hospital?
Maintain green spaces
Mixed of residential
Grid street patterns in new areas
People with money, their voices speak louder.
More brush should be in city.
City expansion - are we not looking at it properly, make a harbour for walking, farmers walkers, regrowth of downtown
suburban sprawl is a concern
Mandate affordable housing in new developments
Less cookie cutter to development
There needs to be Community gathering spaces, so they can come together to get the resources they need.
Every new development should a some commercial entity to it
City should find a balance with respect to growth- downtown core, west end and east end, all areas should be developed equally

<b>How can we encourage more “affordable” housing to be built within the City?</b>
Apartments with retail on street level - mixed types in a given area
Make land available to individual to build their own homes
Negotiate crown land for city
What does affordable housing mean - fixed income, social services, do not need to have their housing costs increased - maybe get subsidized
Multi-use: what can happen in an area with Apartments, Condos, Family homes; density.
More housing in general
Can put some small businesses in the areas.
Tax breaks for rental units - more flexible zoning rules - allow more apartments in homes - tax on high end construction - better public transit - lobby for changes to federal provincial tax structure - mandatory affordable rental units in all new buildings
Infill housing should be encouraged
Affordable
More rental properties to students
Condo, apartments, are expensive for seniors - we need affordable housing
There's insufficient building/apartment space.
Mandate inclusion of affordable housing in units
There should be 1 in 10 affordable housing in all future developments
Developers may not desire to build Apartment buildings, because the return on it may not be so good.
Affordable housing should be integrated into neighbourhoods not all clumped together in one area
30% of income to be applied to housing - how can seniors and fixed income persons live like that
In neighbourhoods have both affordable and higher end houses available
Need more rental Need better wages More development in general P3 solutions Gov't funding
Need a new federal housing strategy
Affordable home ownership programs available
City owns some land that can be turned into buildings.
Mandate affordable new housing
City must play role in that affordable housing must be built into all newly developed areas
Community groups working with city on housing
What can city do - housing initiatives, older adults with large houses, have students live in those homes with the older adults and take care of that person and student also benefits
There's too many people in the City who do not have affordable housing.
Rent control

New affordable housing for young families, people with disabilities and elderly but healthy residents who aren't ready to go into an old age home - with access to transportation (two should work together hand in hand)
Older adults, need the city to help them with living arrangements
Inspection of exiting units
Co-op housing
We should be using incentives to build better properties.
Mold problems, sub-standard housing.
Inclusionary housing
People who are private home owners, landlords are getting away with too much.
Development regulations should define that an area must have mixed use as in a specific new area (affordable, seniors housing, apts.)
Mandate apartments in development
City could offer tax benefits to improve affordable housing.
Call out to offer house sharing.
Should be easier to get around -better transit - new subdivisions should be implemented to have a variety of housing types/costs - too costly to live in city compared to outside city limits - should be certain rates to accommodate
Georgetown is a prime example of a mixed use neighbourhood that works successfully
There's a lot of space that can be used for improvements.
New buildings supplied for people to rent
City should have granny flats in residential units, not the same as in-law suites, structures can be installed and removed onto people's homes built on a temp basis - interesting concept for children taking care of parents, and parents have sense of independence and also need help if required during night
Premium on sale of houses Housing fund Funding should go into affordable housing
Non-profit organizations are a key to affordable housing developments (3rd sector developments)
Neighborhood communities, swim, park should be in close proximity.
Better maintained Apartments.
Planning for new developments should include apartment buildings
Affordable housing must be mandated at the development level
People's opinions to landlords, building owners are not heard.
City also needs the assistance from provincial and federal government on the housing issues, city can only approve/disapprove buildings
Building doesn't have to be large and should be centralized, don't have to own a car.
Need more charitable organization providing affordable housing for low income, disabled - physically and mentally, seniors.. (i.e. stella bury)
Options for all age groups
Big gap between affordable housing & housing that is available

Housing is a human rights issue.
Gov't on all levels have to take leadership on this issue.
Should be a strategy or a better plan to develop.
Better definition of housing design
Introduce developments for senior housing - have new developments include one in ten building lots, one of every ten should be an affordable housing unit - did the city every participate in this type of program
Mixed housing is a must starting at the development level
Build what you need
Should LEGISLATE rent control and affordable housing - need rent control so that greedy landlords cant increase rent unreasonably need more small apt buildings like other small cities in Canada - more public funding from oil revenues for affordable housing
There's been no uptake in NL and Lab in terms of buildings/land for sale.
Condos and apartment buildings need more. Need more NLHC and St. Johns housing
Functionality of housing
Open up the privately owned rural land so persons can buy a piece of land to build on
Better define the cost of infrastructure
All levels of Gov't should do a land freeze, take leadership, develop plans and strategies because there is a housing crisis.
Developers should be required to participate in the affordable housing program - city should enforce this - use the habitat for humanity program a whole lot more in the City
Encouraging energy efficiency
Need more creative ways.
Housing density is good if done correctly
Provide incentives to landlords to improve rental housing insulation, energy efficient - housing in neighborhoods with accessible amenities are more affordable since you don't have to pay for transportation out of the neighborhood
A lot of land ie: Europe, owned by the Municipality.
Non-Profit Housing such as River Head Towers is the best housing development in the city - Houses 28 families. Need more of that.
City has the power to enforce the affordable housing program in new developments - why not do it
We need partnerships
The City has very little ownership; they just have a stake in it.
Pre designating housing infrastructure
Ultimate service area in Goulds should be developable
Students need more options so they can afford housing
City must have a plan that has appropriate mixes in all new areas
Housing units should be one in ten have smaller homes on one level, no stairs,
Transparency of land ownership.
city more firm with developers and more control
City must be proactive

Densification of existing subsidized housing
Look at subsidizing home purchases to help assist in home ownership
Condos don't get the same service as housing - they can't use curbside recycling - that should be looked at....off-street parking hard at times to get parking place TAX BREAKS
Review of structures in place now to revert for low income and seniors units
Need more apartment buildings
Need more basement apt.'s
Encourage partnerships with not-for-profit and business. Take advantage of federal programs Rent to own, cooperation
Encourage more public private partnerships for affordable housing
Market is dictating expensive housing The dev. should be creative to build afford. house City should designate areas They need a zone called that
People would like to have units with different facades
Lower land cost
New subdivision more affordable housing
Build relationships with provincial government
Visual appealing with reference to housing.
Access to raw land to purchase
Individual stamp
Mixed development
One of the strongest ways to address is through city policy. Vast majority of available units are in low income.
Development affordable housing
More units in the space - mixes use with housing development
More government initiated land assembly
Creates vibrancy
Real problem, land is so expensive, construction expensive, in order for development to so these is a real problem. Disperse it around and enforce good integration Have to allow higher density, to lower prices or city could do a tax break for so many house to allow the developers to sell lower, bring down property taxes high has to be made feasible
Right variety housing types Preserving preexisting structures (discourage tearing down of old to start building bigger)
More apt complexes
More options for renters
Demand affordable housing
Downtown has diversity because of housing types
Private sector seems to be setting prices

More affordable rental
More affordable housing
Don't make the problem worse Increase infill housing Convert complexes, maintain downtown area, encourage high-rise complexes outside downtown area
Zoning
Would like to see, look at demographic. if 1/3 is in low 1/3 in medium etc. Development should be developed that way.
Reduce onsite parking
Special interest groups should have a look at it
affordable housing
Consider preserving heritage into affordable housing
City should look at proposed development. Example high end is already there.. perhaps we should look at lower income area development
Don't allow developers to sit on land, must develop it
Cheaper land costs
Housing to be changed to affordable housing
Multi Government support, Federal, Provincial and Municipal levels
Incentives to developers to allow tax breaks
Downtown affordable housing
Manage what developers want against what the community needs
People are out there that are in 40 to 50 thousand dollar bracket that want it all but have to be real
Incentives for builders and developers to provide affordable housing within their developments such as seniors, first time home owners
Plan for affordable housing does not cover broad enough area
Affordable housing
We have to have a bench mark around what affordability is.
Landlords have no set rates for rent
Survey fed and provincial government with affordable housing
Visibility
Affordable housing for artists
Policy and parameters around land development that would suit the community
Diversity in housing is good.
Mixed land use for suit all ages and incomes
Not enough inspections being done on homes
More subsidies through government for creating affordable housing
Building more affordable units
Need to have balance of based on income but need to be ready for change in that
Not for profit housing associations

Hire inspectors for good housing
Some form of renting project
Reduce condos that are high end
Seniors need affordable housing
Compare geographies and cost of living
Any development should be balanced with low med and high income
Need to identify and define what you mean by affordable. Cooperative housing, it happens years ago, don't know why it disappeared. Lots - lots of land - should be made avail. to individuals first, not developers Go to city and be given choice to buy the land first for individuals Designate sections for afford housing Tax rules Assumption that your house is worth 'x' Based on Canada price index - rules in place Water tax - should not be a flat rate: ie: people with pools , water metering.
If you have high end housing, mix it with low income
Base on net income and not gross income Rent control Tax breaks for first time home owners
More co-op development
Mixed use for land, seniors complex, residential, low income together
There are a lot of people making less than 40 thousand
City should mediate between tenants and landlords - rates
Affordable housing means 30% of your income should cover housing
Mix demographics in neighbourhoods
Affordable land to build houses
Look at what other communities are doing Subsidies
Mixed neighborhoods
Increase the number of rental units
No apartments or condos to be developed
Tax incentives for building contractors Designated areas for multi-unit developments
Maintain diversity
Affordable housing
Restricting size of houses in a development, mix large house with smaller
Tough question. think less guidelines may be more of the answer for ex downtown and there are a ton of guidelines that could hamper development for example the high of buildings
Provide new regulations and funding
Put a cap on rent, can only charge so much per square foot

Federal and Provincial help in developing more affordable house
Disperse housing throughout a community
Needs to be addressed as City is guilty of expanding in heritage areas rather than protect the area.
Accommodations for seniors to live in home longer
High density mixed development
Developers without guidelines will develop based on need
More smaller housing to accommodate seniors
Diversity in development
Managing demographics to the planning More for seniors and young people within existing neighbourhoods
Incentives to homeowner who rent to single parents or low income
City needs to work with the province to make more land available for development
Heritage area to go higher w/o changing view scape.
Have plan for multi development
Incentives for renovations of homes to keep them in good repair
Increasing the density - benefit to taxpayers
Development starting to sprawl
Not having affordable housing leads to urban sprawl
Decrease poverty
Making land on the perimeter of the city more accessible via options such as public transit
Lobbying of government to allow for funding to be used to dev. to increase supply of affordable housing Improving esthetic of existing housing, should be more trees, don't designate zones of lower housing, making it prettier Encouraging more affordable housing - new housing development there should be a portion that has to be sold at an affordable rate - subsidies etc. Blackmarsh Road should have a percentage should be make avail at a lower rate
High rise in Edmonton had certain % of floor were designated to low and high etc. perhaps with less height restrictions that this could work in St. Johns
Build for the elderly and not isolate them - affordable housing
Elderly want to stay independent as long as they can.
City has a resource to address senior citizens and their living
To make the elderly involved with our community
Be aware of elder abuses.
Agree to build seniors in our community.
Help seniors remain in their homes
More pedestrian friendly to help both young and old
Keep sidewalks snow free
Keep housing affordable for elderly
Building Seniors in the community
Use a home share program - student with senior

---

Home care workers should have increased wages to accommodate elderly
Compatible programming for elderly and the youth
Involve seniors more with community regarding their skills
Building seniors into our neighbourhoods - affordable housing
Commercial mixed neighbourhoods for seniors
Improve the walkability of the City
Make sidewalks safer.
Build seniors in the neighbourhood
Encourage secondary suites in homes for seniors
Specific transit for seniors - morning, noon, night
Accommodate for seniors for parking and events
Allow transit to be accessible at all times for seniors and be delegated one day a week.
Taxes should be directed at seniors

What should the City consider when planning for an aging population?
Housing for fixed income and seniors
Great improvements needed in public transit - more focus on self-sufficient, walkable neighborhoods
Rent for one bedroom approximately 749.00 - takes 2/3 income, subsidiary would help
Recreation centres should also be community centres
Cannot afford to heat home in wintertime - people to Malls to walk and stay warm
Social gathering places
When need more health care infrastructure
Must be accessible - wheelchair/transportation
With the smoking and eating and amount of exercising habits the elderly should be dying younger. Hospital care should be necessary to handle influx of sick.
Public transit easy to use for seniors in their neighbourhood
Stop putting seniors in isolated complexes with no amenities close by - sidewalk clearing allows seniors freedom to move - public transit is especially important for seniors - minimize isolation and encourage interaction between seniors and children
Community centre
Accessibility issues for new homes - build them with wide halls, wheelchair accessible,
Seniors: would like to see more accessibility, ie: housing, ensure it's near community centre, stores.
Mixed development - seniors units young families, etc. neighbourhood amenities easily accessible
Improve transportation for seniors and wheelchair users.
Programs for seniors - fitness and social
Plow sidewalks for better pedestrian walking
Walkable neighborhoods - senior housing in most areas - effective public transportation - increase ability to clear sidewalks in winter
Day trips for seniors
Want to be active at an old age, structure programs and in new facilities
Proper living arrangements, seniors are still able to live on their own.
Transit/walking/biking
Build age friends' homes, make this part of development, this concept would be part of the affordable housing for when people get older and retire
Improved public transportation especially during evenings for attending events
Indoor space for elders recreation
Proper living Standards, better regulated apts.
Taylor public transportation for seniors
Sidewalks must also be wheelchair accessible
Multiuse facilities for seniors
Sidewalks should be accessible at all times
Universal house design can be made accessible when necessary.
Mixed housing not segregation

More apt buildings with elevators - planning neighborhoods so that seniors can walk to amenities such as groceries pharmacies etc. more recreational programs for seniors more community health facilities/programs
More ways that seniors can engage in the community
Our population is aging.
City's taxation program should include less taxes for seniors, would help with fixed income peoples - and would help seniors with other living arrangements
All our services need to be more Senior friendly.
Senior on city committees
Conforming sidewalks for physically disabled
As we age we need more services, it costs more and this is challenging if on a fixed income.
Development for seniors as in small homes/apartments/safe everyone looks after each other
Tax breaks for low income seniors
Community Health Clinics and Community Recreation for Elderly - tied in together with access to transportation
Social outings within the community
Housing is difficult for Seniors. Age 65+ cannot go to emergency shelters.
City should be able to make housing affordable if tax base for seniors, it should be also part of provincial government also - partner with province
City needs to continue with Senior advisory committee.
More integration for Seniors.
Seniors still want to be part of the community
New housing appropriate for seniors (complexes)
Seniors who own homes - have students move in - home sharing program - lobby provincial and federal government to assist with programs - will help students and seniors
Freezing tax for senior and deferring incremental taxes until sell
Emphasize healthy living NOW - include low-impact activities in Parks and Recreation Planning encourage inter-generational engagement - cluster health care services in neighborhoods for non-critical or routine things - ensure accessibility in all buildings - grocery store in Churchill Square
There's a gap between personal care homes and family homes.
Need amenities to be close for walking - topography
Assisted living and rental units for seniors
Community centres in every neighbourhoods
Should be supportive housing to close the Gap.
Aging people leaving the workforce, have expertise, we need to have it invested back into the economy.
Unstructured social amenities - coffee shops, etc.
Access to public transportation, not everyone drives, ie: Seniors.
Wider doors for wheelchair accessibility
Drug stores, Dr's, need to be easier to get to.
Regulations to support housing for seniors
Seniors will be more isolated if the community centers are far away.

All busses accessibly
Commercial (small) areas in the neighbourhoods (example Churchill Square)
Areas around senior's housing need to be zoned so that it's accessible to transportation (train stations, bus stations, etc.)
Social component is extremely important
City has seniors programs - keep an eye on these as baby boomers are getting older and may need more assistance with day to day living, health and exercise
Better access to health care for seniors
The City needs to look at the whole demographic, not just Seniors.
How do we make the province more attractive to immigrants?
Recreation facilities for seniors to keep active
How do we keep people working longer?
City needs to take a proactive stance in putting pressure on NL Power to remove light poles in middle of sidewalks so that the sidewalks can be plowed.
Senior developments, no elevators, shorter driveways, make a special zone for senior housing building to make it easier for day to day living
Universal design with disabilities adapt the house for wheelchair accessibility
When building senior complexes ensure that amenities are close by for easy access for seniors.
To address the needs of seniors, all ages should be included in discussions
Force to be in senior homes vs their own homes
Must get expenses under control as individuals. Should be more business. Should have better infrastructure Revenue / expense needs to be balanced.
Taxation and budget concerns; the younger and immigrants may have to be responsible for the expenditures that are being thought of today.
Variety of community services
Rent is expensive - should be a cap on rental units for seniors
Seniors want to be part of a neighbourhood
Advocates for seniors
Most people are only concerned when the issue falls into their lap and affects them directly.
Focus more on multi-generational, engage youth.
Design facilities with seniors in mind
Build age friendly homes, granny housing units, so seniors do not actually feel like seniors - not such a big transition into senior life
We should be looking at volunteer opportunities, a way that Seniors can contribute back to the Community.
Cooperative enterprises.
Mixed uses must be added in other areas of the city
City needs to look after the baby boomers so that they don't leave the city - Senior's Planning needs to be improved.

Seniors should have programs in place for assistance to manage money, etc,
we need to prepare for the future now with our aging community
Enhanced services within the senior' resource centre
Parking lot safety at the school where my kids go is challenging.
Better new definition of seniors
Are we embracing our seniors, using their expertise and knowledge, to help younger generation grow and learn
Integrate senior housing in the community Cannot forget the youth population Should be attracting a diverse population
Aging on site facilities
Maybe Seniors can act as Volunteer parking patrol people at the Schools, to ensure kids get in and out of buses and other modes of transportation safely.
Immigrants need to know we have business friendly people.
Allow aging on site to include residential and businesses in the one building
Attitude for aging, should not be a problem Taxations - should be based on their income
Mixed development - ex apt building with shopping center connecting
City should get as much input as possible from that age group Get issued identified Land should be allocated for the proper facilities Measure to ensure that they aren't forced from their home due to the increase of cost of living
1 level Buildings that accommodate living and living needs.
Shops closer to people would be easier for seniors
Provide an incentive toward in-law living
Improve public transit, not all seniors can drive or afford a car
Create affordable single development
Tax incentives
Accessibility to Groups and Activities to keep seniors involved
More volunteering for help seniors, snow clearing and shopping
Social assistance for meals and transportation
More seniors housing, assisted living 50 and over? 60 and over? What defines a senior? Condo apart. type buildings Neighbourhoods - move into a smaller home, seniors neighbour, quiet area Look at reduction of property taxes Give them a break
Residential and commercial properties more assessable
Give students extra school credit for helping seniors
Provide services for the young

Seniors should have option to stay in their community
Complete communities
Larger transit system, more stops.
Make the community more senior friendly by accommodating transportation
Mixed communities
Long term care facilities for Seniors outside of the hospitals
More senior housing
Ensure medical facilities are available in the neighbourhood
More housing for seniors (smaller homes)
Need housing for seniors, independent or assisted.
Senior's travel service
Immigration
Hotline for seniors for travel/medical purposes
Kids helping seniors program
Partner with government sectors & private sectors to create services
Seniors assistance
After baby boomers pass on, it will be more single and family lives, smaller families. so having a housing stock that based on single/double occupancy is a good idea, can be transferred to seniors to young professionals complex
Transat routes - ease of access for health care facilities also with people who want to stay at their own house but can't operate their own car, have a small bus to make it easier for seniors to get to where they want to go. Para transit for seniors
Helping seniors
Encouraging families to help the aging citizens
Tax breaks for seniors
Seniors on fixed incomes is going to be a major problem
Better transportation
More senior resource centres
Safer neighborhoods
More programs and activities for seniors
Value for service
Consider the possibility of a seniors neighbourhood with all amenities
Housing
Physical accessibility - infrastructure for seniors within City buildings and streets and sidewalks
Where mobility issue is so challenging, more community involvement will help seniors with sense of belonging
Encourage physical activity by have appropriate facilities for seniors that are easily accessible
More accessible & senior friendly housing in every neighborhood with amenities close by or walking distance ex drugstore, banking public transit for seniors
Less taxes

See city encourage innovation in seniors accommodations Numbers are tight Small groupings - granny flats - in-law apartments Tiffany tower - more of that Encourage local preventive medicine clinics, be ahead of situations that require medical treatment
Neighbourhood recreation facilities for seniors who don't drive
More neighborhood community development plan
Foster a respectful atmosphere for seniors, they are the builders of our community
City - plan to help seniors to help the day to day maintenance on their homes to keep them up
Micro communities centered around accessibility to Recreation Activities, living arrangements, Doctors, Shopping,
Micro communities centered around accessibility to Recreation Activities, living arrangements, Doctors, Shopping,
Mixed development should have a seniors area
Cleaning gutters, roads, sidewalks
Despite all effort that city has done for snow cleaning etc. still not enough for seniors especially.
Partnership with government sectors & private plus subsidization to make this happen
Keep harbour clean
Fostering community spirit among young and old
Have to climb over snow banks to get to bus.. not safe enough yet
Slowing down traffic
Teaching middle age population how to help the senior population
Snow clearing is part of the issue with respect to seniors
Heritage- relax with by laws
Increase recreation for seniors Access to amenities Public transit/easier getting around
Support seniors - make sure they have meals and are taking care of
More services are needed for an aging community, help with household repairs, maintenance, transportation service
Allowing more new Canadians
Elderly to be accommodated for housing
Recreation groups and activities for seniors
Small services are overlooked for seniors
Diversity of options.
Planning process has to adapt Housing stock has to adapt Deal with the homeless
Encourage neighbourhood based help for seniors

Talking amongst friends. Heated snow coils in sidewalks. In Europe that have done this, health care cost are lower because there are less accidents, less falls. this is something to keep in the back of our minds
Defer property taxes for seniors Property value is going up Designate areas Affordable but of quality
As the population ages the downtown existing is going to be less and less suitable.
Variety of living
Link recreation with Seniors
Better transit
Making housing affordable for seniors
Better snow clearing
Teaching health care at a younger age to help avoid health issues when reaching senior age
Productive life doesn't end at 65 years of age.
Affordable services for seniors
Be cautious of the fact the market is going up, so services are going up, figure out ways to offset
When a city improves streets, home owners shouldn't have to foot the bill
Incorporate housing arrangements for seniors in regards to students moving in with them.
Accessibility in buildings
Seniors income is lower but their needs are greater
Make it easy for seniors to remain in their homes
Healthy seniors Adapt housing to stay in neighborhoods Assisted living within current neighbourhoods Amenities
Walking trails
Seniors are often targets for scams

<b>How should the City ensure the integrity of our Heritage Areas while encouraging new development?</b>
Scrap 123 heritage areas, heritage is heritage. What we are currently saying that the heritage 3 is less important than heritage 1
Define what is heritage is ..... heritage because a house is 100 years old or because of its value to city
Heritage foot print is too large
Maintaining development regulations
Define what heritage is
What is characterized as heritage?
Housing units like row of houses
Create heritage style architecture for new buildings
More care in how things are built - a balance in doing so
Encourage new development
Why aren't businesses coming to city, answer because city is saying yes to some developers and no to others
Subsidized heritage grants
Consistent standards
Support the heritage that is there today
View scape affected when taller buildings are erected in Heritage area.
Heritage area is too big
Need to designate more properties as heritage Allow for non-heritage style development within the area As long as the structure have a strong architectural style Consult with neighbours re: esthetics of proposal for that area Extend heritage areas into Waterford valley, Quidi Vidi - gut Change the designation for field/spencer/cook street and frankly ave. gear street to be a designated heritage area so that property owners will improve the esthetic value
View structures prior to building in heritage area.
Heritage is gone too far- too big
True heritage should be protected
Set regulations in heritage area.
Guidelines should be implemented
Don't need huge office storage buildings in heritage areas.
Tall structures take from Heritage area.
Best way to encourage development designs is to incorporate things around it
Heritage and development work together
Maintaining/preserve look while having new developments Keep the facades but build behind Lighten up on restrictions on the outskirts of downtown Develop Southside area more
Build on the outskirts before considering heritage area.

Heritage area is to big
Trends - agree with land such a premium downtown, buildings have to go up, build up, natural progression, not in residential, but downtown yes To maintain heritage look, still have heritage look on lower levels where walking shopping, as opposed to looking up 20 stories, eye level
How can we take advantage of our economic development while preserving heritage
Build on outskirts rather than heritage area when taller structures.
Should preserve heritage
Expanded heritage area is to large
Public space - multipurpose in heritage area.
Not sure how if feel about heritage but do not thing high rises are the answer
More pro-development in heritage areas
Taller structures should not be placed in heritage area.
Need to think outside the box.
Balanced approach of new/old /loosen restrictions on heritage as opposed to density Modern architecture mixed with the old
Developer should look after the heritage
Regulate where structures are built in Heritage area.
Maintain integrity of culture
Develop upwards, taller buildings - larger areas there should be structures around that we should not be able to touch them, to enforce in others area, heritage to be integrated into modern areas New buildings: should be strict on bi laws to be sure it fits
Not enough money is going into heritage
View scape should be pleasing
Maybe there is some ways that we can keep the feel of heritage but change design
Rawlins cross was well done from a heritage point of view
Keep high buildings out of downtown core.
Maintain heritage areas more aggressively
Higher rises downtown No reason not to go up Harbour development, more pedestrian Maintaining historic parks, government parks, etc
Heritage structure should be maintained while incorporating new
Regulations should be maintained.
Why have acceptations to some heritage areas
Heritage is design
Place larger structures outside the downtown area.
Some of the houses being underutilized are the ones that used to have a store at ground level.
Heritage area must be maintained - style
Restore heritage areas that are in need

Cost sharing
St. John's is compared to other cities for building - should not be done.
Need a good balance between modern buildings and heritage
St. John's should be capped for development.
Heritage buildings, no heritage area
For people who live outside downtown, we see heritage area as the "bronx" because they have not been up kept
Respect the balance of new/old Today's new development is tomorrow's heritage so the rules are important
Do we need to encourage new development in the heritage area?
Can't get ahead by standing still
New developments should reflect the heritage
You have to accommodate new buildings but they should have strong heritage design
Look at the view/street scape.
More funding for heritage properties
Heritage areas are not consistent. goes from run down to beautiful from block to block
Incentives for renovations of heritage houses
Our developments should include heritage architecture
Designate all older parts and surrounding areas as heritage areas Do not put depots in Bowring park Have a certain buffer zone Big problem downtown is space - traffic flow - water street should be one way - parking etc. increase more parking spaces - better design for traffic
Clearer and accessible regulations should be enforced. Building height and so forth
City should not make any exceptions for the heritage
Commercial buildings in downtown should comply with heritage standards
Special old buildings make them as beautiful and nice as possible without building bigger and newer
For some of these old places that are falling down, need to build from ground up. to fix up is not economical
Protect individual heritage buildings Problems with heritage buildings being in the centre of new developments Do we build around them or knock them down
Adaptive Re-use (i.e. old warehouse converted to office space)
Keep Heritage Committee in place before approval process
City needs to confront building code restrictions which limit or stymie all heritage redevelopment
Clear cut plans for heritage areas
Heritage regulations are costly
Use certain areas for certain buildings and not change neighbourhoods drastically
Subsidies for owners to maintain their heritage properties
Based on the city's map, there are inconsistencies - does the different colors represent different standards

Cityscape - maintain character
Some funding available for owners to maintain
The existing regulations must be followed
Preserve what we have... still losing things downtown....Fortis block crumbling and degrading not being maintained....people buying up properties and letting them degrade...don't make fake heritage in new buildings. Make buildings look artistic...not fake vinyl siding.
I'd like to see develop in other areas, not just Downtown.
Council should be stricter when enforcing and or/applications
City's discretion on approvals is not consistent for planning, certain planning has council discretion - take council discretion out of decision making, make it consistent, leave no loop holes for approvals
Southside hills is empty right now, it could generate some revenue.
Rundown buildings need to be rehabilitated
Heritage regulations should be enforced
Size and street scape is very important
Things that we need should be developed, shortage of hotels right now, but residents should be informed of it.
Recommend public meetings but definitely take council discretion out of planning and approval
Heritage should belong to the people of the City. Not just to the people who can afford expensive condos.
Have public input while developing and planning - in the early stages
Needs clarity and consistence for what heritage is
Vacant lots development should maintain street scape
New Code analysis of the 2005 National Building Code to allow development of 2nd and 3rd story heritage buildings in the downtown area.
Expand geographic area beyond downtown
We need a plan geared towards putting ie: Seniors first.
Define what heritage is.
Heritage committee should study the Churchill square original plan
A lot of new buildings are drawn by a draftsman not an architect....make it modern architecture....and make them artistic, loosen restrictions for re-use
Cohesive between downtown and rest of the city
Modern arch and heritage arch integrated.
Repair sidewalks and infrastructure
We're at a critical time in the history of our City right now.
Each area have own specific development plans - when were last by-laws written and when were development plan last changed
Heritage should be looked at not only in the designated heritage areas
Allow development but match development
All about the DESIGN....establish good guidelines...and stick by them. Reward good designs and ideas presented...engage with the public for discussion....
It's imp to protect the integrity of heritage areas.

Developer applications must conform to the heritage regulations
Business in heritage buildings
Create tomorrow's heritage. Might consider an independent development board.
Need to review and amend regulations for different levels of heritage importance and enforce once adopted.
Should we have districts - downtown for certain developments, west end for developments, etc
Some style of architecture
Reduce size of heritage area
I'm tired of all the fights of people who are fighting the Developers.
Some glass and steel buildings
Regulations have to be there
Fortis owned buildings on Water street: we can work towards improvements, keeping in mind to keep the heritage on the outside of it.
The old buildings can be readapted for new use while maintaining existing exterior heritage look.
Building in heritage areas, loss of views and privacy to residents when large developers come in and are approved for new commercial developments
Enforced demolition must be stopped
Modern may not destroy heritage
We need a strong vision for Downtown. Developers have to fit into that vision.
City has to be consistent on approvals -
Heritage first
Council must make a decision to protect the downtown core
Architects can challenge new design. There are so many empty buildings that are not being used. Use them for creative use.
View scapes....get office buildings outside the downtown area....create downtown with more cafes, make it safer....PARKING availability for the visitors/residents and not workers...
Consistent with regulations
We should not have high buildings in St. John's. We can have progress in creative ways. Like the way St. John's has heritage zones.
Tourism has to be there
We should be looking at keeping and enhancing green spaces Dt. Make it into small park areas, gardens.
Roof top gardens.
New development in the heritage area while preserving public views. Limiting # of stories being built and better design criteria for new buildings
Protection of street scapes is extremely important
Tourism development and business
Changing zoning after the fact, from residential to mixed zones - affects people in those areas
Heritage bylaw restrictions too restricted....

---

Development and improvement are important.
Allow traditional structures in Battery
Would like to see good architecture along with heritage.
Recognize downtown core is a major economic component
Density in Dt.
Special vision and development policy for the downtown based on demand
Stop blanket policy on height in the Dt.
Adopt design principles
Should designate specific sites. We don't reward good design.
Redevelopments only work for owner occupied buildings.
Hybrid of new and old - are height restrictions the right thing.
There's a difference between fake and real heritage. The City values real heritage.
Need to improve access to parking walking in the Downtown for workers.

<b>How would you balance development with environmental sustainability?</b>
Education for all ages
Roof top gardens
Agriculture lands be preserved
Clean up our environment, ie pick up garbage on trails and streets on a regular basis, especially around school, education the children on this
See Heritage / Electricity in cars and busses and homes. Natural sources at all cost.
Avoid rezoning agriculture land
Install more garbage bins, recycling bins around city
More environmental friendly standards
Regulations environmental buildings
Recycling should be mandatory in all buildings, ie apartment buildings, senior homes,
Water on demand pumps for in the summer time
Farmland/agriculture must be maintained
Should buildings be allowed along the coastline
Enhance recycling
Recycle water
Recycling for apartment buildings should be mandatory - if they are not recycling, double tax them
Oil tanks on Southside Hills should be removed
Don't overbuild
Oil leaks from ships in the harbour
Preserve wetlands in the new developments
Sustain what is being built
Recycling should be done at every level of development, ie building materials used in residential and commercial developments
Share infrastructure for commercial properties
Density plus green space plus mixed use equals quality of life
Building regulations for new developments, are they using green materials, should this be City's building codes
We must plan like a city not like a town
Functionality and performance spaces
Green Housing (solar/insulations/R Factor)
Protect watersheds river views coastlines and view planes
Watershed areas - protection is absolutely necessary - conservation of water is necessary, we need water to live and grow
Loss of view planes has an economic impact
Roof top gardens, reuse our rain. Use more environmental friendly things specific to St. John's
Business recycling the same as homeowners
Establish clear and realistic goals for environment. Realistically test all development proposals against loss

As long as public's good will is the only requirement - recycling will not work - so have it enforced by the City
Ensure sufficient green space
Make recycling mandatory for household and businesses
Sustainability also includes social aspects, etc. urban environment
Co-generation techniques in buildings (pairing a swimming pool with a swimming pool)
We have tons of certain things and we tend to waste it.
We should be looking at partnerships with province and private biz
City must rethink the way it operates
Begin small, use demonstrating models for water and recycling - start in a residential area and move forward from there
Denser development to use less land and make implementation of city services more cost efficient. Mixed-use, walkable neighborhoods that reduce car use as well as bike lanes Pleasure waterways
Recycling policies
Edible landscaping, community gardens
Wetlands, conservation
Water conservation - car washes - recycle water;
Get the experts involved
Leveling all the land to build new subdivisions must be stopped
Mandate more green space
Pedestrian and traffic rules
Density smart
Developers and environmental should be involved hand in hand
Protect farmland and urban
All garbage from developments in city should be recyclable - and City should enforce this as part of The Development plans - take a leadership role
We need to consider slowing down to growth of this city, to reduce pressure on need for drinking water etc. need to reduce use of cars, to cut greenhouse gas emissions - better public transit
City must be more proactive instead of just sitting around mulling ideas
Environment to be protected bring in specialist
Transition towns: how are we going to live after all our oil is gone?
Convert to walking orientation vs. transit oriented city
Rethink
How can we get to the places on foot, bike
Land use assessments
What's happening with our water?
Green space/parks
Composting - City should enforce this and have units in place for this

How is the oil industry using our water and not paying for it.
Large scale storm water management system needs to be put in place
Engage environmental experts in development
Green space buffer zones.
Agricultural land
Stop subsidizing sprawl with utilities and tax structure - reduce number of car trips by locating more amenities close to people
Spaces within the community so people don't have to travel as much
People have to come together along with the City but city take leadership role issues
Buildings should be designed and built to utilize natural resources
We planned development and integrated services for communities.
Should be more public info to increase citizen's awareness of critical issues.
Water barrels and composting
Training youth about the environment (retrofitting)
Transition town movements could be incorporated
Education for all ages
Roof top gardens
Agriculture lands be preserved
Clean up our environment, ie pick up garbage on trails and streets on a regular basis, especially around school, education the children on this
See Heritage / Electricity in cars and busses and homes. Natural sources at all cost.
Avoid rezoning agriculture land
Install more garbage bins, recycling bins around city
More environmental friendly standards
Regulations environmental buildings
Recycling should be mandatory in all buildings, ie apartment buildings, senior homes,
Water on demand pumps for in the summer time
Farmland/agriculture must be maintained
Should buildings be allowed along the coastline
Enhance recycling
Recycle water
Recycling for apartment buildings should be mandatory - if they are not recycling, double tax them
Oil tanks on Southside Hills should be removed
Don't overbuild
Oil leaks from ships in the harbour
Preserve wetlands in the new developments
Sustain what is being built
Recycling should be done at every level of development, ie building materials used in residential and commercial developments
Share infrastructure for commercial properties

Density plus green space plus mixed use equals quality of life
Building regulations for new developments, are they using green materials, should this be City's building codes
We must plan like a city not like a town
Functionality and performance spaces
Green Housing (solar/insulations/R Factor)
Protect watersheds river views coastlines and view planes
Watershed areas - protection is absolutely necessary - conservation of water is necessary, we need water to live and grow
Loss of view planes has an economic impact
Roof top gardens, reuse our rain. Use more environmental friendly things specific to St. John's
Business recycling the same as homeowners
Establish clear and realistic goals for environment. Realistically test all development proposals against loss
As long as public's good will is the only requirement - recycling will not work - so have it enforced by the City
Ensure sufficient green space
Make recycling mandatory for household and businesses
Sustainability also includes social aspects, etc. urban environment
Co-generation techniques in buildings (pairing a swimming pool with a swimming pool)
We should be looking at partnerships with province and private biz
City must rethink the way it operates
Begin small, use demonstrating models for water and recycling - start in a residential area and move forward from there
Denser development to use less land and make implementation of city services more cost efficient. Mixed-use, walkable neighborhoods that reduce car use as well as bike lanes Pleasure waterways
Recycling policies
Edible landscaping, community gardens
Wetlands, conservation
Water conservation - car washes - recycle water;
Get the experts involved
Leveling all the land to build new subdivisions must be stopped
Mandate more green space
Pedestrian and traffic rules
Density smart
Developers and environmentalists should be involved hand in hand
Protect farmland and urban
All garbage from developments in city should be recyclable - and City should enforce this as part of The Development plans - take a leadership role

We need to consider slowing down to growth of this city, to reduce pressure on need for drinking water etc. need to reduce use of cars, to cut greenhouse gas emissions - better public transit
City must be more proactive instead of just sitting around mulling ideas
Environment to be protected bring in specialist
Transition towns: how are we going to live after all our oil is gone
Convert to walking orientation vs. transit oriented city
How can we get to the places on foot, bike
Land use assessments
What's happening with our water?
Green space/parks
Composting - City should enforce this and have units in place for this
How is the oil industry using our water and not paying for it.
Large scale storm water management system needs to be put in place
Engage environmental experts in development
Green space buffer zones.
Agricultural land
Stop subsidizing sprawl with utilities and tax structure - reduce number of car trips by locating more amenities close to people
Spaces within the community so people don't have to travel as much
People have to come together along with the City but city take leadership role issues
Buildings should be designed and built to utilize natural resources
We planned development and integrated services for communities.
Should be more public info to increase citizens' awareness of critical issues.
Water barrels and composting
Training youth about the environment (retrofitting)
Transition town movements could be incorporated

What additional issues/topics should the City consider for inclusion in the Municipal Plan?
One way traffic between water and Duckworth streets
Special permits for large trucks and equipment
Encourage better drivers which enhances citizen safety
City beautification outside of buildings should be streets, lighting plants hanging from intersections
Personal safety in homes
Impact of mega projects in city plan - should be part of the Plan
Clean up downtown, putting regulations in for this
Stop importing standard North American models for development
City needs to take a leadership role on housing
Issues with current regulations that prevent green rooftops
Transportation - integration with the other municipalities in the region. Public transportation, plan with Paradise, Portugal Cove-St. Phillips, etc. Cycling Plan should be focused more on commuters. Seems like the plan is currently focused on recreation.
Waste - composting - better recycling - more items accepted.
Regulating private sector clean ups
Planners of the planning department should be more hands on - don't let developers take the lead
Who decided that residents wanted the big box developments
Downtown area - traffic, options for public transit - use traffic transit programs - busses zip from downtown to mount pearl, direct routes
What form should new commercial development take
More effective city services
city should install roundabouts to diminish traffic tie ups
Spend money on the goals we have to. Get things done.
Human rights should be key guidance.
Mixed use development must be incorporated in allow new subdivisions
We should be building in line with our natural environment
More effective use of city machines
Separate plan and vision for downtown and heritage areas
Cross walks are dangerous - educate drivers on this
Comprehensive strategy for the Arts - best practices from other jurisdictions - an examination of why existing plans have/have not worked for the city. Accountability mechanisms.....A specific section for public transport and transportation....Goals for the relationship with other levels of government - a comprehensive architectural vision for new construction
Is the tax regime properly set up (are the new developments making money for the city?)
Use of clear language, make sure info is easily accessible
More municipal responsibility from provincial government
Separate development regulations for downtown

More regional co-operation
Cultural - Need a concert hall and library downtown
City must take a more proactive role
Oil development - what happens to the city when the oil disappears and no longer here - will the city be full of empty buildings - does the city have an exit strategy
Emphasis creative and innovative thinking, we don't always need to go back to reinventing the wheel, we should implement them right away
Formal neighbourhood planning committees
City has fought other municipalities, benchmarking against other jurisdictions.
Sponsorship of rural development investment if possible. Tax for entering and leaving the country \$10,000 in and out. Support Historical research development and infrastructure.
Need to do research on other cities of comparable size in the western world to collect best practices and determine what can be applied here. Bring in experts from these cities to have public discussions
City partner with other businesses, schools, stores etc to deliver city infrastructure and services
Priorities would include avoid extending Stavanger Drive and other big box / power centres/Urban Sprawl.
Recreation and green spaces - city must take protection of areas around the schools
Look outside our own province and see what other places are doing.
Transparency, access to info, engagement are big priorities to work on. Focus on a plan, before getting rid of the 190 meter contour.
More effective use of public resources through partnerships
Can the city have some kind of control over developments, compare now lots of jobs, etc as opposed to future when/if oil developments are no longer in St. John's, what will happen to all the hotels, buildings being built right now?
Should be recreational areas around all schools
What are the guiding principles of our plan: human rights, social justice and citizens' approach to development? Any development or go forward should be measures against these principles.
City should broaden its economic base, do not only rely upon the oil industry, what will happen in 30-40 years from now
When there are proposals made, make it residents first.
Super city rec facility is much more feasible
Community development with street cleaning, snow removal, people would help with the snow cleaning just bring truck around to clean it up
More developments like Churchill Square subtract the metered parking.
City co-ordination role between communities
Able to access to info, to know what's going on. Sometimes I don't always know the terminology, or the time to read through a 300 page doc.
Get rid of any drive-through facilities such as drive through banking.
If something is working for another City for 50 years, we don't need a pilot project.
No more skywalks

Stavanger drive - box mall concepts, do these actually work?
Regular coordination between the levels of government
Benchmarking: metrics and procedures and processes that are in place with other municipalities.
Box stores use a lot of land - is this better for city or just go back to using Malls?
Commitment to political integrity and clear language
Regional cooperation at the municipal is lacking
Should be getting more Federal support.
Harbor development for people
Coordinate regional planning
Redevelopment of the downtown core - what are the future plans
East Coast Trail need proper buffer for new housing developments.
Transparency / access to info, engagement of public are major priorities
Why aren't we learning from what all other cities have done in the last 30 years??? Especially in Europe where cities are similar to ours....Citizens want to see a clear vision of the City expressed. St. Johns must drive the regional planning very actively. MAKE it happen
Harbour that people can enjoy not just for business
More development (ie commercial) in downtown as opposed to all the big box areas
Municipal Plan should also address quality of life - what can the city do to encourage people to come together with respect to recycling, living, transportation, green spaces, etc.
Accessibility is extremely important
Should be community group for different zones to be heard by council
Ban disposable plastic and card board
Economic diversification and sustainable economic development.
Encourage builders to become knowledgeable about modern design and techniques, Fairness and transparency - example...sale of building across from hotel (old firehouse)
AP Parking Garage must stay a parking garage and zoned as such. Would be nice if it were open on weekends.
How are we going to continue to make sure that we have a sustainable growing economy in the future?
Quality of life is as important as land use - use civic engagement - use Calgary's model for improvement of quality of life - check this out
It should start with community identified needs.
Neighbourhoods should have groups who work hand in hand with council and are heard
Clear vision for services being provided
Citizen forums.
Fewer vehicles through controlling suburb
Council is not willing to hear from residents. Council is not accountable
Shadow council.
Shadow council would produce alternative budgets.
Mixed used development

3thingsforcalgary.ca This site is related to improving quality of life for citizens - recommend city staff check this out, apparently it works.
Actual results must come out of this process
Limit the control of the St. John's Port Authority
City just waits for someone to make a development application - there is not planning - most times city just say yes
Partial review of Municipal plan was supposed to take place in 2008, but didn't.
Municipal plan is outdated; last one was done in 2003.
Should be a design committee
Carpooling system, high occupancy lanes,
Carpooling system, high occupancy lanes,
Entrance to the City should be improved - ie the dockyard, coming off highway, large commercial site, high fences or screens to cover the commercial developments
Everything is a battle for residents -rarely get heard
Huge parking lot to store cars for the day and then go to work carpooling
City does not listen to the plan
Scotia Centre - install benches on that concourse, use this space, invite people to sit, it should be mandatory
Huge economic changes for the next 10 years city must be prepared and proactive
Not sure if improvements should always come out of our Tax dollars.
Express transportation groups
City plans everything by exception - waits for applications to be submitted
Expenditures are based on tax dollars.
I feel that this process to the City staff in general see too much from the point of view of the status quo. Be more open to ideas like NOT driving everywhere, don't assume neighborhood business means convenience store, that bus riders are poor people and cyclists and pedestrians are out for exercise rather than going about their business
More sidewalks
Build a shelter for winter
This forum is a good way to facilitate public discussion, maybe use this as a future plan, sensible, useful and very informative, everyone gets a voice.
Sidewalks in west end of water street
More public art
Line is being drawn when it comes to zoning - no thought or visions by planning department
Stop expanding and fix what's exists.
Sidewalk Curb Cuts for accessibility
Need to address the issue its a central surface district Business dev. issues, lack of retail spaces
Amalgamation/regional plan
Affordable housing

Possible amalgamation Expanding suburban sprawl Particular areas such as Kilbride , Shea Heights, Torbay Road area should have their own dev. plans
Partnership issue in planning & implementation public/private
Public private partnership for affordable housing
Attracting new business
Need to see city as whole, make sure balance is met
Forget amalgamation
We are finite system and we need to meet everyone's need in that system
City seems to have a plan for seniors, but no plan for youth
More support to the Arts community
More trees should be planted as they are lost to development
Close Water Street to traffic
We need to diversify the community right now we are an oil based city.
Promote and keep small neighbourhood schools
Right now if you don't work on the rigs you are on the poor end
Process and just plan
10 year municipal plan is not long enough - it needs to be extended further
Small contained mixed neighbourhoods
Health and public safety. Policing and crime reduction
Keep things on track during the planning
George Street revitalization
Look at the natural environment as 10 years is too short for the environment
Attracting business and development to the City
We need to have a poll tax Milrate incurred for working in the city Water tax
10 years is too short for the natural environment
Neighborhood meeting
Young people are stuck working at best buy, Convergys etc. If we had planned for the future back in the 90s' we wouldn't be in the shape were in
Trees have to consider over 60 plus years.
More amenities and ascetics within the city
Encourage healthy competition between neighbourhoods, eg. enhance your neighbourhood
Civic experiments - try new ideas
What aspects of the plan are accomplished prior to the 10 years allotted? Sub annual reports
Focus towards more urban design
Score card on the municipal plan
City needs to run the city as a business. Everyone needs to have a say to make sure everyone's tax dollars

are spent properly
Regional approach
Regatta committee: lake area, walking trails Like to reconsider the lake area, establish a park in the area, community in that area
Longer term for the municipal plan
Recycling competition between wards to promote recycling
Consider other by laws besides parking.
Business attracts more business
Long term you has to be included in plan
Gaging a success shouldn't only be economic based.
Garbage by law should be enforced.
Better feedback from city and better citizen input.
Better public transit
Environment and health is very much connected. City has to be conscious of this.
Need to invest in diversification, not only oil
Garbage cans on the streets for less litter
Promote the history and heritage buildings "adopt a building" plan for heritage structures to save them
Before development is prepared - feedback should be given.
Take a very long term planning, plan 20 years out, not 5 years out Road networks Water, sewer Learn from bigger cities, make them a part of the team,
Support local businesses more.
City should keep in mind the city streets are for people as well as cars.
If new business development cannot be sustained in the downtown core push to improve the current industrial areas outside of the downtown
The decisions we make now are going to impact the generations to come. we have to get it right now.
Improving community centers in the downtown area
Library in downtown area
Legislation for businesses so that they can only build in certain areas.
Encourage more activity around the water front.
Lantern festival should have more festival like this
Different supports for immigration.
We don't need rezoning for every development
Engaging children in our community. Planning should include children and youth.
Multi-cultural events.
Score cards regarding the Municipal plan.
Focus on fixing our roads....potholes are ridiculous

Development should be easier
Affordable housing to be considered and addressed.
Areas like Kilbride and Goulds have no sidewalks - unsafe to walk
Food prices here are ridiculous.
Report housing starts - monitoring indicators.
Better interpretation of heritage.
Mandatory drug testing for bus drivers and taxi drivers
Greater regional cooperation
Mechanism for evaluation on development - how will it affect the neighbourhood?
Stop money grabs, like snow clearing tickets when they're no snow.
By law enforcement
Road network/infrastructure - planned carefully and needs to be looked at. Outer ring road, is good but airport there is traffic congestion Downtown - airport Hospitals/schools - hsc bad parking, look at another location City /province partnership Getting youth more involved Speak to the youth , ask them what they would like to see Amalgamation - yes, it should be looked at Time to come together re: snow clearing Grow into each other - coordinate service - same services, regional services
Neighbourhood cohesiveness in all parts of St. John's
Tourism- site seeing tours
Continuous engagement with the public throughout the review process and implementation
More tours for visitors
If people have food, housing and can get around, economics will come.
Money should go to tourism