

ST. JOHN'S

Regular Meeting - City Council Agenda

October 3, 2022

3:00 p.m.

4th Floor City Hall

Pages

1. CALL TO ORDER
2. PROCLAMATIONS/PRESENTATIONS
 - 2.1. Seniors Week 3
 - 2.2. Proclamation - Fire Prevention Week 4
 - 2.3. Circular Economy Month Proclamation Certificate 6
3. APPROVAL OF THE AGENDA
 - 3.1. Adoption of Agenda
4. ADOPTION OF THE MINUTES
 - 4.1. Adoption of Minutes - September 26, 2022 7
5. BUSINESS ARISING FROM THE MINUTES
 - 5.1. Resolution re: Guaranteed Basic Living Income 14
to be presented by Deputy Mayor O'Leary
6. DEVELOPMENT APPLICATIONS
 - 6.1. Notices Published – 147 LeMarchant Road - DEV2200121 15
7. RATIFICATION OF EPOLLS
8. COMMITTEE REPORTS
9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)
 - 9.1. Development Permits List September 22 to 28, 2022 19

10.	BUILDING PERMITS LIST (FOR INFORMATION ONLY)	
10.1.	Building Permit List	20
11.	REQUISITIONS, PAYROLLS AND ACCOUNTS	
11.1.	Weekly Payment Vouchers Ending Week of September 27, 2022	24
12.	TENDERS/RFPS	
12.1.	2022147 - Supply & Deliver of 2 Waste Collection Trucks with Automated Arms	25
12.2.	2022135 - Production of Cover Material - Robin Hood Bay Waste Management Facility	26
12.3.	2022164 - Supply and Delivery of Aluminum Chlorohydrate (ACH) Coagulant	29
13.	NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS	
14.	OTHER BUSINESS	
14.1.	SERC – 2022 Fall Events 3	32
14.2.	68 Queen’s Road (Apartment Building), Approval, MPA1900002	37
14.3.	Municipalities NL Urban Municipalities Conference (December 8 – 10, 2022)	964
15.	ACTION ITEMS RAISED BY COUNCIL	
16.	ADJOURNMENT	

Proclamation

National Seniors Day & United Nations International Day of Older Persons October 3, 2022

- WHEREAS** communities across Canada have joined together on October 1 to recognize National Seniors Day and the United Nations International Day of Older Persons; and
- WHEREAS** National Seniors Day focuses on celebrating and honoring the fundamental role seniors play in the prosperity of our communities and our country; and
- WHEREAS** seniors in St. John's contribute in many ways to our community and are involved in all aspects of our lives, as parents, grandparents, teachers, volunteers, mentors, and neighbors; and
- WHEREAS** C.A.R.P. NL, a participating organization of the Seniors Advisory Committee, is an advocate to ensure fair treatment for all seniors in an age friendly city; and,
- WHEREAS** for 2022, the participating community and organizational representatives and the city staff of the Seniors Advisory Committee of the City of St. John's have partnered to develop a program of activities to enable our older citizens to engage and recover from the pandemic isolation of the past two years; and
- WHEREAS** the City of St. John's today launched these week-long activities with a flag raising ceremony at 10:00 AM this morning, October 3, 2022;
- THEREFORE** I, Danny Breen, Mayor of the City of St. John's, do hereby proclaim the week of October 3-7, 2022, as Seniors Week in the City of St. John's and urge my fellow citizens to recognize the crucial role played by older Canadians in our community and our Province.

Dated this 3rd day of October, 2022.



Danny Breen, Mayor

ST. JOHN'S

Proclamation

Fire Prevention Week October 9-15, 2022



WHEREAS: the City of St. John's is committed to ensuring the safety and security of all those living in and visiting our City; and

WHEREAS: fire is a serious public safety concern both locally and nationally, and homes are where people are at greatest risk to fire; and

WHEREAS: cooking equipment is the leading cause of home structure fires and associated injuries are the third leading cause of home fire deaths; and

WHEREAS: heating and electrical equipment and smoking materials are among the leading causes of reported home fires; and

WHEREAS: working smoke alarms cut the risk of dying in reported home fires in half; and

WHEREAS: City of St. John's first responders are dedicated to reducing the occurrence of home fires and home fire deaths and injuries through prevention and protection education; and

WHEREAS: St. John's residents are responsive to public education measures and are able to take personal steps to increase their safety from fire, especially in their homes; and

WHEREAS: residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

WHEREAS: the Fire Prevention Week 2022 theme, "Fire Won't Wait. Plan Your Escape." effectively serves to remind us all of the simple actions we can take to stay safer from fire during Fire Prevention Week and year-round.

THEREFORE: I, Mayor Danny Breen, do hereby proclaim the week of October 09-15, 2022, as Fire Prevention Week in the City of St. John's. I urge all the people of

ST. JOHN'S

St. John's to heed the important safety messages of Fire Prevention Week 2022 and to support the many public safety activities and efforts of the St. John's Regional Fire Department's Fire and Emergency Services.

I call upon the people of the City of St. John's to participate in fire prevention activities at home, work, and school and to take the steps needed to make their homes and families safe from the leading causes of home fires, which include cooking, heating and electrical.

Signed at City Hall, St. John's, NL on this 3rd day of October, 2022.

Danny Breen, Mayor

City of St. John's Municipal Council

hereby declares

Circular Economy Month

October 1-31, 2022

We commit to waste reduction, resource conservation, and community education for sustainable living. We recognize that losing waste to disposal and as litter are local and global threats to the environment. We will take action to reduce our waste and support the circular economy.

Danny Breen, Mayor

Name, Title

October 3, 2022

Signed

Date



ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

September 26, 2022, 3:00 p.m.

Present:

- Mayor Danny Breen
- Deputy Mayor Sheilagh O'Leary
- Councillor Ron Ellsworth
- Councillor Sandy Hickman
- Councillor Debbie Hanlon
- Councillor Jill Bruce
- Councillor Ophelia Ravencroft
- Councillor Jamie Korab
- Councillor Ian Froude
- Councillor Carl Ridgeley

Regrets:

- Councillor Maggie Burton

Staff:

- Kevin Breen, City Manager
- Lynnann Winsor, Deputy City Manager of Public Works
- Cheryl Mullett, City Solicitor
- Ken O'Brien, Chief Municipal Planner
- Karen Chafe, City Clerk
- Susan Bonnell, Manager, Communications & Office Services
- Jennifer Squires, Legislative Assistant

Land Acknowledgement

The following statement was read into the record:

"We respectfully acknowledge the Province of Newfoundland & Labrador, of which the City of St. John's is the capital City, as the ancestral homelands of the Beothuk. Today, these lands are home to a diverse population of indigenous and other peoples. We would also like to acknowledge with respect the diverse

histories and cultures of the Mi'kmaq, Innu, Inuit, and Southern Inuit of this Province.”

1. **CALL TO ORDER**
2. **PROCLAMATIONS/PRESENTATIONS**
3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2022-09-26/429

Moved By Councillor Hickman

Seconded By Councillor Bruce

That the Agenda be adopted as presented.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

4. **ADOPTION OF THE MINUTES**

4.1 **Adoption of Minutes - September 19, 2022**

SJMC-R-2022-09-26/430

Moved By Deputy Mayor O'Leary

Seconded By Councillor Hanlon

That the minutes of September 19, 2022, be adopted as presented.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

5. **BUSINESS ARISING FROM THE MINUTES**

5.1 **Resolution re: Guaranteed Basic Living Income**

Deputy Mayor O'Leary made a motion to defer the Resolution on Guaranteed Basic Living Income to the following Regular Meeting of Council.

SJMC-R-2022-09-26/431

Moved By Deputy Mayor O'Leary

Seconded By Councillor Ellsworth

That Council defer the resolution to the next Regular Meeting of Council.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

6. DEVELOPMENT APPLICATIONS

6.1 Request to Relieve Parking for a Single Detached Dwelling – 20 McNeil Street – DEV2200120

SJMC-R-2022-09-26/432

Moved By Councillor Korab

Seconded By Councillor Froude

That Council approve the parking relief for one parking space at 20 McNeil Street to allow a Single Detached Dwelling with Subsidiary Apartment.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

6.2 Notices Published – 30 Donovan's Road - DEV2200125

SJMC-R-2022-09-26/433

Moved By Councillor Korab

Seconded By Councillor Ridgeley

That Council approve the application for a Home Occupation for glass service work at 30 Donovan's Road.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

7. RATIFICATION OF EPOLLS

8. COMMITTEE REPORTS

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Development Permits List September 15 - 21, 2022

Council considered the Development Permits List for information.

10. BUILDING PERMITS LIST (FOR INFORMATION ONLY)

10.1 Building Permit List

Council considered the Building Permit List for information.

11. REQUISITIONS, PAYROLLS AND ACCOUNTS

11.1 Weekly Payment Vouchers Ending Week of September 21, 2022

SJMC-R-2022-09-26/434

Moved By Deputy Mayor O'Leary

Seconded By Councillor Froude

That the weekly payment vouchers for the week ending September 21, 2022, in the amount of \$3,934,393.56 be approved as presented.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

12. TENDERS/RFPS

12.1 2022156 – Cold Mix Asphalt Supply

SJMC-R-2022-09-26/435

Moved By Councillor Hickman

Seconded By Councillor Bruce

That Council approve for award open call 2022156 – Cold Mix Asphalt Supply to the lowest, and only bidder, meeting specifications, Modern Paving Limited, for \$309,062.50, HST included, as per the Public Procurement Act.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

12.2 2022159 - Supply and Delivery of Watermain Pipe and Fittings

SJMC-R-2022-09-26/436

Moved By Councillor Hickman

Seconded By Councillor Korab

That Council approve for award open call 202259 – Supply and Delivery of Watermain Pipe and Fittings to the lowest bidder meeting specification Crane Supply, for \$375,637.15 (HST Included) as per the Public Procurement Act.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

12.3 2022160 - Bay Bulls Big Pond Water Treatment Plant Filter Upgrades

SJMC-R-2022-09-26/437

Moved By Councillor Hickman

Seconded By Deputy Mayor O'Leary

That Council approve for award this open call to lowest and sole bidder meeting specifications, Tristar Mechanical Ltd., for \$2,907,200.00 (HST Incl.) as per the Public Procurement Act.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

12.4 2022157 – Supply of Sodium Bisulphite

SJMC-R-2022-09-26/438

Moved By Councillor Hickman

Seconded By Councillor Bruce

That Council approve for award open call 2022157 – Supply of Sodium Bisulphite to the lowest, and only bidder meeting specifications, Univar Canada, for \$496,041.00 (HST included), as per the Public Procurement Act.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. OTHER BUSINESS

14.1 Sale of City land on Brother McSheffrey Lane

Councillor Ellsworth requested that should Council approve the motion of the sale of City land, that the permit for the extension also be released to allow work on the project to begin.

SJMC-R-2022-09-26/439

Moved By Councillor Froude

Seconded By Councillor Ellsworth

That Council approve the sale of City land at Brother McSheffrey Lane, as shown in red on Schedule "A".

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

15. ACTION ITEMS RAISED BY COUNCIL

15.1 Social Procurement

Deputy Mayor O'Leary asked that Staff provide an update on the status of social procurements to Council. Information on provincial social procurement policies that would impact the City were requested.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 3:23 p.m.

MAYOR

CITY CLERK

Resolution

WHEREAS the growing social crisis and impacts of poverty have downstream effects on our municipality, putting unsustainable pressure on our limited resources to deliver necessary public services and social supports as we struggle to keep up with downloaded responsibilities.

WHEREAS Basic Income addresses key social determinants of health, such as income and housing, it can alleviate pressures on municipalities to address poverty and fill gaps in social supports, such as shelter, housing, food security and mental health. Research and pilots show that when people have a sufficient and secure income their mental and physical health improves; they have the capacity to secure more affordable, suitable, and safe housing, childcare, healthy food, and transportation; and poverty rates decrease.

WHEREAS the provision of a guaranteed livable basic income would benefit individuals, families and communities and protect the most vulnerable in society, it would also support community resilience by facilitating the transition to a local economy that responds to the climate crisis and other major challenges. Evidence shows that a federally funded basic income that improves people's financial stability is possible, as successful income transfer programs already exist in Canada for seniors (Old Age Security and the Guaranteed Income Supplement) and for parents (Canada Child Benefit (CCB)).

And WHEREAS, a private members motion was tabled in the House of Assembly on November 3, 2021 and **unanimously** adopted urging the government to establish an all-party Committee on basic income, with a mandate to review and make recommendations on: eligibility and minimum income amounts, interaction with existing income supports, additional poverty reduction initiatives, cost-benefit analysis, potential models for such a program and a timeline for implementation: and further resolving to urge the government to ensure that the Committee has the resources it needs to conduct its work and engage Federal Members of Parliament from Newfoundland & Labrador to participate.

THEREFORE be it resolved that the City of St. John's write a letter to the Prime Minister, Newfoundland & Labrador Members of Parliament, Newfoundland & Labrador Senators and the Premier of Newfoundland & Labrador, calling on these orders of government to work towards the creation of a Guaranteed Livable Basic Income to eradicate poverty and homelessness, and ensure everyone has sufficient income to meet their basic needs."

DECISION/DIRECTION NOTE

Title: Notices Published – 147 LeMarchant Road - DEV2200121

Date Prepared: September 27, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 2

Decision/Direction Required:

A Discretionary Use application has been submitted for 147 LeMarchant Road.

Discussion – Background and Current Status:

The proposed application is for an Apartment Building with 5 Dwelling units at 147 LeMarchant Road. There are currently 4 residential dwelling units and 1 commercial unit in the building. The commercial unit which has an area of 65m² will be converted into a residential unit creating a 5th unit in the Apartment Building. Parking is provided. The proposed application is zoned Residential Mixed (RM). An Apartment Building with a maximum of 6 Dwelling Units is a Discretionary Use in the RM Zone.

No submissions were received.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighboring property owners.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

4. Alignment with Adopted Plans: St. John's Envision Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.

ST. JOHN'S

6. Legal or Policy Implications: St. John's Development Regulations Section 10.5 "Discretionary Use" and Section 10 "Residential Mixed (RM) Zone".
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 Public Consultation of the St. John's Envision Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application sites. Application have been advertised in The Telegram newspaper at least twice and are posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve the Discretionary Use application at 147 LeMarchant Road to allow an Apartment Building with 5 Dwelling Units.

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P.Eng, MBA Deputy City Manager
Planning, Engineering and Regulatory Services

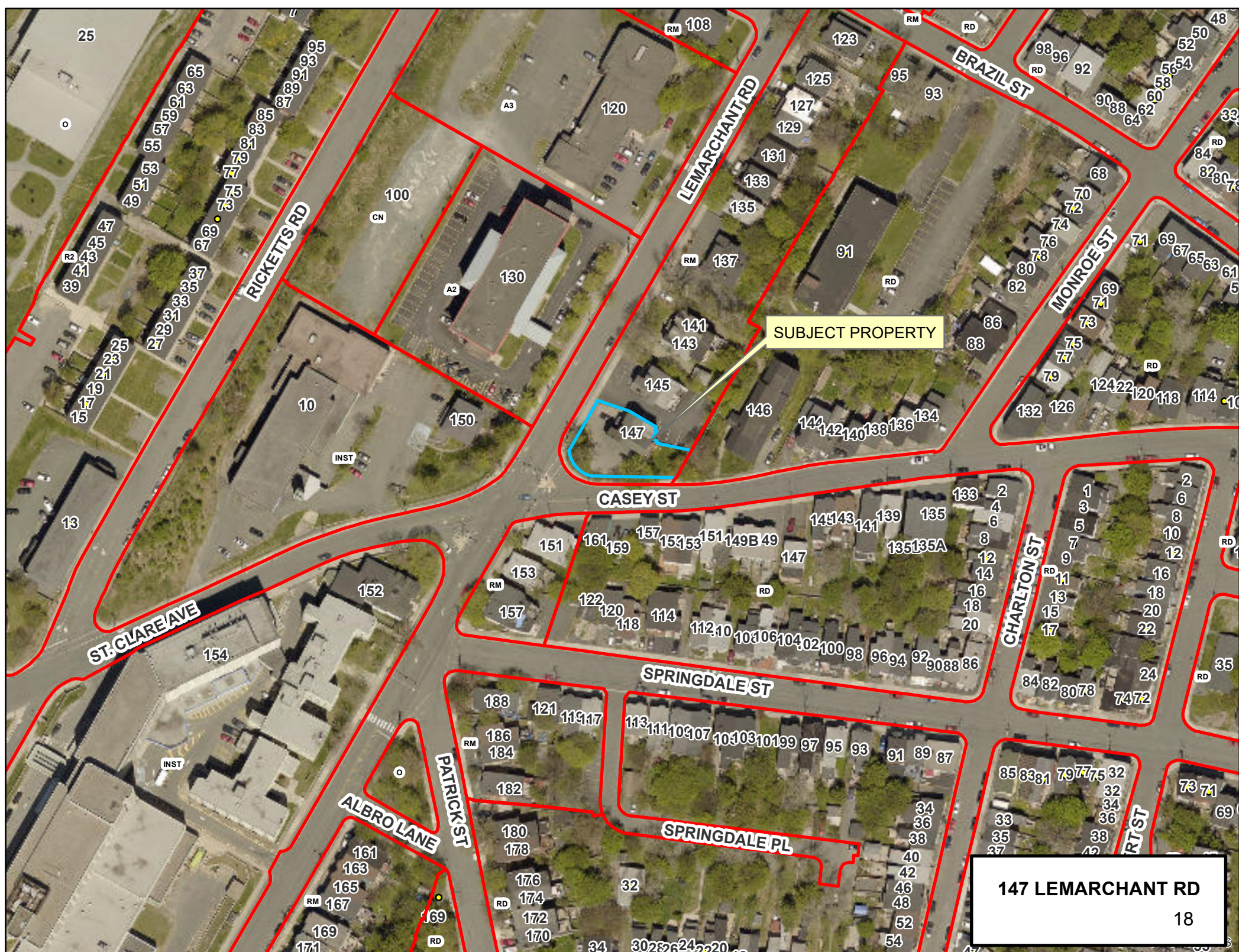
Report Approval Details

Document Title:	Notices Published - 147 LeMarchant Road.docx
Attachments:	- 147_Lemarchant_RD_.pdf
Final Approval Date:	Sep 28, 2022

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - Sep 27, 2022 - 3:04 PM

Jason Sinyard - Sep 28, 2022 - 10:11 AM



SUBJECT PROPERTY

147 LEMARCHANT RD
18

**Development Permits List
For September 22 to September 28, 2022**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES	S&L Porter Homes	Rebuild of Single Detached Dwelling	37 Maxwell Place	2	Approved	22-09-22
RES		Rebuild of Single Detached Dwelling	20 McNeil Street	2	Approved	22-09-27

*** Code Classification:**

RES - Residential	INST - Institutional
COM - Commercial	IND - Industrial
AG - Agriculture	
OT - Other	

**** This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.**

**Lindsay Lyghtle Brushett
Supervisor – Planning & Development**

Building Permits List

Council's October 3, 2022 Regular Meeting

Permits Issued: 2022/09/22 to 2022/09/28

Class: Residential

11 Diana Rd	Site Work	Driveway
14 Markland St	Site Work	Driveway
193 Thorburn Rd	New Construction	Single Detached Dwelling
20 Cherry Hill Rd	Renovations	Single Detached Dwelling
23 Outer Battery Rd	Renovations	Single Detached Dwelling
26 Durham Pl	Accessory Building	Accessory Building
261 Anspach St	Accessory Building	Accessory Building
3 Middleton St	Accessory Building	Accessory Building
305 Newfoundland Dr	Deck	Patio Deck
31 Palm Dr	Renovations	Single Detached Dwelling
37 Gower St	Renovations	Boarding House (4 Or Less
43 Hall's Rd	Renovations	Single Detached Dwelling
51 Canada Dr	Deck	Patio Deck
6 Ginger St	New Construction	Single Detached Dwelling
7 Harrogate Pl	Fence	Fence
80 Grenfell Ave	Accessory Building	Accessory Building

This Week: \$553,721.87

Class: Commercial

10 Pasadena Cres	Renovations	Apartment Building
10 Pasadena Cres	Renovations	Apartment Building
108 Mcniven Pl	New Construction	Recreational Use
144 Military Rd	Deck	Patio Deck
206 Duckworth St	Change of Occupancy/Renovations	Retail Store
40 International Pl	Renovations	Church
430 Topsail Rd	Change of Occupancy/Renovations	Mixed Use
48 Kenmount Rd	Renovations	Retail Store
50 White Rose Dr	Change of Occupancy/Renovations	Retail Store
571 Torbay Rd	Renovations	Restaurant

This Week: \$768,000.00

Class: Government/Institutional

42 Bannerman St Renovations Church

This Week: \$100,000.00

Class: Industrial

This Week: \$0.00

Class: Demolition

34 Buchanan St Demolition Single Detached Dwelling

This Week: \$20,000.00

This Week's Total: \$1,441,721.87

Repair Permits Issued 2022/09/22 to 2022/09/28: \$168,931.48

YEAR TO DATE COMPARISONS			
October 3, 2022			
TYPE	2021	2022	% VARIANCE (+/-)
Residential	\$46,481,461.55	\$61,359,096.11	32
Commercial	\$106,814,754.04	\$93,293,211.10	-13
Government/Institutional	\$32,800,499.00	\$1,375,188.00	-96
Industrial	\$4,164,500.00	\$351,000.00	-92
Repairs	\$3,698,138.83	\$1,383,315.92	-63
TOTAL	\$193,959,353.42	\$157,761,811.13	-19
Housing Units (1 & 2 Family Dwelling)	139	187	

Respectfully Submitted,

Jason Sinyard, P.Eng., MBA
Deputy City Manager
Planning, Engineering and Regulatory Services

MEMORANDUM

Weekly Payment Vouchers For The Week Ending September 27, 2022

Payroll

Public Works	\$ 477,616.06
Bi-Weekly Administration	\$ 823,824.05
Bi-Weekly Management	\$ 874,163.73
Bi-Weekly Fire Department	\$ 885,497.81
Accounts Payable	\$ 5,749,864.01

(A detailed breakdown available [here](#))

Total: \$ 8,810,965.66

ST. JOHN'S

DEPARTMENT OF FINANCE

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

DEPARTMENTAL APPROVAL REQUEST/RFP

Commodity/Bid #: 2022147 - Supply & Deliver of 2 Waste Collection Trucks with Automated Arms
Date Prepared: Monday, September 26, 2022
Report To: Regular Meeting
Councillor and Role: Councillor Sandy Hickman, Public Works
Ward: N/A

Department: Public Works
Quotes Obtained By: Blair McDonald
Budget Code: PWP-2022-083
Source of Funding: Capital

Purpose:

This open call was issued as part of the Regular Fleet Replacement

Proposals Submitted By:

Vendor Name
Saunders Equipment
Shu Pak Equipment

Expected Value: ☐ Value shown is an estimate only for a # year period. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: Delivery by November 2023.

Recommendation:

THAT Council approve for award this open call to the highest scorer as determined by the City's evaluation team, Saunders Equipment for the amount of \$962,665.00 (Hst Included), as per the Public Procurement Act.

Attachments:

ST. JOHN'S

BID APPROVAL NOTE

Bid # and Name: 2022135 - Production of Cover Material - Robin Hood Bay Waste Management Facility
Date Prepared: Tuesday, September 27, 2022
Report To: Regular Meeting
Councillor and Role: Councillor Sandy Hickman, Public Works
Ward: N/A

Department: Public Works
Division: Waste & Recycling
Quotes Obtained By: Sherry Kieley
Budget Code: 4331-55260
Source of Funding: Operating

Purpose:

This open call was issued to produce rock cover material on site to be used for covering of waste at Robin Hood Bay.

Results: ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
Capital Ready Mix a division of Newcrete Investments Limited Partnership	\$1,181,078.03
Weirs Construction Limited	\$1,426,000.00
Farrell's Excavating Ltd.	\$1,463,145.00
Modern Paving Limited	\$3,093,500.00

Expected Value: ☐ As above
☒ Value shown is an estimate only for approximately 4 months. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: Work to be completed by January 30 2023

Bid Exception: None

Recommendation:

That Council approve for award open call 2022135 – Production of Cover Material – Robin Hood Bay Waste Management Facility to the lowest bidder meeting specification, Capital Ready Mix a division of Newcrete Investments Limited Partnership, for \$1,181,078.03 (HST included) as per the Public Procurement Act.

ST. JOHN'S

Attachments:

Report Approval Details

Document Title:	2022135 - Production of Cover Material - Robin Hood Bay Waste Management Facility.docx
Attachments:	
Final Approval Date:	Sep 27, 2022

This report and all of its attachments were approved and signed as outlined below:

Rick Squires - Sep 27, 2022 - 9:49 AM

Derek Coffey - Sep 27, 2022 - 12:25 PM

BID APPROVAL NOTE

Bid # and Name: 2022164 - Supply and Delivery of Aluminum Chlorohydrate (ACH) Coagulant
Date Prepared: Tuesday, September 27, 2022
Report To: Regular Meeting
Councillor and Role: Councillor Sandy Hickman, Public Works
Ward: N/A

Department: Public Works
Division: Water & Wastewater
Quotes Obtained By: Sherry Kieley
Budget Code: 4123-55411 for BBBP, 4122-55411 for PHLP
Source of Funding: Operating

Purpose:

This open call was issued for the supply and delivery of water treatment chemicals essential to operations at the Bay Bulls Big Pond (BBBP) and Petty Harbour Long Pond Water (PHLP) Treatment Plants.

Results: ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
Kemira Water Solutions Canada Inc.	\$652,902.50
Camin Cargo Control Canada	\$904,580.00

Expected Value: ☐ As above
☒ Value shown is an estimate only for a 1 year period. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: One (1) year, plus the possibility of two (2) one (1) year extensions

Bid Exception: None

Recommendation:

That Council approve for award open call 2022164 – Supply and Delivery of Aluminum Chlorohydrate (ACH) Coagulant to the lowest bidder meeting specification, Kemira Water Solutions Canada Inc., for \$652,902.50 (HST included) as per the Public Procurement Act.

Attachments:

ST. JOHN'S

Report Approval Details

Document Title:	2022164 - Supply and Deliver of Aluminum Chlorohydrate (ACH) Coagulant.docx
Attachments:	
Final Approval Date:	Sep 27, 2022

This report and all of its attachments were approved and signed as outlined below:

Rick Squires - Sep 27, 2022 - 3:16 PM

Derek Coffey - Sep 27, 2022 - 3:20 PM

DECISION/DIRECTION NOTE

Title: SERC – 2022 Fall Events 3

Date Prepared: September 27, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Debbie Hanlon, Special Events Regulatory Committee

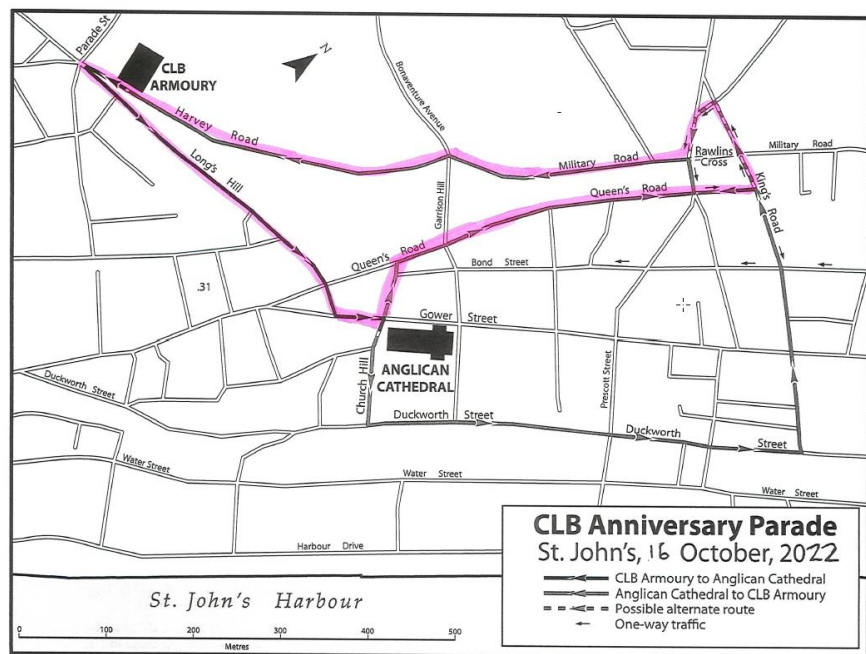
Ward: N/A

Decision/Direction Required: Seeking Council approval for road closures associated with the CLB Anniversary Parade on October 16 and the Cape to Cabot Road Race on October 23.

Discussion – Background and Current Status: The CLB Anniversary Parade is scheduled to take place on Sunday October 16. The Parade will leave the CLB Armory on Harvey Rd at 1:30pm, proceed down Long's Hill, turn left onto Queen's Rd, right onto Church Hill to enter the Anglican Cathedral.

Following the Church Service, the parade will reform in Veteran's Sq (Queen's Rd at Church Hill) proceed north on Church Hill to Queen's Rd, east on Queen's Rd to Rawlins Cross. The unit will turn left onto Military Rd, to Harvey Rd returning to the CLB Armory.

Organizer has secured the Royal Newfoundland Constabulary for rolling road closures.



ST. JOHN'S

The Cape to Cabot Road Race is scheduled to take place on October 23 from 8:00am to 11:00am. The Royal Newfoundland Constabulary for has been secured for this event, along with volunteer road marshals. The full route, along with road closures, are listed below.

Blackhead Road – Warford Road to Cape Spear

Closed Both Directions

7:45am – 10:00am

Blackhead Road – Warford Road to Linegar Avenue (lower intersection)

Northbound Lane (downhill) Closed

8:30am – 10:00am

Southside Road – Leslie Street to 245 Southside Rd

Single Lane Traffic

Running Lanes on both sides marked with cones

Traffic controlled by marshals at both ends, with radios

8:45am – 10:15am

Water Street West – Leslie Street to Harbour Drive

Curb Lane Eastbound Closed

Marked with Cones

8:45am – 10:30am

Exit Ramp – Pitts Memorial to Water Street West

Closed

8:45am – 10:30am

Harbour Drive – Water Street to Prescott Street

Eastbound Lane Closed

9:00am – 10:45am

Water Street East – Prescott Street to Hill o'Chips

Eastbound Lane Closed

9:00am – 10:45am

Water Street East – Hill o'Chips to Temperance Street

Eastbound Lane Closed

9:00am – 11:00am

Duckworth Street – Plymouth Road to Temperance Street

Eastbound Lane Closed (except to local residents of Duckworth St)

9:00am – 11:00am

Temperance Street

Both Directions Closed

9:00am – 11:00am

Signal Hill Road – Battery Road to Cabot Avenue

Eastbound Lane (Uphill) Closed

Westbound Lane (Downhill) Closed from St. Joseph's Ln to Battery Rd

9:00am – 11:00am

Access to Battery and Signal Hill Area

Local residents may access/leave Battery Rd via Quidi Vidi Rd

Resident below St. Joseph's Lane on Signal Hill Rd may access Quidi Vidi Rd by descending Signal Hill Rd, all other descending traffic to exit via St. Joseph's Lane.

Local resident access to area controlled at Plymouth Rd and Quidi Vidi Rd.

9:00am – 11:00am

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: C.L.B., Athletics Northeast Running Club, Inc.
3. Alignment with Strategic Directions:

A Connected City: Develop and deliver programs, services and public spaces that build safe, healthy and vibrant communities.
4. Alignment with Adopted Plans: N/A
5. Accessibility and Inclusion: N/A
6. Legal or Policy Implications: N/A
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: Road closure notifications will occur in advance of the events.

9. Human Resource Implications: N/A

10. Procurement Implications: N/A

11. Information Technology Implications: N/A

12. Other Implications: N/A

Recommendation:

That Council approve the road closures associated with the CLB Anniversary Parade on October 16, and the Cape to Cabot road race on October 23.

Prepared by: Christa Norman, Special Projects Coordinator

Approved by: Erin Skinner, Supervisor of Tourism and Events

Report Approval Details

Document Title:	SERC - 2022 Fall Events 3.docx
Attachments:	
Final Approval Date:	Sep 28, 2022

This report and all of its attachments were approved and signed as outlined below:

Erin Skinner - Sep 27, 2022 - 5:51 PM

Tanya Haywood - Sep 28, 2022 - 11:08 AM

DECISION/DIRECTION NOTE

Title: 68 Queen's Road (Apartment Building), Approval, MPA1900002

Date Prepared: September 26, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 2

Decision/Direction Required:

Following the Commissioner's public hearing (an in-person hearing plus a virtual online session), Council can proceed with the final steps in the amendment process for Envision St. John's Municipal Plan Amendment Number 1, 2022, and Envision St. John's Development Regulations Amendment Number 1, 2022, concerning land at the rear of 68 Queen's Road bordering Harvey Road, the proposed Parish Lane development.

Discussion – Background and Current Status:

The Commissioner's report on this matter is attached and is discussed below.

Background

The City received an application in 2019 from Parish Lane Developments Inc. to rezone land at 68 Queen's Road from the Institutional (INST) and Open Space (O) Zones to an apartment zone to accommodate a residential redevelopment of the site. The proposed residential building and parking garage at the rear, bordering Harvey Road, is 5 storeys high at Harvey Road, and considerably higher from Queen's Road due to the slope of the land. Earlier, Council rezoned the front of the property to accommodate 3 new townhouses, to be built attached to the house at 70 Queen's Road that dates from 1893 and was once attached to the Cathedral Parish Hall (now demolished); the house is a designated Heritage Building.

The rear of 68 Queen's Road rises steeply to Harvey Road in a treed area that is used informally by some neighbours but has no formal use. The retaining wall at the top supports Harvey Road itself.

Nearby buildings include The Rooms provincial museum, art gallery and archives on the north side of Harvey Road, the back yards of houses along Garrison Hill to the east, Gower Street United Church and hall and the Sergeant's War Memorial and Peacekeepers Monument across Queen's Road to the south, and St. Andrew's Presbyterian Church and hall off Long's Hill to the west. There is also a closed Roman Catholic cemetery in front of St. Andrew's. The Catholic Basilica and the Anglican Cathedral are nearby, plus the former Benevolent Irish Society (BIS) building, now a residential apartment building. Several nearby buildings are designated by the City as Heritage Buildings.

ST. JOHN'S

The current adopted amendment package is for the part of the property zoned Open Space (O) at the rear along Harvey Road. The Open Space Zone does not allow an apartment building and therefore rezoning is required. The property is designated Open Space by the Envision St. John's Municipal Plan, and rezoning would require a Municipal Plan amendment. An amendment to the St. John's Urban Region's Regional Plan is also required (see below).

The Open Space Zone along Harvey Road originated with the first zoning map for St. John's in 1955. At that time, there were only a handful of zones. The Open Space Zone was used for parks, churches, churchyards, and cemeteries. Note that this was never a public park or public open space. The property is in Heritage Area 1 and is within the St. John's Ecclesiastical District National Historic Site of Canada, proclaimed several years ago by the Historic Sites and Monuments Board of Canada.

Prior to separating the amendments for the front and rear of 68 Queen's Road, Council adopted a land use report in June 2021 prepared by the applicant. Before the recent Commissioner's hearing, there were 3 public meetings on this property – one before the applicant made site changes, and 2 virtual meetings on the revised site plan.

Before submitting the revised plan, the applicant held a public session at The Rooms; and in partnership with Happy City St. John's and Heritage NL, carried out an online survey, a focus group with stakeholders, and a design charrette led by ERA Partners, an architectural firm from Toronto. These consultations helped in revising the design – from two large apartment buildings to one large building plus 3 townhouses.

Regional Plan Amendment

To consider any rezoning of land at the rear of 68 Queen's Road, a Regional Plan amendment is required to redesignate the land from "Public Open Space" to "Urban Development". Until a few years ago, the Regional Plan designated all this area as Urban Development, and no amendment would be needed. When Municipal Affairs digitized the Regional Plan map several years ago, it inadvertently introduced a level of detail that was not original, by designating many of the City's Open Space lands as "Public Open Space" regionally. In the policies of the Regional Plan, that designation is reserved for region-wide open spaces such as Signal Hill, Cape Spear, Pippy Park, and Cochrane Pond Park. The City has approached the Province about this problem, which affects many properties in St. John's and neighbouring municipalities. Meanwhile, we must apply for a Regional Plan amendment here.

The Minister of Municipal and Provincial Affairs gave permission for the City to proceed with public consultation related to the Regional Plan. In addition to public notification, the Minister required consultation with the other 14 municipalities in the region. There were no concerns raised by any of those municipalities.

The Province referred the Regional Plan amendment to its Inter-departmental Land Use Committee (ILUC). Provincial departments and agencies expressed no concerns, though Archaeology noted that an archaeological impact assessment would be required before development. Provincial Tourism did not object but stated that tourism stakeholders would be very concerned about the impact on views, particularly from The Rooms. They were satisfied

that there would be a diligent and extensive consultation process so these concerns could be discussed and addressed. The ILUC report recommended that the Regional Plan amendment be approved, conditional to the concerns and comments expressed.

Should Council approve the amendments, it is then up to the Minister whether to adopt the Regional Plan amendment. If the Minister does, then all the amendments can proceed. Otherwise, all the amendments will be refused.

Outcome of Public Consultation

At the public meetings and in the many emails received, opinions were divided. Some thought that the proposed development would be an improvement to the old hall, retain the heritage character of the area, increase residential density, and be a good addition to the neighbourhood.

Others did not want to see trees cut down and thought the proposed building was too large and out of scale with the historic area. Concerns were raised that removing trees and developing a large building will block sunlight and affect the privacy of houses on Garrison Hill. There were concerns that blasting or drilling for the underground parking could affect the adjacent properties, including the windows and masonry of St. Andrew's Church. The objections include a petition with over 4,000 signatures.

The board of directors of The Rooms and three adjacent places of worship (Gower Street United Church, St. Andrew's Presbyterian Church, and the Catholic Basilica of St. John the Baptist) cited significant objections to the proposed development.

Concerns have been raised about potential negative impacts on the St. John's Ecclesiastical District National Historic Site designation. There was a plea that the development could jeopardize the work of volunteers who seek to nominate the Ecclesiastical District as a World Heritage Site with UNESCO. Parks Canada has written the City about the District, expressing concern and asking that the City adopt the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The volunteer group asserts that approval of this rezoning and proposed development will prevent a UNESCO application and will threaten the future of the District, but the letters from Parks Canada do not state this definitively. Heritage NL, an arms-length provincial agency, co-operated with the developer in some of the public consultations but did not provide commentary on the revised design.

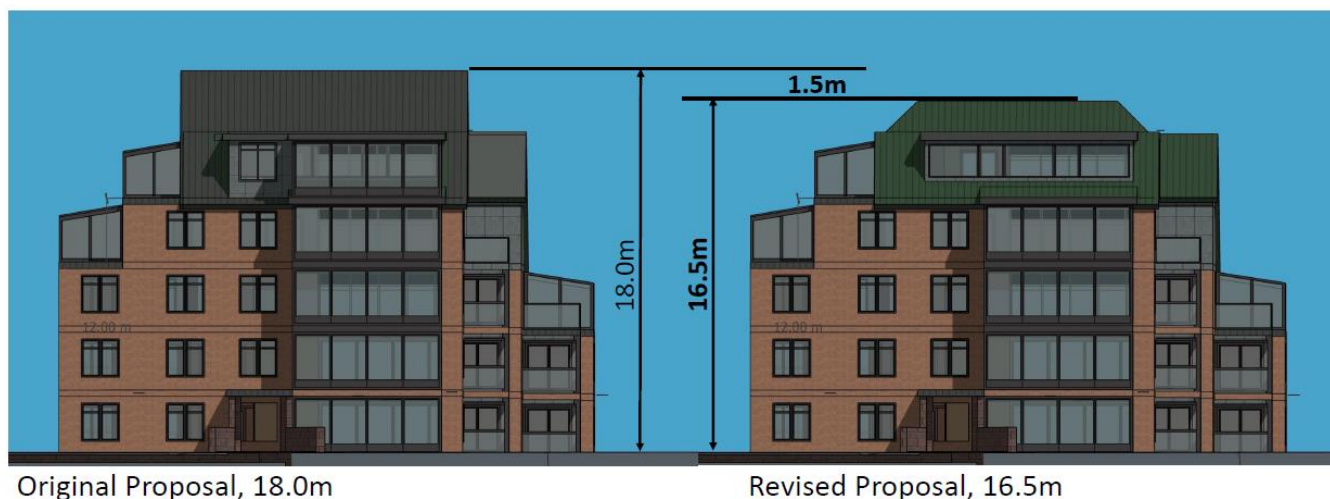
Additional submissions were received during the public hearing notice period. Commentary on these submissions can be found in the Commissioner's report.

Site-Specific Amendment

Given the concerns raised, Council directed staff to prepare a site-specific zone for the proposed Apartment Building. This is intended to apply in a situation where a general zone might not give Council enough control. This property is a sensitive site with many public concerns. In the proposed amendment, a site plan is adopted as the zone standards, so that if the property is developed, the development will have to match the adopted site plan. The building form would be developed exactly as proposed. Any changes to the site plan would

require an amendment to the zone. The proposed Apartment Harvey Road (AHR) Zone includes four attachments which display: floor-to-floor heights, building setbacks, building profiles and relative building heights.

Since the public meetings in November 2020, the applicant has lowered the roofline to a maximum building height of 16.5 metres on Harvey Road (see the drawing below and the amendment package). This would be 16.5 metres (5 storeys) above Harvey Road.



Staff recommended setting a maximum building height 10% lower than the proposed building heights. If the maximum building height in the zone was set at 15 metres, the proposed 16.5-metre height could be permitted with a 10% variance. Using this method, the maximum building height will truly be 16.5 metres above Harvey Road, rather than 16.5 metres plus a possible additional 10% (another 1.65 metres). As per Section 7.4 of the Envision St. John's Development Regulations, Council approval is required for any variances.

Commissioner's Report

The Commissioner's report is attached for Council's review and consideration. The report is thorough, with analysis of each matter raised. However, City staff disagree with the conclusions and recommendations of the report.

The Commissioner makes 3 recommendations to the Minister and 4 recommendations to Council. We start with the recommendations to Council. Excerpts from the Commissioner's report are in italics, followed by City staff comments.

THAT prior to approving the amendments to the Municipal Plan and the Development Regulations that would permit the proposed development, the City of St. John's:

1. Reconsider its direction given at its February 9, 2021 meeting that City Staff prepare a site-specific zone for the upper portion of the property, using an adopted site plan to control the development of the proposed Apartment Building.

Staff comment: Council's direction to use a site-specific amendment at 68 Queen's Road is to ensure that the proposed development is limited to exactly what is proposed and cannot be built any taller or larger, even if ground conditions are different from what is expected. The NL planning system does not enable Council to sign a development agreement with a developer that sets a specific site plan in place and runs with the property, even if it is sold. Using a site-specific amendment achieves the same certainty in a different way.

2. City Council apply the federal Standards and Guidelines for the Conservation of Historic Places in Canada to the proposed development which lies within the St. John's Ecclesiastical District National Historic Site.

Staff comment: When the Ecclesiastical District was put in place, the federal government recommended that Council adopt the *Standards and Guidelines* but did not require it. Council has committed to examining the document further to see if it could be adopted and implemented here. Meanwhile, the document was not adopted by Council on the date that the application for 68 Queen's Road was received, and it is not fair to apply a document retroactively to the application, unless the applicant was agreeable to do so.

3. City Council direct City Staff to assess the development application under the City of St. John's Heritage Design Standards within the City's Heritage By-Law No. 1642, which was passed by Council on September 13, 2021, including:

a. By requiring a Heritage Report to inform the scale and design of the proposed development, and as identified in the new Heritage By-Law Sections 8C and 8D, by a nationally certified Heritage Conservation Specialist; and

b. That the Report meet the conditions set out in Section 5 of the By-law that ensures that the Development and the variance does not impact the heritage value of adjacent properties.

Staff comment: The long-standing practice of the City is to apply standards and regulations that were in legal effect on the date of an application for rezoning or for development. This is done in fairness to applicants, whose projects may not be viable if standards change while an application is being reviewed. The aim is to provide certainty in the rezoning or development process. Therefore, to retroactively apply the new Heritage By-Law to the proposed rezoning, or to retroactively use the *Standards and Guidelines* is unfair to the applicant. If the previous standards and regulations were so egregious as to pose a threat to public safety or to sound planning, the argument could be made to abandon them in favour of new standards and regulations. But the previous standards were in place for many years with no threat to public safety or sound planning.

4. After all the recommendations are considered, should City Council wish to consider the proposed development, it may require a fresh Land Use Report for the development application and rescind the one which was already adopted by Council during approval of the Townhouse amendment and/or require such updated supporting documentation from the developer as is required to answer any questions or concerns arising from application of the appropriate heritage framework.

Staff comment: We disagree with the retroactive application of new standards and regulations to a rezoning application, and therefore disagree with the call to reject the previously approved land use report and require a new one.

For Council's information, the Commissioner's recommendations to the Minister are included here:

THAT prior to approving the amendment requested by the City to the St. John's Urban Region Regional Plan, the Minister of Municipal and Provincial Affairs:

1. Assess the province's obligations related to any proposed development within the St. John's Ecclesiastical District National Historic Site because Canada signed the Convention Concerning the Protection of the World Cultural and Natural Heritage (the World Heritage Convention) following consultations with the provinces and territories. As a result, Canadian provincial, territorial and federal governments are bound to Article 5 of the World Heritage Convention, which requires the implementation of effective and active legal, scientific, technical, administrative and financial measures to protect heritage. In accordance with this, provincial legislation and involvement on heritage matters must ensure that the integrity of places of provincial, national, and international significance is protected.

2. Consider the province's important and cooperative intergovernmental relationship with Parks Canada and apply the federal Standards and Guidelines for the Conservation of Historic Places in Canada to the proposed development within the St. John's Ecclesiastical District National Historic Site.

3. Ensure that the province's assessment of its obligations related to any proposed development within the St. John's Ecclesiastical District National Historic Site is undertaken with consideration about whether the proposed development meets the policy direction found in the provincial Way Forward Cultural Action Plan to ensure that the proposed development aligns with the province's stated cultural objectives.

Staff comment: These recommendations will be considered by the Minister. For recommendation #2, it is not the Province's role to apply development standards or review development applications that are in municipal jurisdiction. The application site is not provincially owned.

City staff do not support the Commissioner's recommendations to Council, and instead recommend that Council approve Envision St. John's Municipal Plan Amendment Number 1,

2022 and Envision St. John's Development Regulations Amendment Number 1, 2022, as amended with the following changes:

- Policy 8.4(7) of the St. John's Municipal Plan was revised to include reference to the new Apartment Harvey Road (AHR) Zone.
- Section 10.2 of the St. John's Development Regulations has been amended to add the new Apartment Harvey Road Zone name, abbreviation and zone colour under the Apartment Zones list.

If the amendments are approved by Council, they will be forwarded to the NL Department of Municipal and Provincial Affairs with a request for the Minister to register the amendments and to approve St. John's Urban Region Regional Plan Amendment No. 1, 2020. This will conclude the amendment process for this site.

Staff further recommend that Council:

- Approve a variance of 10% on building height as per the attached drawing entitled Relative Heights with Variance, dated March 19, 2021.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners; downtown business groups; heritage groups.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations
5. Accessibility and Inclusion: Accessibility requirements will be reviewed and applied at the Building Permit stage, should the proposal proceed.
6. Legal or Policy Implications: Map amendments to the Envision St. John's Municipal Plan and Development Regulations are required. A map amendment to the St. John's Urban Region's Regional Plan is required.
7. Privacy Implications: Not applicable.

8. Engagement and Communications Considerations: Public consultations, meetings, and a hearing have been carried out.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council

- 1) approve the attached resolutions for Envision St. John's Municipal Plan Amendment Number 1, 2022 and Envision St. John's Development Regulations Amendment Number 1, 2022, as amended, regarding land at the rear of 68 Queen's Road bordering Harvey Road;
- 2) approve a variance of 10% on building height at Harvey Road, as per the attached document entitled Relative Heights with Variance, dated March 19, 2021; and
- 3) ask the Minister to register the amendments and to approve St. John's Urban Region Regional Plan Amendment No. 1, 2020.

Prepared by: Ken O'Brien, MCIP, Chief Municipal Planner

Approved by: Jason Sinyard, P. Eng., MBA, Deputy City Manager, Planning, Engineering & Regulatory Services

Report Approval Details

Document Title:	68 Queen's Road (Apartment Building), Approval, MPA1900002.docx
Attachments:	<ul style="list-style-type: none">- 68 Queen's Road - Apartment Approval Attachments.pdf- MP Amend No.1 and DR No.1, 2022 - 68 Queen's Road- MAP and TEXT (amc).pdf- FINAL Commissioner's Report 22 August 2022.pdf- FINAL Appendix 1 City of St. John's Report 68 Queen's Road(reduced).pdf- FINAL Appendix 2 City of St. John's 68 Queen's Road.pdf- FINAL Appendix 3.pdf
Final Approval Date:	Sep 28, 2022

This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Sep 27, 2022 - 11:35 AM

Jason Sinyard - Sep 28, 2022 - 3:35 PM

Relative Heights with Variance

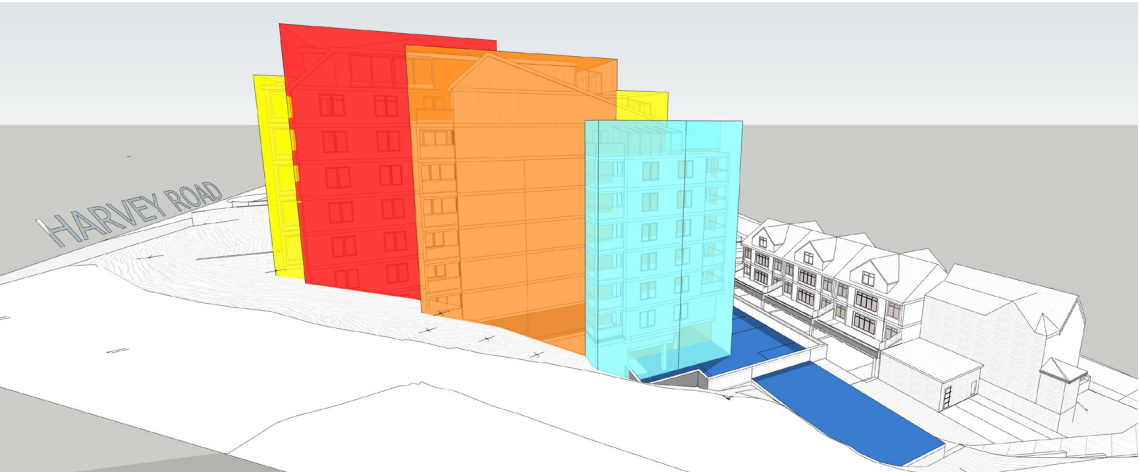
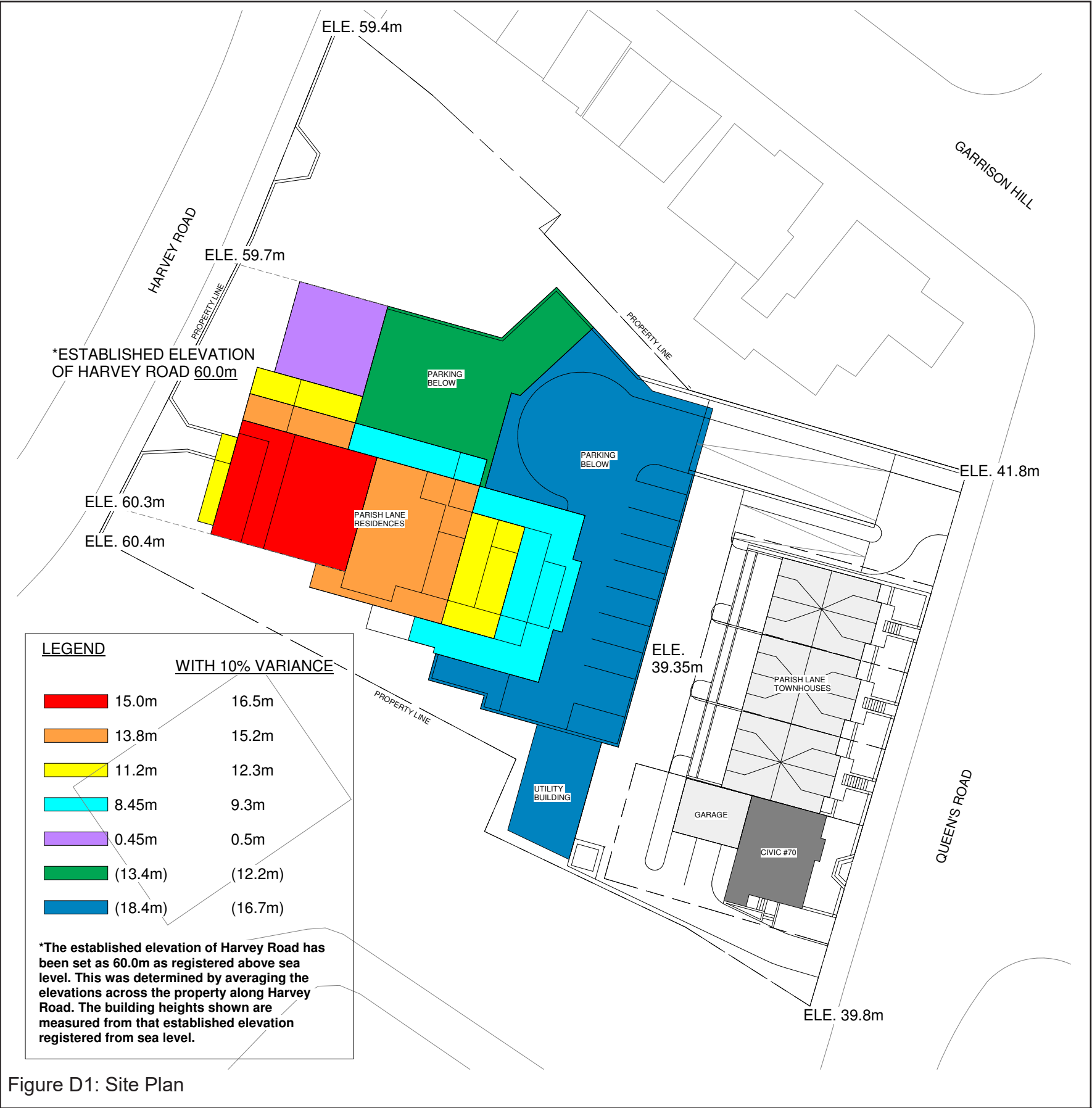


Figure D2: West Elevation

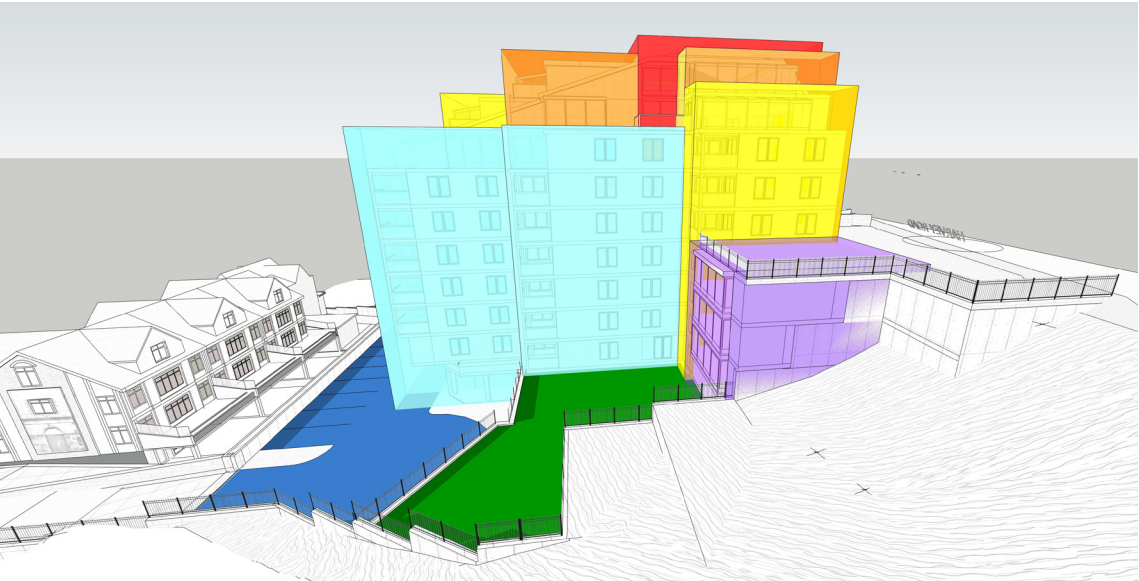


Figure D3: East Elevation

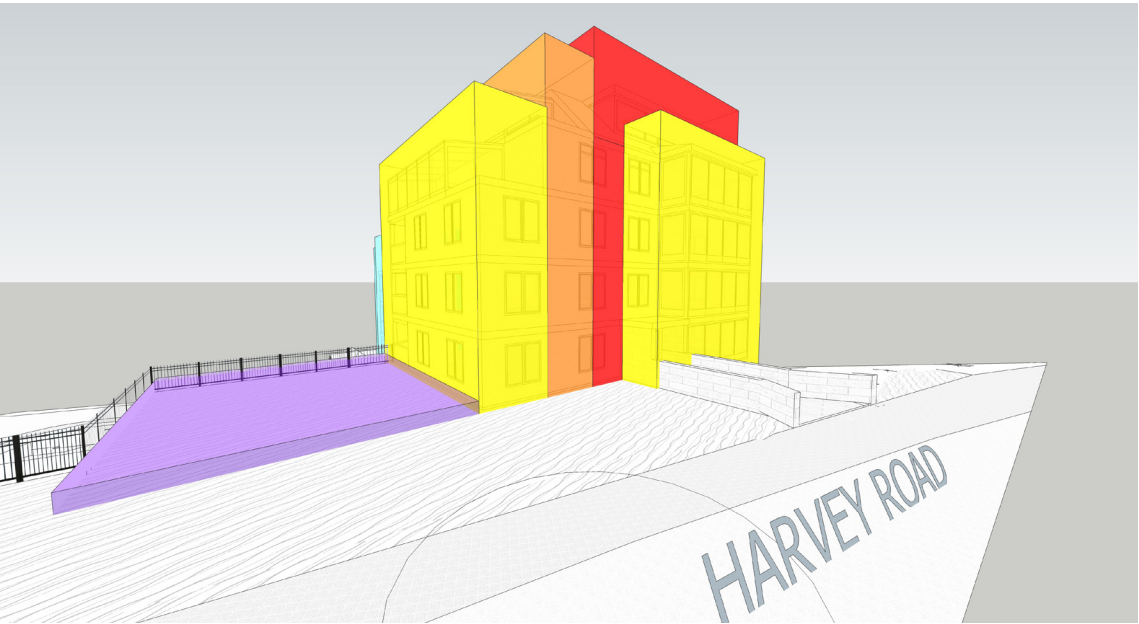


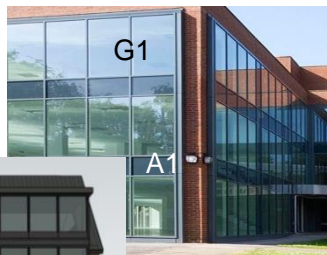
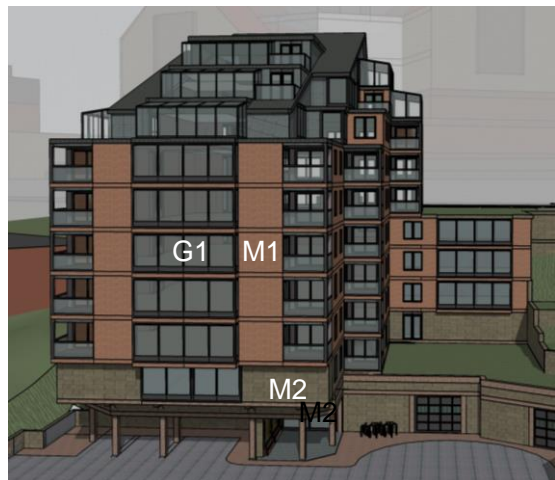
Figure D4: North Elevation - Harvey Road



Main Concept Components

- Up to 40 residences: one in the existing residence; three new townhouses; and a new residence building (to be known as The Parish Lane Residences).
- Protection and reuse of the Parish Residence.
- Vehicular and pedestrian access from Queen's Road and pedestrian access from Harvey Road.
- Tree and property protection.
- Fully landscaped.
- Primarily covered parking and accessible visitor parking.





Phase 3: Parish Lane Residence's Materials

The building structure will be concrete.

Cladding is masonry, glass, and machine coated aluminum. Colours and textures of exterior materials will be selected to blend with and complement the development.

Glass window wall and punched windows

Machine coated aluminum.

Patios and balconies will be integral with the structure, and recessed into corners versus projected from the corner. Railings will be glass and aluminum.

Roof: standing seam metal roof, muted colour. Other than dormers, there are no roof top structures

Materials

M1 Calcium silicate rain screen, Aris Clip 'Merlot'

M2 Calcium silicate full bed stone, Arriscraft 'Montecito'

C1 Composite Rainscreen

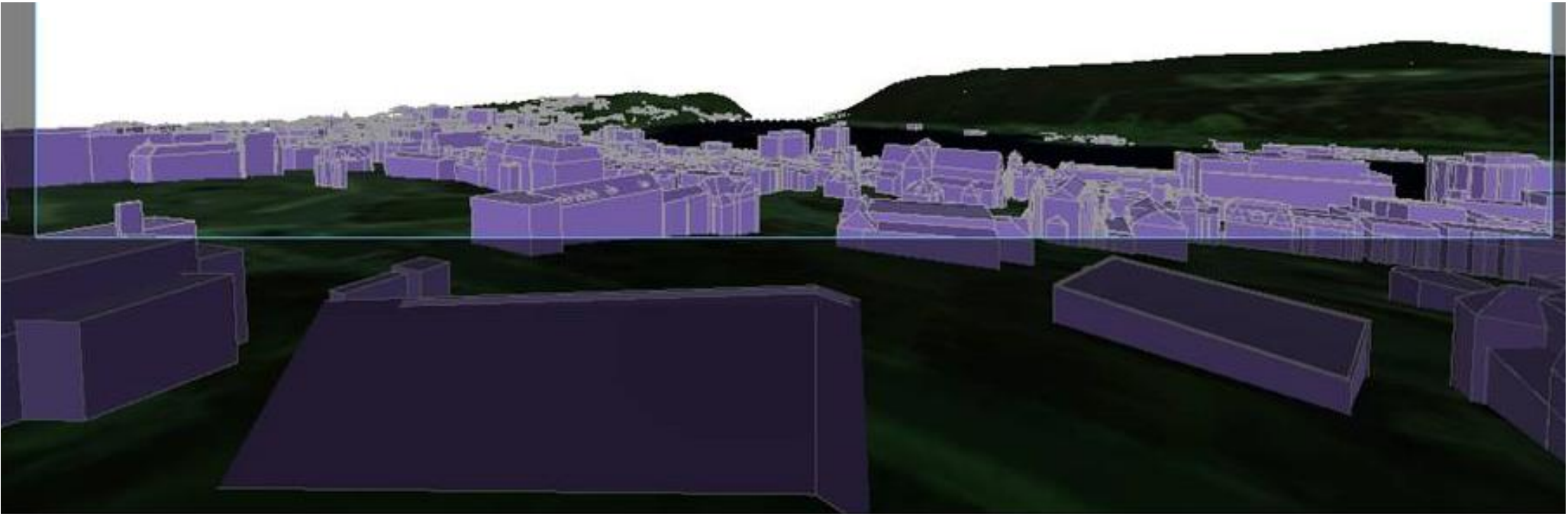
G1 Clear glass

A1 Machine coated aluminum

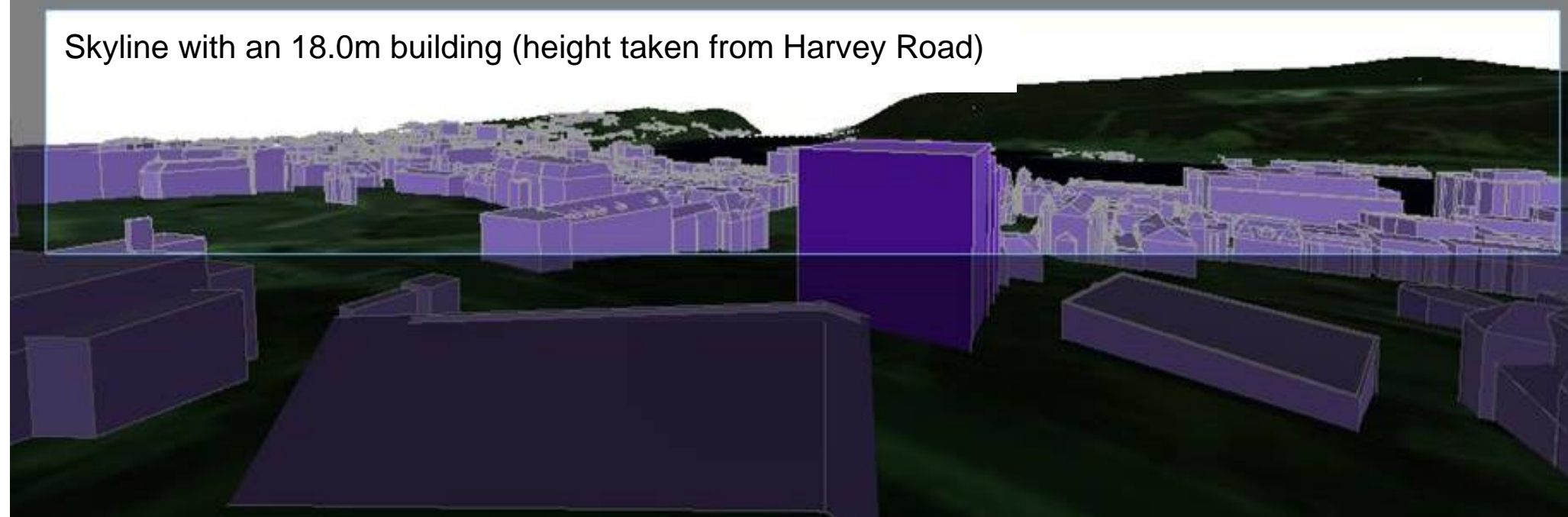
R1 Standing Seam metal



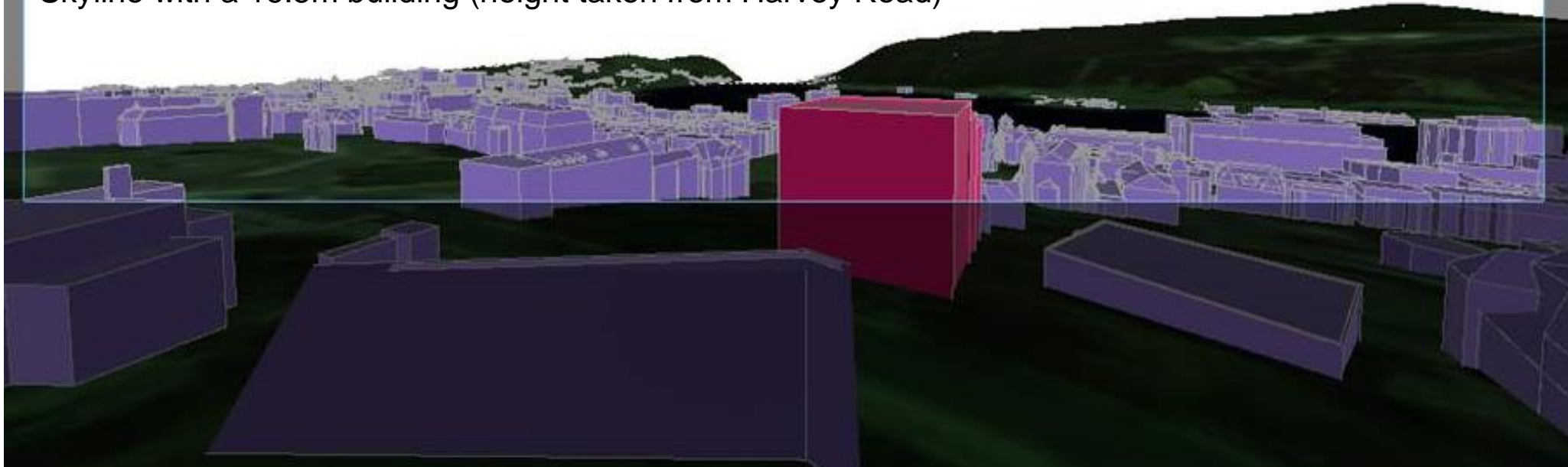
Skyline with no development



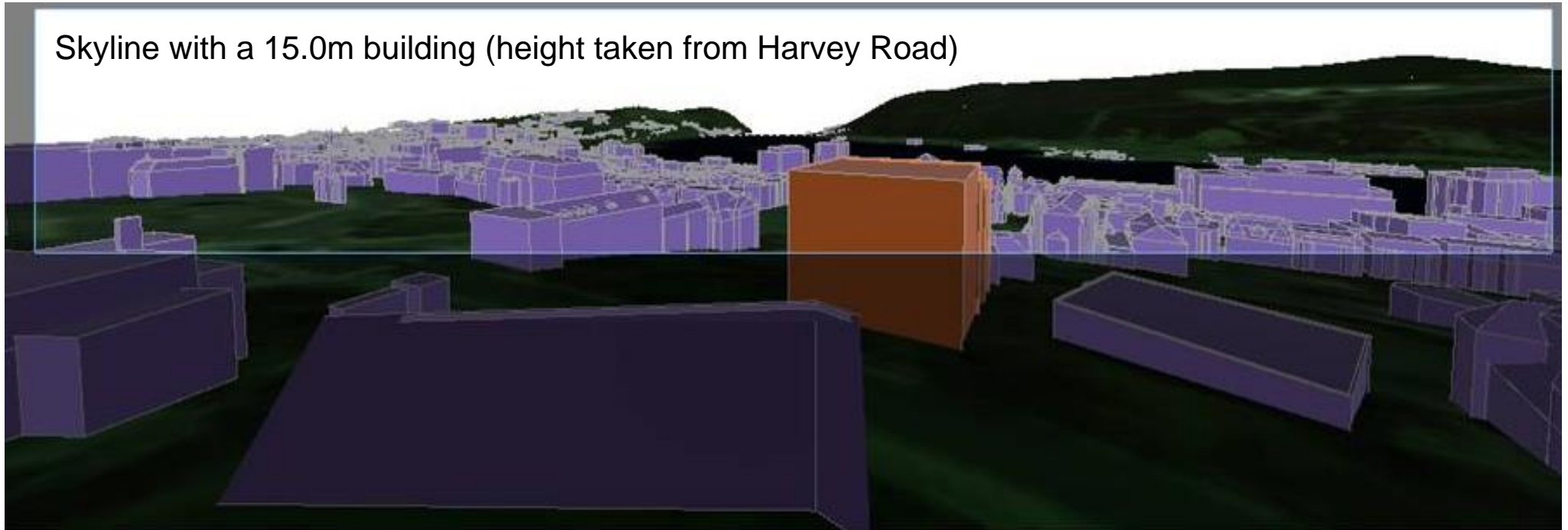
Skyline with an 18.0m building (height taken from Harvey Road)



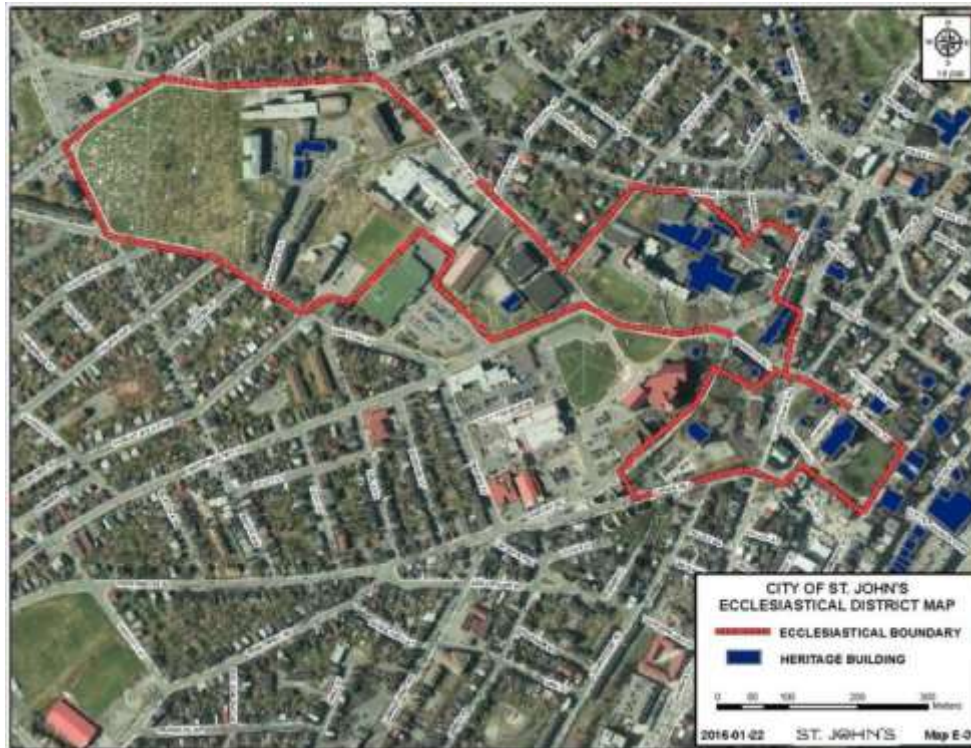
Skyline with a 16.5m building (height taken from Harvey Road)



Skyline with a 15.0m building (height taken from Harvey Road)



Statement of Significance



Aerial view of St. John's Ecclesiastical District outlined in red

St. John's Ecclesiastical District

Formal Recognition Type

City of St. John's Heritage Building, Structure, Land or Area

Description of Historic Place

The St. John's Ecclesiastical District is a large, linear shaped parcel of land located in the center of St. John's, in the one of the oldest sections of town. This district includes churches, convents, monasteries, schools, fraternal meeting houses and cemeteries and evokes a visual panorama of imposing masonry buildings of varying architectural styles. Within this organically patterned landscape and generous open spaces are some of the province's most important 19th century "mother churches", including representatives from most major denominations prevalent in Newfoundland and Labrador. The buildings vary in size, scale and formality and the district exemplifies its strong educational thrust through the continued uses of many of the buildings for their intended purposes, such as the schools and churches. The district spans an area of more than 61 acres. The natural evolution of the area is evident through its architecture and mature green space and newer buildings included within the district boundaries have been designed to be sympathetic to the styles of the original buildings. The designation is purely commemorative and includes all buildings, lands, landscape features, structures and remains within the boundaries.

Heritage Value

The St. John's Ecclesiastical District has a strong historic association with religion and education for Newfoundland and Labrador. The collection of ecclesiastical and fraternal buildings, which

comprise the district, represents the pivotal role of the churches in St. John's society in matters spiritual, educational, charitable, political and recreational for more than 175 years. Although many of these historic functions have been taken over by the provincial government, the area continues to contribute strongly to the community through the various schools and the churches whose facilities serve many cultural and social needs and expressions. It is the spiritual center of St. John's and of the founding religions and it is used by many groups and faiths for ongoing cultural and social activities.

The St. John's Ecclesiastical District is also historically valuable because of its associations with the religious leaders who were the overseers of daily operations. In a town whose population was once divided along religious lines, individual buildings and clusters thereof are associated with personalities who sat in the seats of religious power and the people who found themselves under their guidance. The denominational clusters of buildings serve to emphasize both the differences and similarities of each religious group at the same time. The buildings remain as imposing, lasting reminders of the institutions responsible for their construction and the contribution of these religious institutions to the community, both positive and negative.

The St. John's Ecclesiastical District achieves aesthetic value through the formal styles, scales and placements of buildings, landscape features and structures, which show the roles and dominance of religion in the history and development of the capital city. The overall visual impact of the area is achieved through the uses of varying materials, architectural styles, open spaces and statuary whereas today areas like the Ecclesiastical District are no longer being built. Where religion played a crucial and fundamental role in developing the community, these buildings stand as physical testaments to this influence. Also aesthetically valuable is the use of natural, enduring materials which dominate the district landscape. The buildings, constructed in stone and brick, reach skyward with their spires and towers, yet remain solidly firm on their well-built foundations. The varied ornamentations, statuary, grave markers, monuments and fencing, paired with the mature trees and generous use of green space, all combine in a cohesive and organic manner.

The St. John's Ecclesiastical District achieves environmental value in several ways. The district is a visual landmark for fishermen. Situated on upwards-sloping land the brick and granite buildings rise above the harbour, marking the way for fishermen returning from the fishing grounds as they enter St. John's harbour. This visual landmark continues to be used to this day, and the views of the district from the harbour, as well as the views of the harbour from the district are considered valuable to the community. Other environmental values include the footpaths, the close proximity of the buildings to each other and the back alleyways reminiscent of 19th century St. John's; a trend that doesn't exist in newer parts of the city. The area was intentionally picked by early church leaders to emphasize the dominant position of the churches. The big stone churches held the leaders of society who, in their infinite wisdom, could peer down on the masses of common folk and pass down their laws and rules. The physical location of the church buildings deliberately forced the less-enlightened to look up to the church: a literal reaction to a figurative idea.

Source: St. John's Ecclesiastical District Ward 2, Recognition in the St. John's Municipal Plan, St. John's Municipal Plan Amendment No. 29, 2005 CD R2005-04-26/11

Character Defining Elements

All those elements that relate to the variety and the uses of formal architectural styles and designs often typical of each denomination, including but not limited to:

- Gothic Revival, Classic, Romanesque, Second Empire and Georgian masonry buildings; -high quality of craftsmanship;
- the uses of architectural features typically found on specific architectural styles such as arched window and door openings on the Gothic Revival Anglican Cathedral and the Latin cross layout of the Romanesque Catholic Basilica;
- use of symbols and inscribed identifications such as those found on the BIS (Benevolent Irish Society) building in the forms of carved stonework and statuary on the exterior façade of the building;
- decorative elements which reflect the grandness of the buildings, including stained glass windows, towers, spires, belfries, the Basilica Arch and grand entryways with generous open green space;
- dominating nature of spires in an area where they stand out among primarily low buildings; and
- various roof shapes, windows and door openings, massing, size and orientation.

All those elements that relate to the predominant use of high quality, durable materials, and to the variety of these materials, including:

- use of locally quarried granite and bluestone incorporated into masonry buildings;
- use of imported stone incorporated into masonry buildings; and
- use of slate and other durable materials.

All those elements that relate to the physical location of the district, including:

- prominent location on a hill/ slope making it visible and symbolic;
- existing major views to and from the district;
- informal organic layout and the ability to read the natural land use patterns and circulation routes;
- relationship of major religious institutional buildings to their immediate setting and surroundings; and
- interrelationship of buildings and denominational clusters, such as the Roman Catholic cluster of its convent, monastery, church and school.

All unique and special elements that define the district's long and religious/educational history, including:

- formal landscape elements such as walls, fencing, statuary, grave markers, Basilica Arch and monuments;
- the interrelationship between buildings, such as the nearness of the Presentation Convent, the Basilica, the Monastery and St. Bon's School, and the ability to access each by footpaths marked out for more than 175 years, and through back doors and alleyways;
- non-formal and traditional treed footpaths and monuments, including unmarked trails through cemeteries; and
- openness of landscape;

All those elements that reflect the continuing uses of the district, including:

- religious, educational and community uses for cultural purposes.

Location and History

Community	St. John's
Municipality	City of St. John's
Construction (circa)	1826 - 1923
Style	Other
Website Link	http://www.stjohns.ca/index.jsp

Additional Photos



City of St. John's Municipal Plan, 2021

St. John's Municipal Plan Amendment Number 1, 2022

**Open Space Land Use District to
Residential Land Use District for an Apartment Building
68 Queen's Road**

September 2022



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 1, 2022

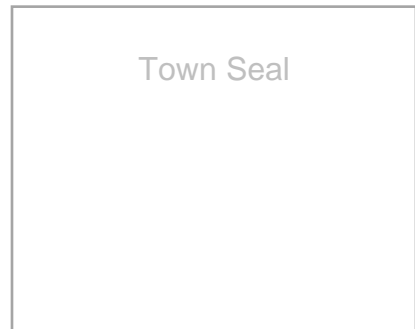
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 1, 2022.

Adopted by the City Council of St. John's on the 28th day of June, 2022.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Municipal Plan Amendment Number 1, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Municipal Plan, 2021

Amendment Number 1, 2022

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

1. Adopted the St. John's Municipal Plan Amendment Number 1, 2022 on the 28th day of June, 2022;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 1, 2022 by way of an advertisement inserted in the Telegram newspaper on the 2nd day of July, 2022, on the 9th day of July, 2022, on the 16th day of July, 2022,; and
3. Set the 20th day of July, 2022 at 7:00 p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions; and
4. Set the 21st day of July, 2022 at 7:00 p.m. for an additional virtual session via Zoom.

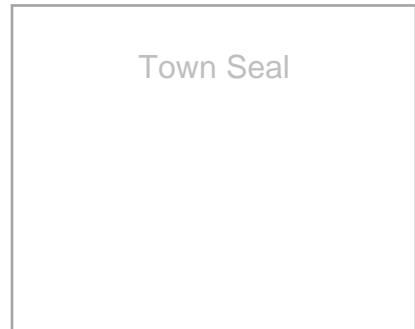
Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Municipal Plan Amendment Number 1, 2022 on the 3rd day of October, 2022 as amended with the changes outlined below.

Amend Policy 8.4(7) in the St. John's Municipal Plan to reference the new Apartment Harvey Road Zone.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Municipal Plan Amendment Number 1, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



<p>Municipal Plan/Amendment <u>REGISTERED</u></p> <p>Number _____</p> <p>Date _____</p> <p>Signature _____</p>

CITY OF ST. JOHN'S

Municipal Plan Amendment Number 1, 2022

BACKGROUND

The City of St. John's wishes to allow an Apartment Building at 68 Queen's Road. A Municipal Plan Amendment to redesignate land from the Open Space Land Use District to the Residential Land Use District is required to accommodate the development.

Initially this amendment also included rezoning land at the front of the property from the Institutional (INST) Zone to the Residential Downtown (RD) Zone for the purpose of developing three (3) Townhouses. Following the public meeting, at the February 9, 2021, Council meeting, Council directed to split the amendments into two separate amendments. On August 20, 2021, the front of the property was re-designated to the Residential Land Use District and rezoned to the RD Zone. St. John's Municipal Plan Amendment Number 1, 2022 and Development Regulations Amendment Number 1, 2022 only applies to the rear of the property (area currently designated and zoned Open Space (O)).

Heritage Area

The subject property is located in Heritage Area 1 and is within the St. John's Ecclesiastical District National Historic Site, which was proclaimed several years ago by the Historic Sites and Monuments Board of Canada. Nearby buildings include The Rooms provincial museum, art gallery and archives to the north, houses along Garrison Hill to the east, Gower Street United Church and hall and the Sergeant's War Memorial and Peacekeepers Monument across Queen's Road to the south, and St. Andrew's Presbyterian Church and hall off Long's Hill to the west. There is also a disused Roman Catholic cemetery in front of St. Andrew's. The Catholic Basilica and the Anglican Cathedral are nearby.

The associated Land Use Assessment Report, available from the Planning Division upon request, was reviewed by the Built Heritage Experts Panel and recommended changes, such as building materials and window design, have been incorporated into the Apartment Building design.

Changes to the Proposal

In 2019, Council decided to consider rezoning the subject property and set terms of reference for a Land Use Assessment Report. The initial application for this property proposed two Apartment Buildings with a total of 40 units, one fronting Harvey Road and one fronting Queen's Road. The required public meeting for the proposed development and rezoning was held on November 27, 2019 and was attended by approximately 135 people. Many concerns were raised during the meeting about the size and scale of the proposed building. Following the meeting the applicant decided that they would conduct independent consultation and revise the plans. The additional

consultation included a public session at The Rooms with stakeholders; and in partnership with Happy City St. John's and Heritage NL, the applicant carried out an online survey, a focus group meeting with stakeholders, and a design charrette lead by ERA Partners.

The applicant updated the required Land Use Assessment Report to propose a new development. In the revised design, 40 residential units remain, but the Apartment Building on Queen's Road was changed to three Townhouses. The building on Harvey Road has been rotated 90 degrees so it is narrower along the road and goes back deeper into the property. The Townhouses have since been rezoned to allow development.

The land at the rear of the lot rises steeply to Harvey Road in a treed area that has no formal use. While this portion of the lot is zoned Open Space, it is privately owned and is used informally by some area residents. Staff believe that this zone is a hold-over from the first zoning map for St. John's in 1955. At that time, there were only a handful of zones used. Parks were zoned Open Space, as well as all churches, churchyards, and cemeteries. As the Institutional Zone was later introduced, it was likely that this portion of the lot was left as Open Space because it was vacant land and only the building portion of the lot was zoned Institutional.

Given the concerns raised during the public consultation, in February 2021 Council directed staff to prepare a site-specific zone for the proposed Apartment Building. This zone is intended to apply in a situation where a general zone might not give Council enough control. This property is a sensitive site with many public concerns. In the proposed amendment, a site plan is adopted as the zone standards, so that if the property is developed, the development will have to match the adopted site plan. The building form would be developed exactly as proposed. Any changes to the site plan would require an amendment to the zone. Once this amendment is approved and the land is designated Residential, as long as the proposed use of the site remains residential a Municipal Plan amendment would not be required to accommodate building design changes.

PUBLIC CONSULTATION

The revised submission and proposed amendment and associated public meetings were advertised on three occasions in The Telegram newspaper on October 31, November 7, and November 14, 2020. A notice of the amendment was also mailed to property owners within 150 metres of the application site and posted on the City's website and social media. Two virtual public meetings were held on November 17 and 18, 2020. Submissions received are included in the November 22, 2021 Regular Council Meeting Agenda (Decision Note dated November 17, 2021).

At the public meetings and in the many emails received, opinions were divided. Some thought that the proposed development would be an improvement to the currently neglected hall, retain the heritage character of the area, increase residential density,

encourage more people to come downtown, retain some green space, and be a good addition to the neighbourhood.

Others do not want to see the trees cut down and thought the proposed building is too large and out of scale with the historic area. Concerns were raised from neighbouring properties that removing trees, developing a large building, and installing light fixtures will block their natural light and affect privacy of houses along Garrison Hill. There were concerns that blasting or drilling for the underground parking could affect the adjacent properties. The objections include a petition with over 4,000 signatures.

In addition to residents, the board of directors of The Rooms and three adjacent places of worship (Gower Street United Church, St. Andrew's Presbyterian Church, and the Catholic Basilica of St. John the Baptist) also cited significant objections to the proposed development.

Concerns have been raised about potential negative impacts on the St. John's Ecclesiastical District National Historic Site designation. There was an appeal to not allow the development of the proposed apartment building, as it could jeopardize the work of a group of volunteers who seek to nominate the Ecclesiastical District as a World Heritage Site with UNESCO. Information from Parks Canada does not affirm that level of jeopardy to a potential future UNESCO designation.

ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT

A portion of land at the rear of 68 Queen's Road is designated "Public Open Space" under the St. John's Urban Region Regional Plan. The proposed amendment would require a Regional Plan amendment to redesignate the land to "Urban Development".

St. John's Urban Region Regional Plan Amendment 1, 2020 was advertised concurrently with the municipal amendment. Notices were also mailed to municipalities within the urban region. Submission received are included in the November 22, 2021 Regular Council Meeting Agenda (Decision Note dated November 17, 2021).

AMENDMENT REFERENCE NUMBER

During the initial provincial review to consider the Regional Plan Amendment, the city supplied the Department of Municipal and Provincial Affairs with a draft reference number for the proposed amendment. Since that time, the City has adopted a new Municipal Plan and Development Regulations, and therefore this amendment will be referenced as Municipal Plan Amendment Number 1, 2022.

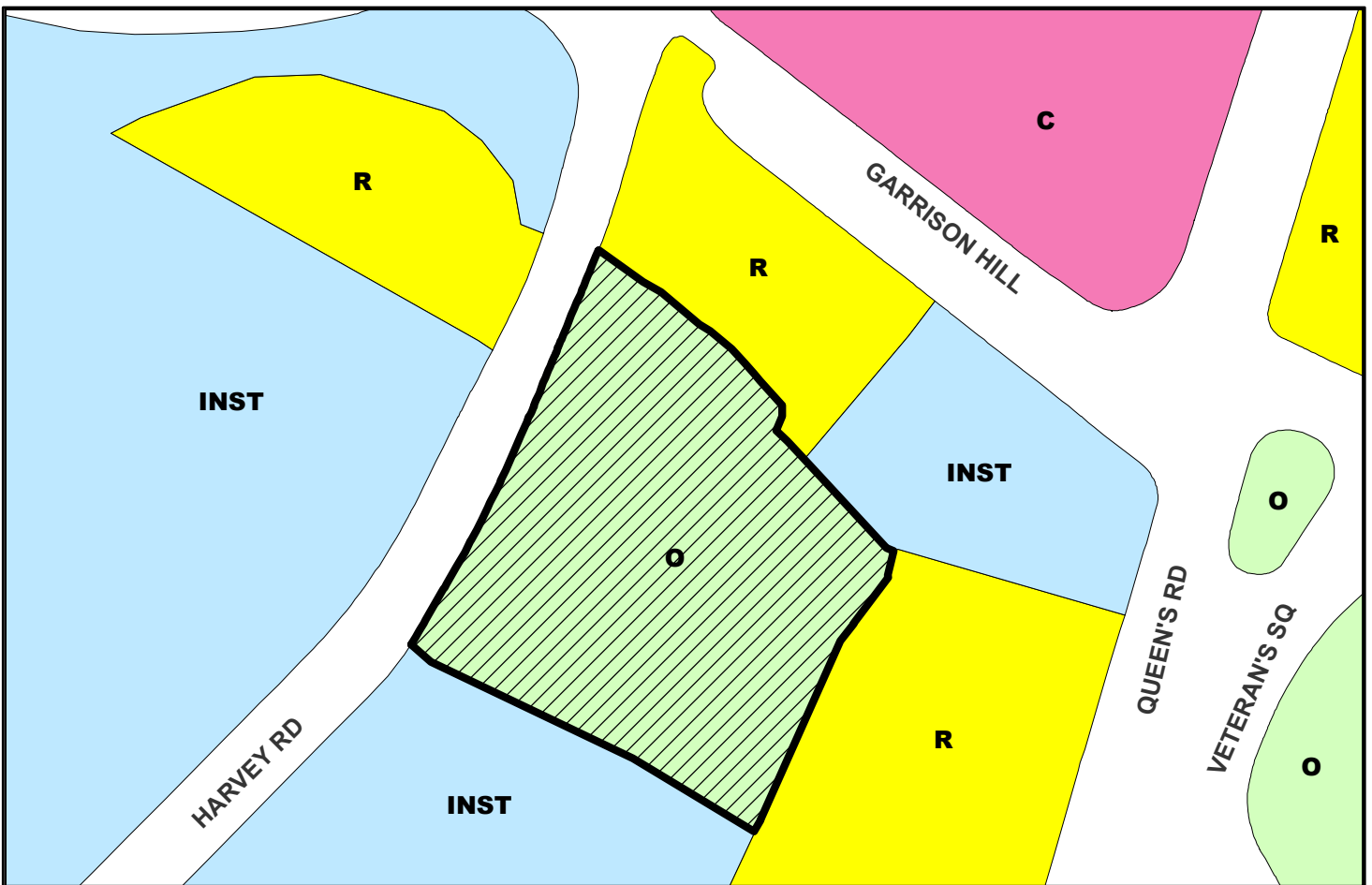
ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 1, 2022

The St. John's Municipal Plan is amended by:

- 1. Repealing Section 8.4(7) for Residential Neighbourhoods in the Residential Land Use District and substituting the following:
"8.4(7) The Residential Downtown, the Apartment Downtown and the Apartment Harvey Road Zones shall be established in the Development**

Regulations under the Residential Land Use District and shall be considered within Planning Area 1 (Downtown) and adjacent neighbourhoods, which are reflective of existing development patterns, housing stock, lot sizes and stepbacks.”

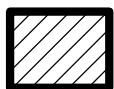
- 2. Redesignating land at the rear of 68 Queen’s Road [Parcel ID# 45901] from the Open Space (O) Land Use District to the Residential (R) Land Use District as shown on Future Land Use Map P-1 attached.**



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 1, 202&**
[Future Land Use Map P-1]

2021 11 17 Scale: 1:1000
City of St. John's
Department of Planning, Development
& Regulatory Services

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.



AREA PROPOSED TO BE REDESIGNATED FROM
OPEN SPACE (O) LAND USE DISTRICT TO
RESIDENTIAL (R) LAND USE DISTRICT

**68 QUEEN'S ROAD
Parcel ID 45901**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Municipal Plan/Amendment
REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 1, 2022

**Open Space (O) Land Use Zone to
Apartment Harvey Road (AHR) Land Use Zone for
an Apartment Building
68 Queen's Road**

September 2022



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 1, 2022

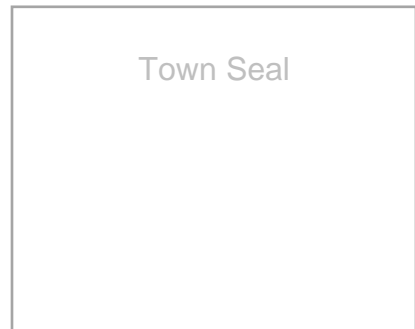
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 1, 2022.

Adopted by the City Council of St. John's on the 28th day of June, 2022.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Development Regulations Amendment Number 1, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Development Regulations, 2021

Amendment Number 1, 2022

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

1. Adopted the St. John's Development Regulations Amendment Number 1, 2022 on the 28th day of June, 2022;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 1, 2022 by way of an advertisement inserted in the Telegram newspaper on the 2nd day of July, 2022, on the 9th day of July, 2022, on the 16th day of July, 2022,; and
3. Set the 20th day of July, 2022 at 7:00 p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions; and
4. Set the 21st day of July, 2022 at 7:00 p.m. for an additional virtual session via Zoom.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Development Regulations Amendment Number 1, 2022 on the 3rd day of October, 2022 as amended with the changes outlined below.

Adding the Apartment Harvey Road (AHR) Zone to Section 10.2 Use Zone Summary of the St. John's Development Regulations.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____

Town Seal

Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 1, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____

MCIP/FCIP Stamp

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 1, 2022

BACKGROUND

The City of St. John's wishes to allow an Apartment Building at 68 Queen's Road. A Development Regulations amendment to rezone the land from the Open Space (O) Zone to a new Apartment Harvey Road (AHR) Zone is required to accommodate the development.

Initially this amendment also included rezoning land at the front of the property from the Institutional (INST) Zone to the Residential Downtown (RD) Zone for the purpose of developing three (3) Townhouses. Following the public meeting, at the February 9, 2021, Council meeting, Council directed to split the amendments into two separate amendments. On August 20, 2021, the front of the property was re-designated to the Residential Land Use District and rezoned to the RD Zone. St. John's Municipal Plan Amendment Number 1, 2022 and Development Regulations Amendment Number 1, 2022 only applies to the rear of the property (area currently designated and zoned Open Space (O)).

Heritage Area

The subject property is located in Heritage Area 1 and is within the St. John's Ecclesiastical District National Historic Site, which was proclaimed several years ago by the Historic Sites and Monuments Board of Canada. Nearby buildings include The Rooms provincial museum, art gallery and archives to the north, houses along Garrison Hill to the east, Gower Street United Church and hall and the Sergeant's War Memorial and Peacekeepers Monument across Queen's Road to the south, and St. Andrew's Presbyterian Church and hall off Long's Hill to the west. There is also a disused Roman Catholic cemetery in front of St. Andrew's. The Catholic Basilica and the Anglican Cathedral are nearby.

The associated Land Use Assessment Report was reviewed by the Built Heritage Experts Panel and recommended changes, such as building materials, and window design, have been incorporated into the Apartment Building design.

Changes to the Proposal

In 2019, Council decided to consider rezoning the subject property and set terms of reference for a Land Use Assessment Report. The initial application for this property proposed two Apartment Buildings with a total of 40 units, one fronting Harvey Road and one fronting Queen's Road. The required public meeting for the proposed development and rezoning was held on November 27, 2019 and was attended by approximately 135 people. Many concerns were raised during the meeting about the size and scale of the proposed building. Following the meeting the applicant decided that they would conduct independent consultation and revise the plans. The additional

consultation included a public session at The Rooms with stakeholders; and in partnership with Happy City St. John's and Heritage NL, the applicant carried out an online survey, a focus group meeting with stakeholders, and a design charrette lead by ERA Partners.

The applicant updated the required Land Use Assessment Report to propose a new development. In the revised design, 40 residential units remain, but the Apartment Building on Queen's Road was changed to three Townhouses. The building on Harvey Road has been rotated 90 degrees so it is narrower along the road and goes back deeper into the property. The Townhouses have since been rezoned to allow development.

The land at the rear of the lot rises steeply to Harvey Road in a treed area that has no formal use. While this portion of the lot is zoned Open Space, it is privately owned and is used informally by some area residents. Staff believe that this zone is a hold-over from the first zoning map for St. John's in 1955. At that time, there were only a handful of zones used. Parks were zoned Open Space, as well as all churches, churchyards, and cemeteries. As the Institutional Zone was later introduced, it was likely that this portion of the lot was left as Open Space because it was vacant land and only the building portion of the lot was zoned Institutional.

Given the concerns raised during the public consultation, in February 2021 Council directed staff to prepare a site-specific zone for the proposed Apartment Building. This is intended to apply in a situation where a general zone might not give Council enough control. This property is a sensitive site with many public concerns. In the proposed amendment, a site plan is adopted as the zone standards, so that if the property is developed, the development will have to match the adopted site plan. The building form would be developed exactly as proposed. Any future changes to the site plan would require an amendment to the zone. This ensures that there will be no deviation from the approved building standards.

PUBLIC CONSULTATION

The revised submission and proposed amendment and associated public meetings were advertised on three occasions in The Telegram newspaper on October 31, November 7, and November 14, 2020. A notice of the amendment was also mailed to property owners within 150 metres of the application site and posted on the City's website and social media. Two virtual public meetings were held on November 17 and 18, 2020. Submissions received are included in the November 22, 2021 Regular Council Meeting Agenda (Decision Note dated November 17, 2021).

At the public meetings and in the many emails received, opinions were divided. Some thought that the proposed development would be an improvement to the currently neglected hall, retain the heritage character of the area, increase residential density, encourage more people to come downtown, retain some green space, and be a good addition to the neighbourhood.

Others do not want to see the trees cut down and thought the proposed building is too large and out of scale with the historic area. Concerns were raised from neighbouring properties that removing trees, developing a large building, and installing light fixtures will block their natural light and affect privacy of houses along Garrison Hill. There were concerns that blasting or drilling for the underground parking could affect the adjacent properties. The objections include a petition with over 4,000 signatures.

In addition to residents, the board of directors of The Rooms and three adjacent places of worship (Gower Street United Church, St. Andrew's Presbyterian Church, and the Catholic Basilica of St. John the Baptist) also cited significant objections to the proposed development.

Concerns have been raised about potential negative impacts on the St. John's Ecclesiastical District National Historic Site designation. There was an appeal to not allow the development of the proposed apartment building, as it could jeopardize the work of a group of volunteers who seek to nominate the Ecclesiastical District as a World Heritage Site with UNESCO. Information from Parks Canada does not affirm that level of jeopardy to a potential future UNESCO designation.

ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT

A portion of land at the rear of 68 Queen's Road is designated "Public Open Space" under the St. John's Urban Region Regional Plan. The proposed amendment would require a Regional Plan amendment to redesignate the land to "Urban Development".

St. John's Urban Region Regional Plan Amendment 1, 2020 was advertised concurrently with the municipal amendment. Notices were also mailed to municipalities within the urban region. Submission received are included in the November 22, 2021 Regular Council Meeting Agenda (Decision Note dated November 17, 2021).

AMENDMENT REFERENCE NUMBER

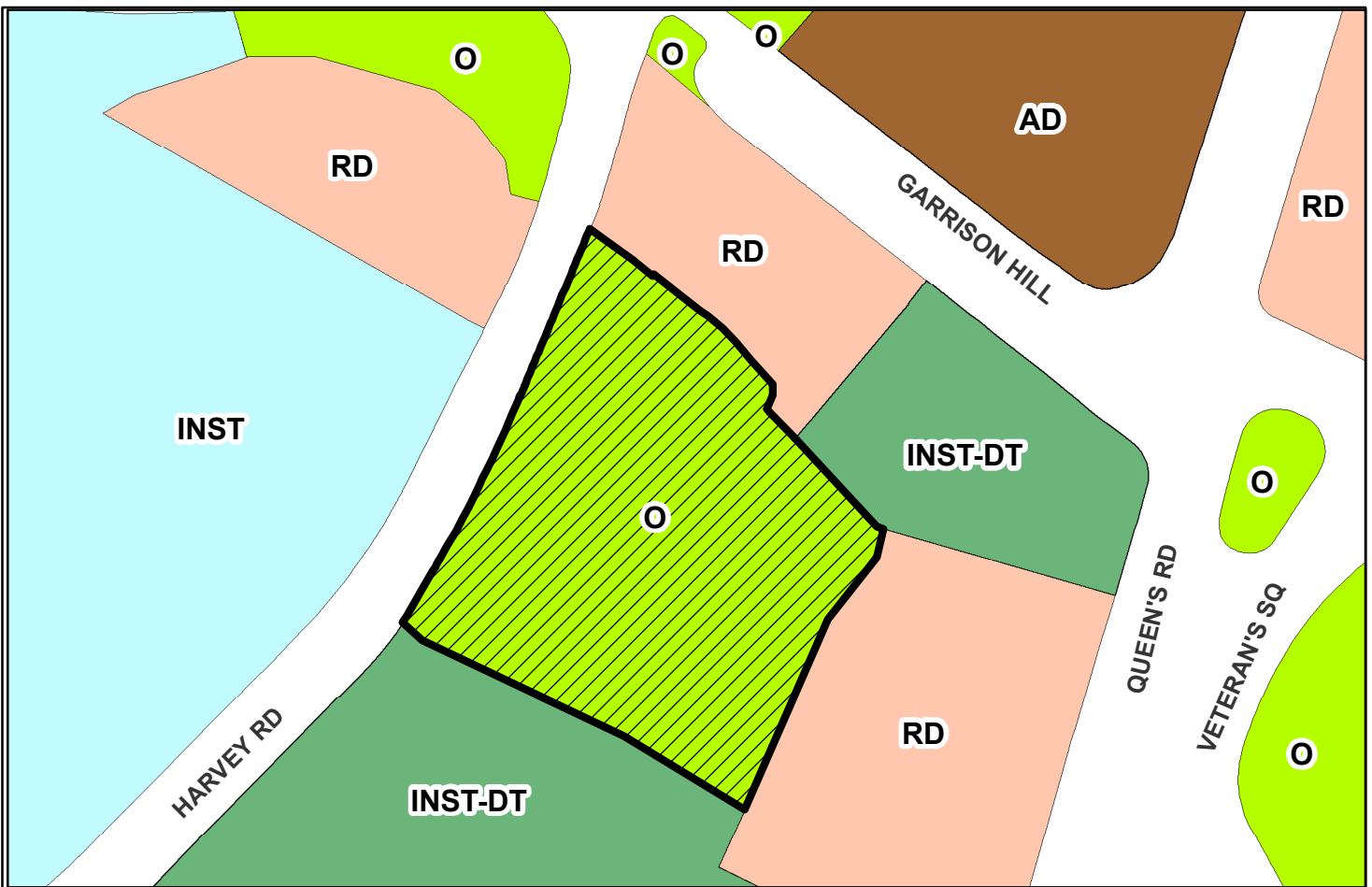
During the initial provincial review to consider the Regional Plan Amendment, the City supplied the Department of Municipal and Provincial Affairs with a draft reference number for the proposed amendment. Since that time, the City has adopted a new Municipal Plan and Development Regulations, and therefore this amendment will be referenced as Development Regulations Amendment Number 1, 2022.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 1, 2022

The St. John's Development Regulations is amended by:

- 1. Rezoning land at the rear of 68 Queen's Road [Parcel ID# 45901] from the Open Space (O) Zone to the Apartment Harvey Road (AHR) Zone as shown on City of St. John's Zoning Map attached.**

2. Adding “Apartment Harvey Road (AHR) Zone” name, abbreviation and zone colour to the list of Apartment Zones in Section 10.2
3. Adding the following to Section 10 – Zones
“APARTMENT HARVEY ROAD (AHR) ZONE
 - (1) For the purpose of this Zone, Building Height shall be defined as the vertical distance measured in metres from the established elevation of Harvey Road to the highest point of the roof surface and shall include mechanical structures, smokestacks, steeples, parapets, purely ornamental structures above the roof and any other rooftop elements.
 - (2) PERMITTED USES
 - Accessory Building
 - Apartment Building
 - Community Garden
 - Daycare Centre in Residential Use
 - Home Office
 - Park
 - (3) DISCRETIONARY USES
 - Home Occupation
 - Public Utility
 - (4)
 - (a) THE FOLLOWING DOCUMENTS SHALL FORM PART OF THE ZONE REQUIREMENTS FOR THE APARTMENT HARVEY ROAD ZONE (APPENDIX AHR)
 - i. Parish Lane Development Figure A: Floor to Floor Heights
 - ii. Parish Lane Development Figure B: Building Setbacks
 - iii. Parish Lane Development Figure C: Building Profiles
 - iv. Parish Lane Development Figure D: Relative Heights
 - (5) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL”

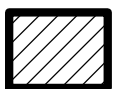


CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS Amendment No. 1, 2022

[City of St. John's Zoning Map]

2021 11 17 Scale: 1:1000
City of St. John's
Department of Planning, Development
& Regulatory Services

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.



AREA PROPOSED TO BE REZONED FROM
OPEN SPACE (O) LAND USE ZONE TO
APARTMENT HARVEY ROAD (AHR) LAND USE ZONE

68 QUEEN'S ROAD
Parcel ID 45901

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration

Figure A: Floor to Floor Heights

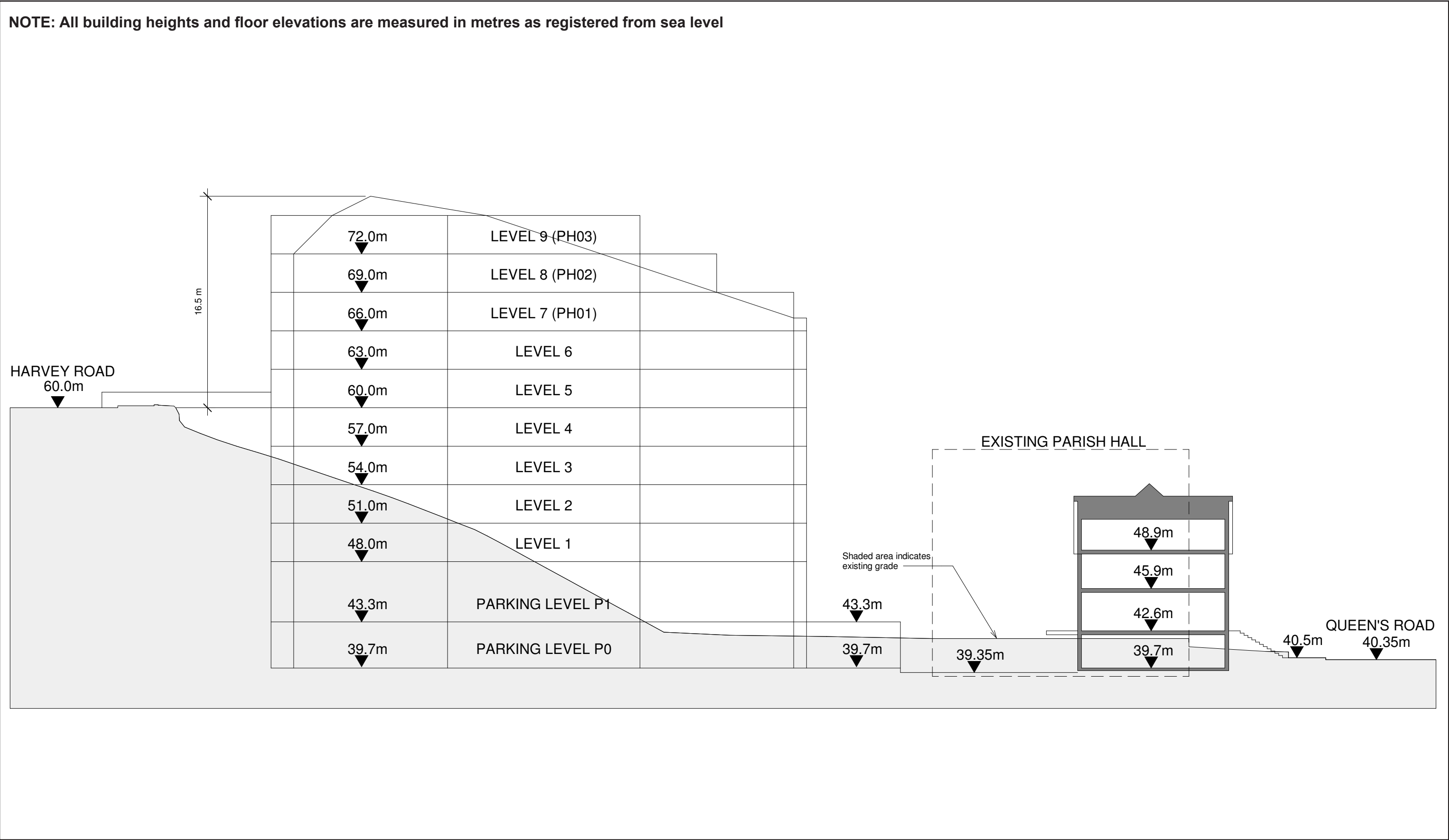


Figure B: Building Setbacks

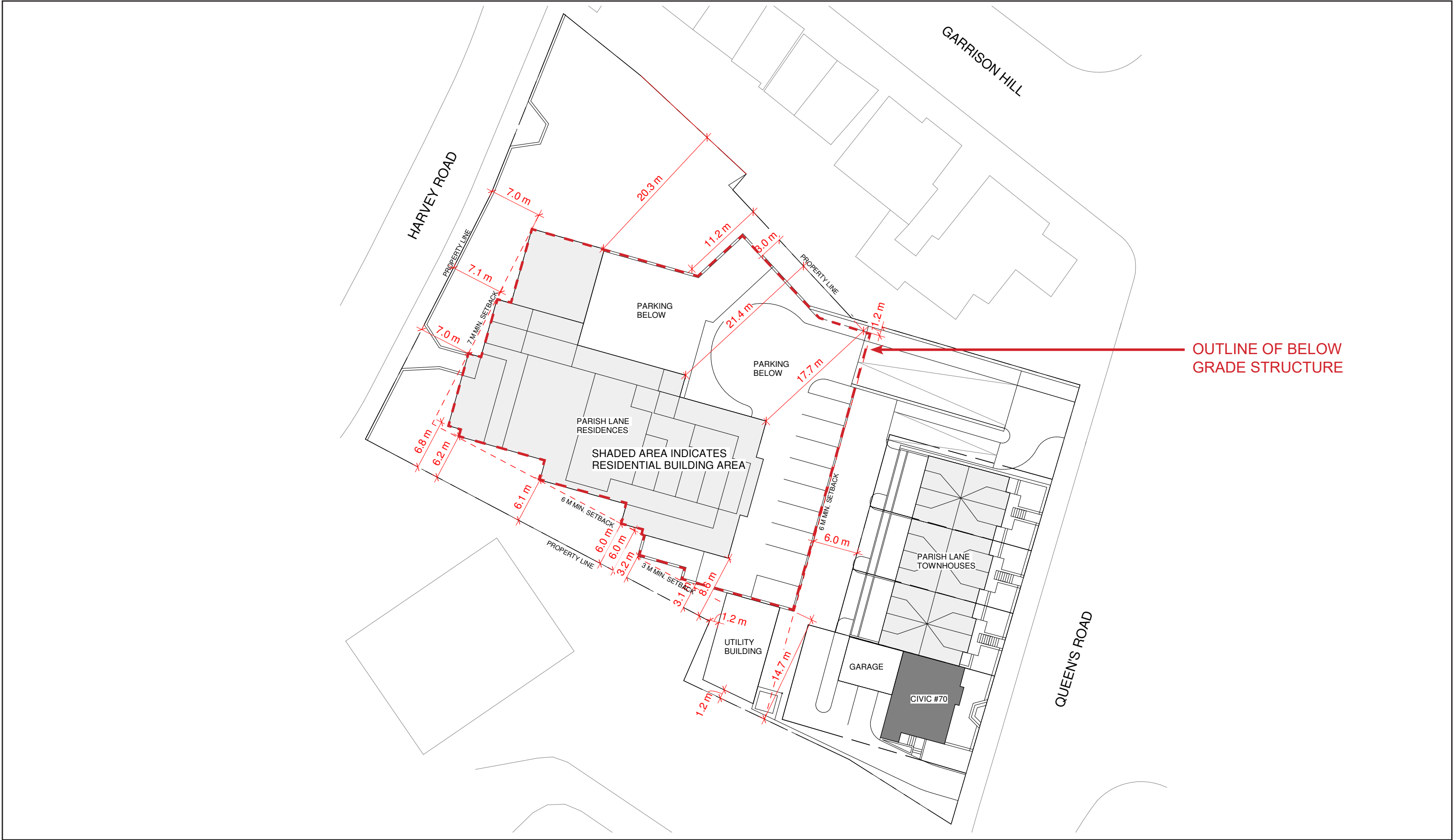


Figure C: Building Profiles

NOTE: All building heights and dimensions are measured in metres. The established elevation of Harvey Road has been set as 60.0m as registered above sea level. This was determined by averaging the elevations across the property along Harvey Road. The building heights shown are measured from that established elevation registered from sea level.

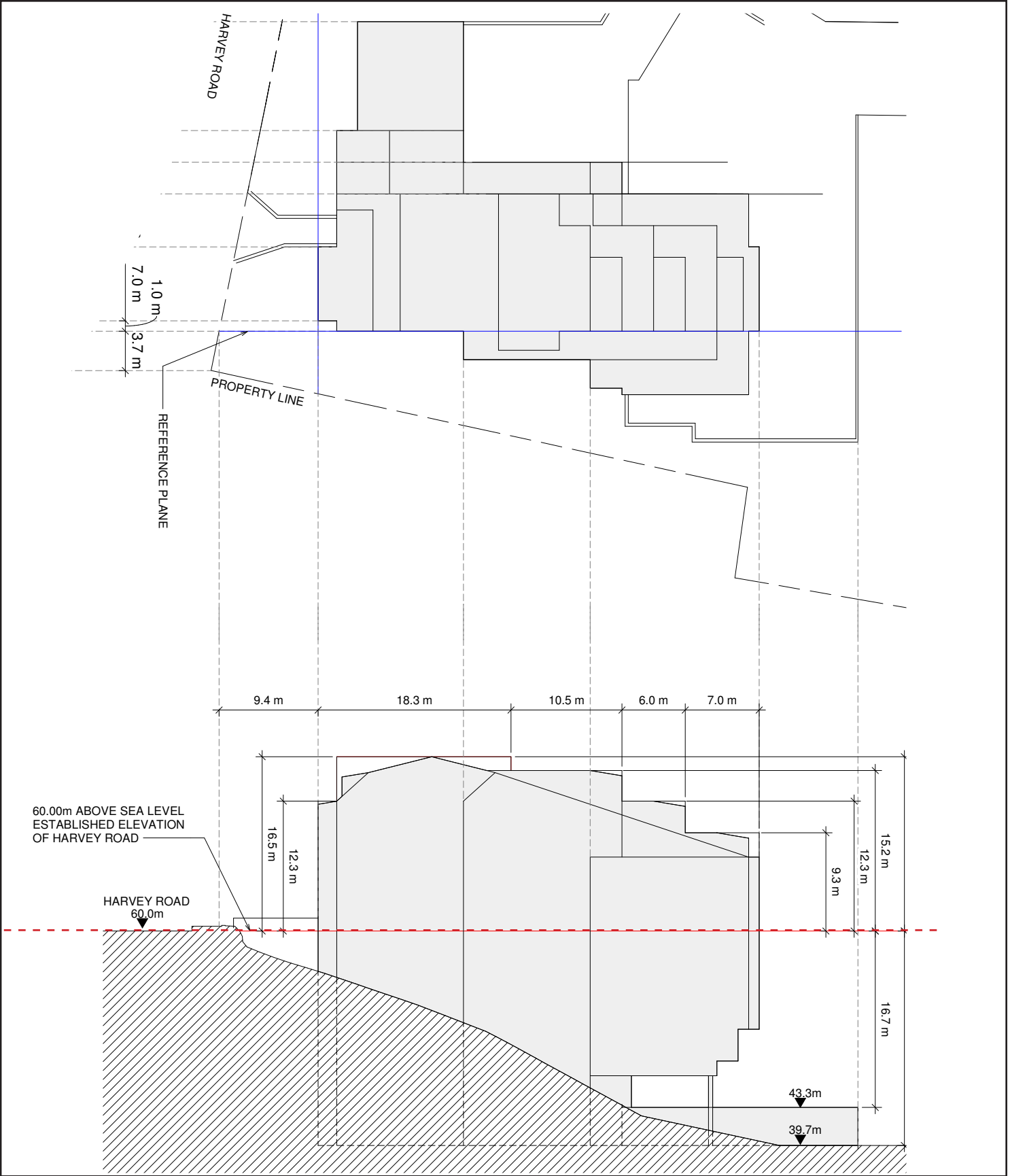
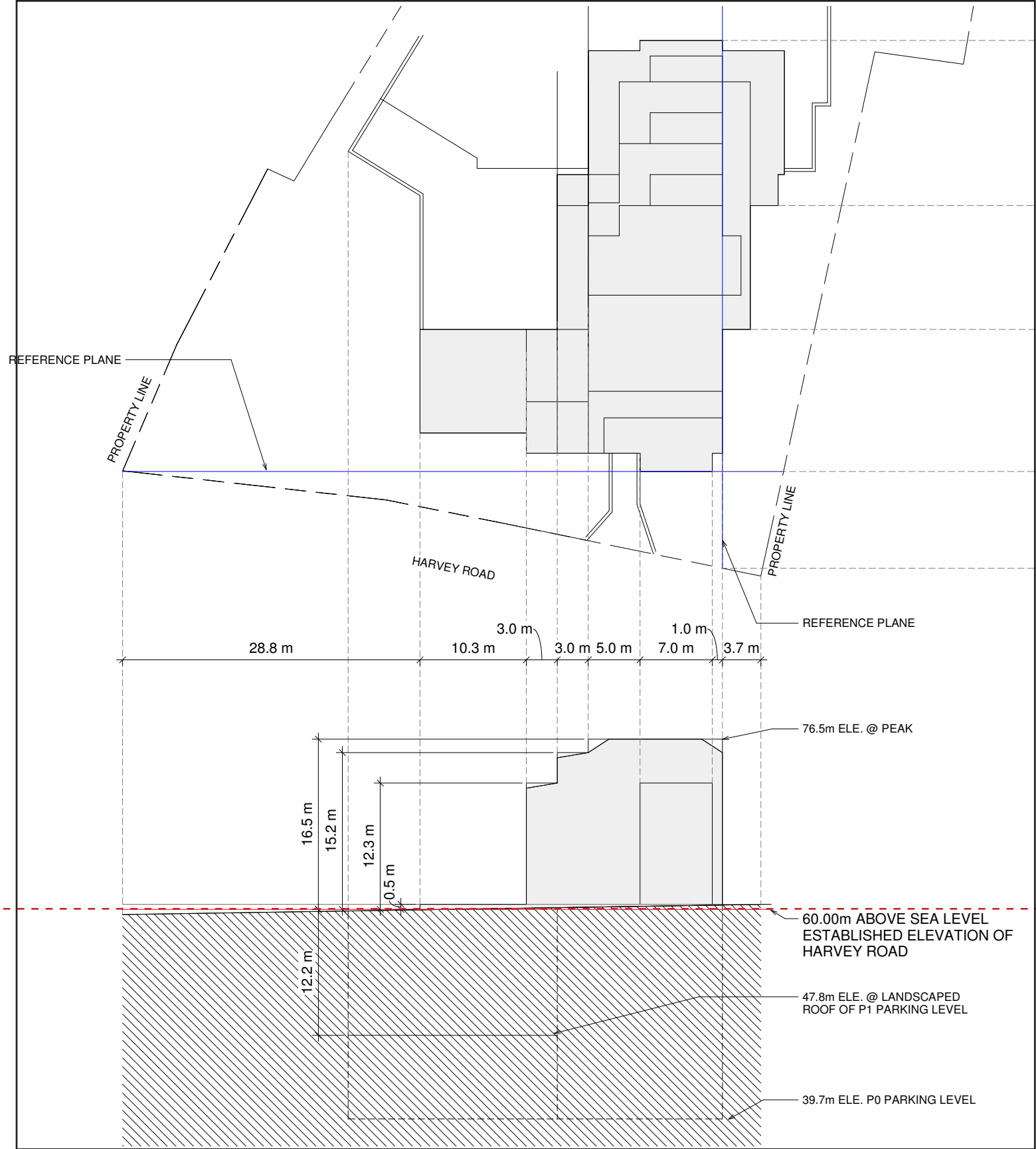


Figure D: Relative Heights

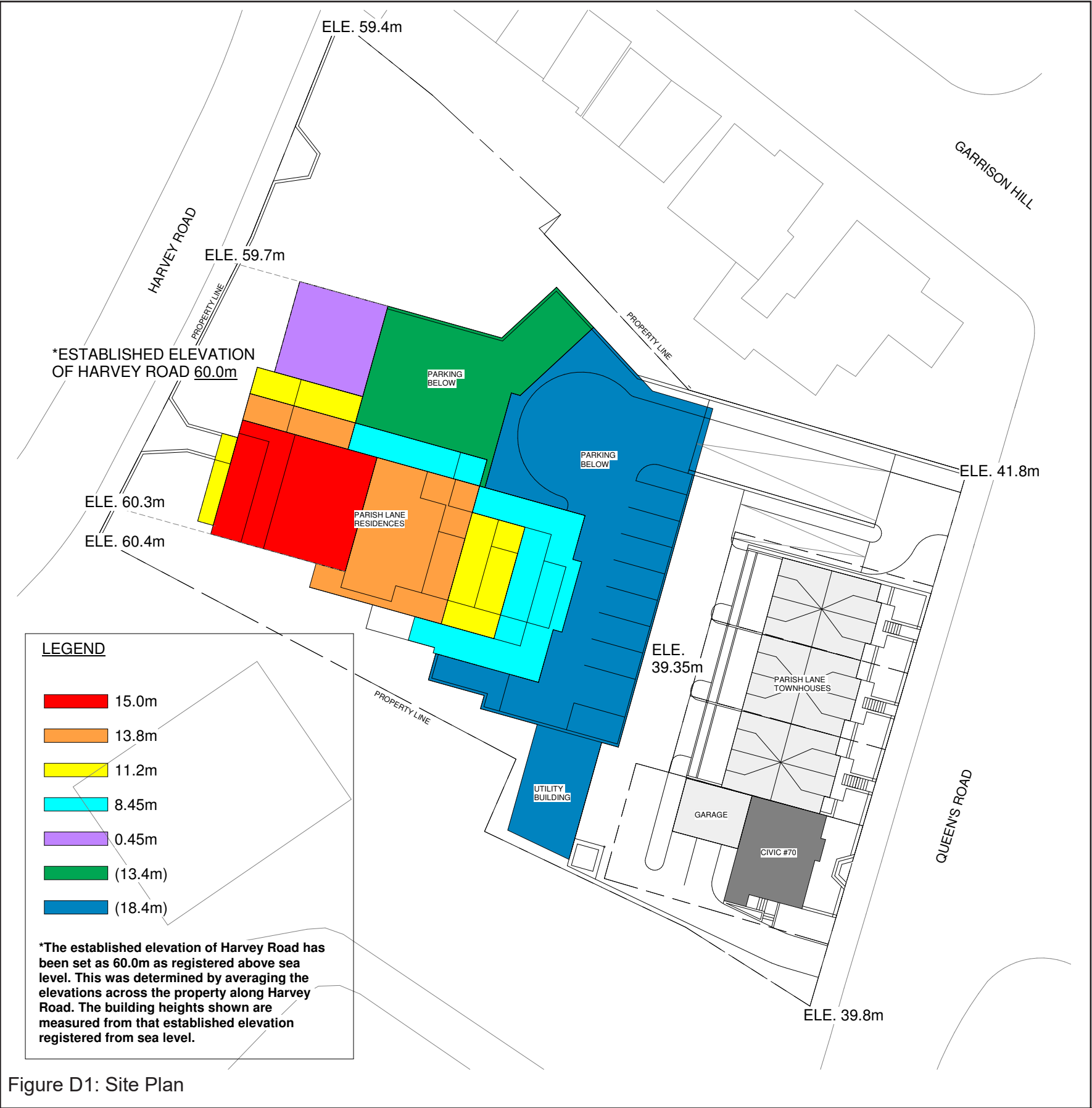


Figure D1: Site Plan

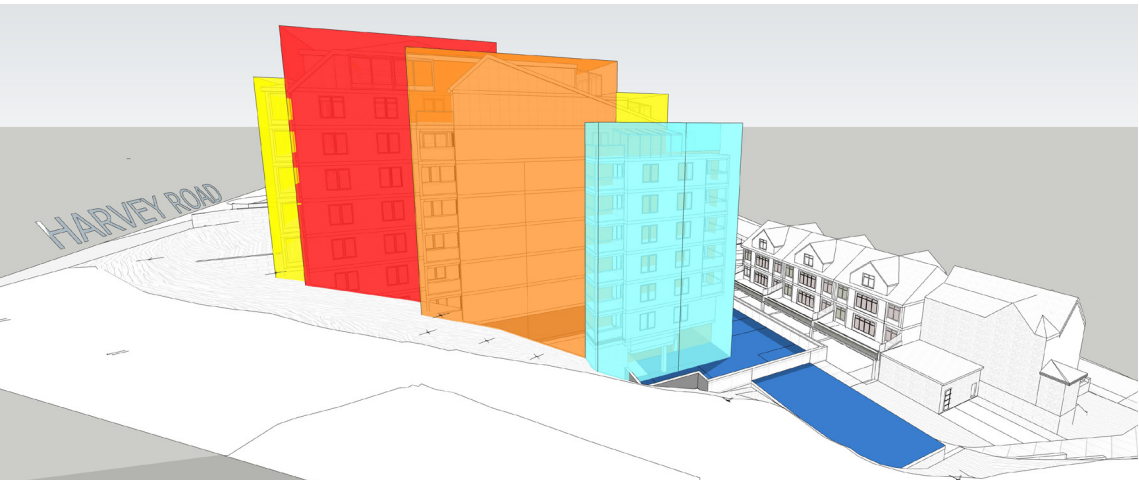


Figure D2: West Elevation

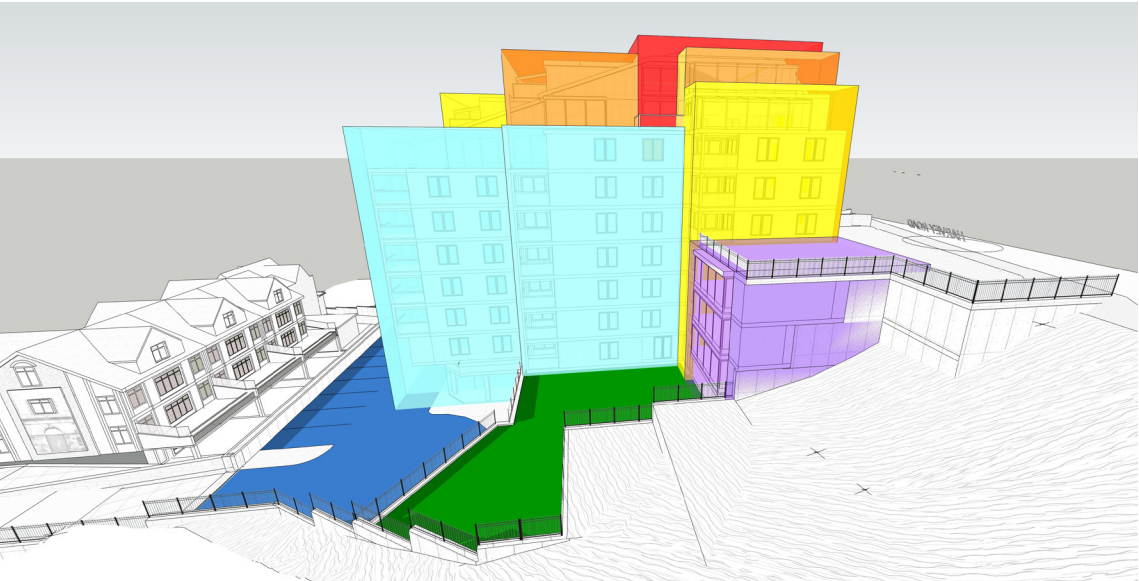


Figure D3: East Elevation

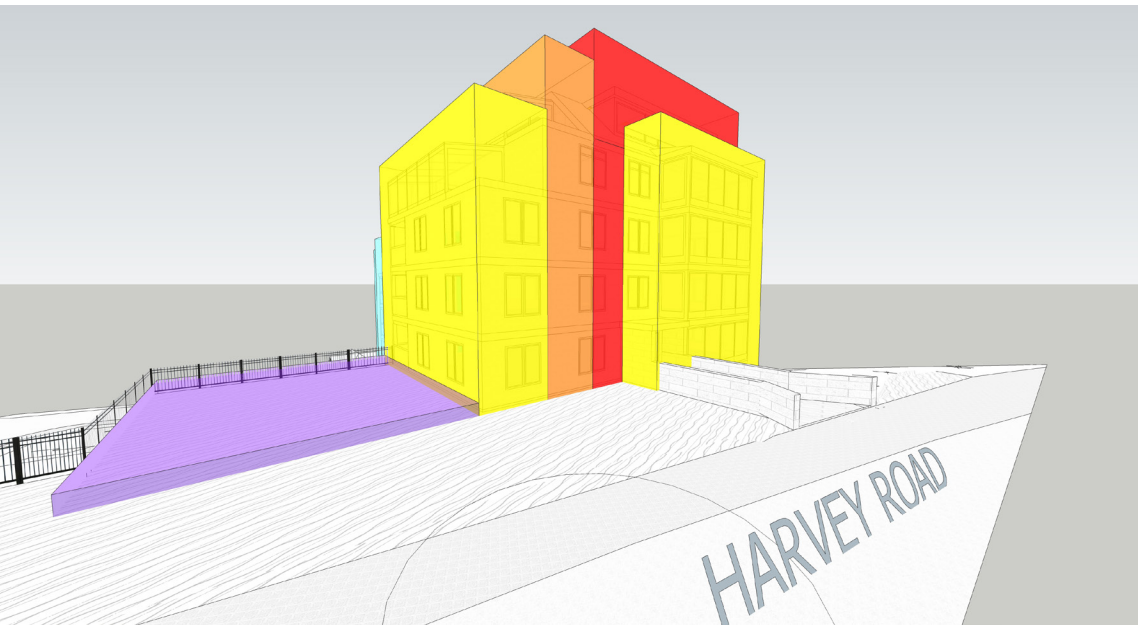


Figure D4: North Elevation - Harvey Road



COMMISSIONER'S REPORT

TO: THE CITY OF ST. JOHN'S

RE: MUNICIPAL PLAN AMENDMENT NO.1, 2022

AND

DEVELOPMENT REGULATIONS AMENDMENT NO.1, 2022

AND TO: THE MINISTER OF MUNICIPAL AND PROVINCIAL AFFAIRS

RE: ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT NO. 1, 2020

in conjunction with

MUNICIPAL PLAN AMENDMENT NO.1, 2022 AND

DEVELOPMENT REGULATIONS AMENDMENT NO.1, 2022

Submitted by: Chantelle MacDonald Newhook, Q.C., Q.Arb.

22 August 2022

TABLE OF CONTENTS

COMMISSIONER’S NOTES TO READERS.....	2
INTRODUCTION.....	2
APPOINTMENT.....	3
BACKGROUND.....	4
THE PROCESS.....	5
REPRESENTATIONS.....	8
COMMISSIONER’S ANALYSIS:.....	9
RECOMMENDATIONS.....	29
SUMMARY:.....	31

List of Appendices

- Appendix # 1 – Documents received from the City
- Appendix # 2 – Documents received from the Province
- Appendix # 3 – Redacted Written Representations

COMMISSIONER'S NOTES TO READERS

I am pleased to present to the provincial Minister of Municipal and Provincial Affairs and to the City of St. John's my report under the *Urban and Rural Planning Act, 2000*.

All documents quoted in this report are provided in the report appendices.

I have provided links to other relevant documents that I have reviewed, for your ease of reference.

Names and personal information have been redacted to protect the privacy of individuals who submitted written representations.

I wish to thank the concerned residents and various organizations whose representatives wrote submissions or attended the public hearings on July 20th and 21st, 2022. I also wish to thank City of St. John's employees Ken O'Brien, Chief Municipal Planner, and Ann-Marie Cashin, Planner III with the City's Planning, Engineering, and Regulatory Services Department - and their team - for their assistance and the information they provided to me.

INTRODUCTION

The City of St. John's (the "City") is assessing a development application submitted by Parish Lane Developments Inc. regarding a proposed apartment complex at 68 Queen's Road. Should the St. John's City Council ("City Council") wish to approve the development application, amendments must be made to the City's Municipal Plan and Development Regulations. These two amendments are identified as St. John's Municipal Plan Amendment #1, 2022 and St. John's Development Regulation Amendment #1, 2022. The purpose of the Municipal Plan Amendment is to rezone the parcel of land located at 68 Queen's Road from Open Space (O) Zone to Urban Development (UD) Zone. The location map of the site is included in the appendices to this report.¹

The second amendment under consideration by City Council is St. John's Development Regulations Amendment #1, 2022. The purpose of the Development Regulations Amendment is to rezone the parcel of land located at 68 Queen's Road from Open Space (O) Zone to a new Apartment Harvey Road (AHR) Zone to accommodate the proposed development. Initially this amendment also included rezoning land at the front of the property from the Institutional (INST) Zone to the Residential Downtown (RD) Zone for the purpose of developing three (3) Townhouses. At the February 9 2021 Council meeting, Council directed to split the amendments into two separate amendments. On August 20, 2021, the front of the property was re-designated to the Residential Land Use District and rezoned to the RD Zone. St. John's Municipal Plan Amendment Number 1, 2022 and Development Regulations Amendment Number 1, 2022 only

¹ The map is also available here:

https://www.stjohns.ca/sites/default/files/Pages%20from%20Agenda%20Package%20-%20RCM_Jun28_2022.pdf

applies to the rear of the property (area currently designated and zoned Open Space (O)) and the land on which the proposed apartment complex would be built.

The Amendments were Adopted-in-Principle by Council at its public meeting held on June 28, 2022. The Minutes containing these actions of Council are included in the appendices to this report.

The Amendments were prepared under the authority of the *Urban and Rural Planning Act, 2000* (The *Act*). Upon adoption-in-principle by City Council the documents were forwarded to the Minister of Municipal and Provincial Affairs for review. The documents were released by the Minister for adoption and further consultation prior to final consideration. The City appointed me as Commissioner to conduct the statutory public hearing and to issue this report about the proposed amendments.

Further, for the development proposal to be approved, an amendment would also be required to the St. John's Urban Region Regional Plan ("SJURRP"). The City requested the St. John's Urban Region Regional Plan Amendment No. 1, 2020 which was adopted in principle by the Minister of Municipal and Provincial Affairs. Under the authority of the Act, the Minister appointed me as Commissioner to conduct the statutory public hearing about the proposed amendments and to issue this report.

COMMISSIONER'S APPOINTMENT

As required under Section 19 of the *Urban and Rural Planning Act, 2000*, I, Chantelle MacDonald Newhook, Q.C., Q.Arb., confirm that:

I was appointed in July 2022 as Commissioner by the Minister of Municipal and Provincial Affairs (the "Minister") to conduct the statutory public hearing regarding St. John's urban Region Regional Plan (SJURRP) Amendment No. 1, 2020 in conjunction with St. John's Municipal Plan Amendment No. 1, 2021 and Development Regulations Amendment No. 1, 2021.

The purpose of the amendment is to amend the land use designation on the SJURRP map for the subject site located between Queen's Road and Harvey Road from "Public Open Space" to "Urban Development". This amendment to the SJURRP map will accommodate proposed amendments to the St. John's Municipal Plan and Development Regulations which re-designate the subject site from Open Space Land Use District to the Residential Land Use District and rezone the subject site from the Open Space Land Use Zone to the Apartment Harvey Road Land Use Zone.

I was appointed as Commissioner for the public hearing regarding the adoption of the noted Amendments by the City of St John's in accordance with the *Act*. The appointment was made by Council at the public meeting held on July 12, 2022. Notification of the appointment was

provided by Ann Marie Cashin, Planner III with the City's Planning, Engineering, and Regulatory Services Department and included in the appendices to this report.

As Commissioner, I hereby confirm, to the best of my knowledge, that all legislative requirements in the preparation and adoption of the St. John's Urban Region Regional Plan Amendment No. 1, 2020; the Municipal Plan Amendment #1, 2022 and the Development Regulation Amendments Amendment #1, 2022 up to and including the Public Hearing process comply with the requirements of the *Act*.

BACKGROUND

The City of St. John's has received an application from Parish Lane Development Inc. to rezone the property at 68 Queen's Road. The address lies within the St. John's Ecclesiastical District National Historic Site. When the development application was initially made in 2019, the property contained the former Cathedral Parish Hall, a house attached to the west end of the hall, a gravel parking lot and treed area at the rear of the building. Since then, City Council has removed the heritage designation from the Cathedral Parish Hall and has granted demolition of the hall. The house at the west end of the lot, built in 1893, has been refurbished, is occupied, and remains a designated Heritage Building.

Initially, the applicant proposed a 40-unit residential development with two Apartment Buildings (on Queen's Road and Harvey Road) sharing a parking garage between. Following a public meeting on November 27, 2019, plus additional consultation, the applicant revised the design by proposing three townhouses on Queen's Road, keeping the 1893 house. The building proposed on Harvey Road was rotated 90 degrees, so it is narrower on the road and goes back deeper into the property. The overall proposal is still for 40 residential units.

At its February 9, 2021, regular meeting, Council voted to split the application for the Townhouses along Queen's Road and the application for the Apartment Building on Harvey Road into two amendment packages and directed staff to prepare a site-specific zone for the upper portion of the property, using an adopted site plan to control the development of the proposed Apartment Building. The amendments for the Townhouses have been approved and the front portion of the lot is now designated Residential and zoned Residential Downtown (RD). There is an active subdivision and development application for the Townhouses. At its regular meeting on November 22, 2021, Council decided to proceed with the proposed amendments and asked that the NL Department of Municipal and Provincial Affairs review and release them.

On June 28, 2022, City Council adopted St. John's Municipal Plan Amendment Number 1, 2022 and St. John's Development Regulations Amendment Number 1, 2022 (the "City's amendments") and gave notice of its intention to seek registration of the amendments from the Minister of Municipal and Provincial Affairs, in accordance with the *Urban and Rural Planning Act*.

To consider the proposed development, a St. John's Urban Region Regional Plan amendment is also required, to redesignate the land from "Public Open Space" to "Urban Development". On June 16, 2022, under the authority of section 16 of the *Urban and Rural Planning Act, 2000* the Minister of Municipal and Provincial Affairs adopted St. John's Urban Region Regional Plan, 1976 Amendment No. 1, 2020.

The proposed 36-residential unit apartment building at 68 Queen's Road/Harvey Road (the "development application") and the various amendments required for City Council to approve it are the subject of this report.

THE PROCESS

To summarize the process, City Council considered the amendments to the Municipal Plan and the Development Regulations and voted to adopt-in-principle. The City then sent the amendments to the Province for its review. The Minister of Municipal and Provincial Affairs, the Honourable Krista Lynn Howell, reviewed the amendments. The Minister circulated the proposed municipal amendments to its inter-department Land Use Committee (ILUC) and sent a letter to the City articulating comments received². The Minister recommended that Council consider:

- The commentary from the Department of Tourism, Culture, Arts and Recreation (TCAR) with respect to the compatibility of the proposed development with the surrounding heritage buildings in the federally designated Ecclesiastical District;
- The comments from the Board of Directors of The Rooms Corporation concerning the permanent and long-term impact on the view of St. John's from The Rooms;
- The requirement that early 20th century structural remains or deposits are recorded and archaeological monitoring is implemented during the removal of the Parish Hall's foundation and footings as well as future groundworks on the site; and
- The potential for impact on avian species at risk sighted in St. John's, including the requirement that if any of these species are observed on the subject site, the Endangered Species Section must be notified at endangeredspecies@gov.nl.ca, and the development and implementation of appropriate prevention and mitigation measures to avoid taking of birds, nests and eggs.

City Council proceeded to schedule the statutory public hearing for the St. John's Urban Region Regional Plan Amendment simultaneously with the associated amendment to the St. John's Municipal Plan and Development Regulations, in accordance with section 17 and 18 of the *Urban and Rural Planning Act, 2000*.

² See June 17 2022 letter to mayor Danny Breen and Council from the Honourable Krista Lynn Howell, Minister of Provincial and Municipal Affairs.

The purpose of the SJURRP Amendment No. 1, 2020 is to amend the land use designation on the SJURRP map for the subject site located between Queen’s Road and Harvey Road from “Public Open Space” to “Urban Development”. This amendment to the SJURRP map would accommodate proposed amendments to the St. John’s Municipal Plan and Development Regulations which redesignate the subject site from the Open Space Land Use District to the Residential Land Use District and rezone the subject site from the Open Space Land Use Zone to the Apartment Harvey Road Land Use Zone. The SJURRP is a provincial plan, and all municipal plans within the region must be compliant.

In accordance with the consultation requirements, the City posted a Public Notice advising of the opportunity for interested parties to provide written submissions on the proposed Amendment. The Notice is included in the appendices to this report. In addition, the Notice also advised that a virtual meeting would be held using the Microsoft Teams Platform and that individuals wishing to participate in the virtual meeting were to register with the City.

The notification advised the public of the Adoption of the Amendments and that written representations on the Amendments would be received, as well as an opportunity to be heard at the public hearings. If no representations were received, the City and the Minister reserved the right to cancel the Public Hearing and direct that the Report be written to reflect that no representations were received. Following the publication of the Notice there were several submissions received which were provided to the Commissioner in a redacted form and are included in the appendices to this report.

The in-person public hearing was held at the Foran/Greene Room, City Hall on July 20, 2022 and the virtual public hearing was held on July 21, 2022. Both hearings were well-attended, and I was provided with robust written and oral representations by concerned citizens and representatives of the member churches that comprise the St. John’s Ecclesiastical District.

Authority and Roles

It is important that readers understand the various authorities and roles outlined below:

1. The **Authority** for the Public Hearings:

a. A Public Hearing was required under the authority of the *Urban and Rural Planning Act, 2000*.

2. The **Purpose** for the Public Hearings:

a. The purpose of the Public Hearings is to hear representations related to SJURRP Amendment No. 1, 2020 to amend the land use designation on the SJURRP map for the subject site located between Queen’s Road and Harvey Road from “Public Open Space” to “Urban Development”; and to hear representations about the City of St. John’s having adopted St. John’s Municipal Plan Amendment # 1, 2022 and St. John’s Development Regulation Amendment # 1, 2022. This

amendment to the SJURRP map would accommodate proposed amendments to the St. John's Municipal Plan and Development Regulations which redesignate the subject site from the Open Space Land Use District to the Residential Land Use District, and rezone the subject site from the Open Space Land Use Zone to the Apartment Harvey Road Land Use Zone. The SJURRP is a provincial plan, and all municipal plans within the region must be compliant.

A Public Hearing is required under the authority of the *Urban and Rural Planning Act, 2000* to enable residents and interested parties to make representation to the Commissioner on the content of the Amendments.

3. The **Commissioner's Role:**

- a. Consider objections and representations related to the proposed Amendments.
- b. Provide a written Report to Council and to the Minister (via the Local Governance and Land Use Planning Division, Department of Municipal and Provincial Affairs) that includes recommendations based on the objections and representations presented at the public hearings or received through written submissions, and a statement showing objections and representations that came to the attention of the commissioner but were not considered together with the reasons why they were not considered.

4. The **Council's Role:**

- a. The Council will consider the Report and any recommendations with respect to the Amendments.
- b. The Council may reject the amendments or may approve, by Resolution at a Regular Council Meeting, the Municipal Plan and Development Regulation Amendments with or without any changes.
- c. Council will submit any approved Amendments to the Minister of the Department of Municipal and Provincial Affairs who will register the Amendments in the Planning Registry and confirm such registration to the City.
- d. The Amendments will be published in the *Newfoundland and Labrador Gazette* and through other means deemed appropriate. The Amendments will come into effect on the date published.
- e. The Amendments are then binding upon Council, all persons, corporations, and organizations.

5. The **Minister's Role:**

- a. The Minister will consider the Report and any recommendations with respect to the SJURRP Amendment.
- b. The Minister may reject the SJURRP amendment or may approve the SJURRP Amendment

with or without any changes. If the Minister does not approve the SJURRP Amendment, the proposed development can not proceed.

REPRESENTATIONS

In response to the notification of the Public Hearing, submissions were received which are included in the appendices to this report. During the virtual meeting, these concerns were reiterated and expanded on. A summary of the representations follows:

- 1. Concern was expressed that a potential bid for UNESCO World Heritage Site designation for the St. John's Ecclesiastical District National Historic Site within which the proposed development lies could not succeed if the proposed development is approved. It was noted that a World Heritage Site designation could bring significant cultural and economic value to the City and the province.**
- 2. Given that the proposed development lies within the St. John's Ecclesiastical District National Historic Site, concern was expressed that in assessing the development application, the City has not followed the federal *Standards and Guidelines for the Conservation of Historic Places in Canada*.**
- 3. Concern was expressed that in assessing the development application the City did not consider its City of St. John's Heritage Design Standards within the new Heritage By-Law which was passed by City Council on September 13, 2021. The proposed development lies within the City's Heritage Area #1.**
- 4. Comments were made with respect to the importance of taking measures to preserve the structural integrity of the other heritage buildings and residences in the area during any construction in the St. John's Ecclesiastical District.**
- 5. Concern was expressed about the proposed apartment complex obstructing the view from The Rooms.**
- 6. Concern was expressed that the development, including its height and size is not appropriate to the character of the neighbourhood. Concern was also expressed about what precautions the city has to ensure that the proposed design is the built design, and about what enforcement opportunities the city has in case the developer doesn't fulfill their design brief.**
- 7. Concern was expressed about the prospective loss to development of a natural green space used by downtown residents.**
- 8. Concern was expressed that additional traffic created by the apartment complex population would aggravate traffic flow at what is perceived by area residents and**

those who regularly drive there as a hazardous intersection at Garrison Hill and Queen's Road.

- 9. Concern was expressed that affordable housing is a challenge in St. John's and the question was asked whether the proposed development would be required to have any affordable housing units.**

Representations Not Considered

One representation was made at the virtual public hearing inquiring about the potential conflict of interest for City Councillors who are real estate agents regarding voting on matters affecting development applications. I believed this representation was outside the scope of the public hearings, and that the issue of conflict of interest would be considered by City Council if and as required. Therefore, this representation was not considered in this report.

COMMISSIONER'S ANALYSIS

I have reviewed and appended to this report:

- the City of St. John's briefing materials, including a Staff Decision Note and the Land Use Assessment Report (LUAR) for the proposed development;³
- written submissions received by participants at the public hearing and other concerned citizens; and
- correspondence to and from the provincial government related to this matter.

I have also reviewed legislation and regulations including the *Urban and Rural Planning Act* 2000; the federal *Historic Sites and Monuments Act*, R.S.C. 1985, c. H-4 (HSMA); the City of St. John's Development Regulations; the City of St. John's Municipal Plan, 2021; and the Heritage By-Law. I have reviewed federal Standards and Guidelines for the Conservation of Historic Places in Canada and other relevant documents. I listened carefully to verbal representations made at the public hearings I chaired on July 20th and 21st, 2022.

The representations included above expressing concern over the development will now be addressed individually.

- 1. Concern was expressed that a potential bid for UNESCO World Heritage Site designation for the St. John's Ecclesiastical District National Historic Site within which the proposed development lies could not succeed if the proposed development is approved. It was noted that a World Heritage Site designation could bring significant cultural and economic value to the City and the province.**

³ City documents are available at

https://www.stjohns.ca/sites/default/files/Pages%20from%20Agenda%20Package%20-%20RCM_Jun28_2022.pdf

Participants at the public hearings gave evidence that steps are being taken toward a potential bid to have the St. John's Ecclesiastical District National Historic Site added to Canada's Tentative List for UNESCO World Heritage designation.

Designation as a UNESCO World Heritage Site carries important cultural, historical and economic opportunities. Tourists seek out and travel to designated World Heritage Sites. Other benefits include that these sites may be eligible for significant funding toward their preservation, enhancement and promotion.

The City of St. John's official documentation dated June 21 2022 related to Municipal Plan Amendment #1 and Development Regulations Amendment #1 includes the following statement:

Concerns have been raised about potential negative impacts on the St. John's Ecclesiastical District National Historic Site designation. There was an appeal to not allow the development of the proposed apartment building, as it could jeopardize the work of a group of volunteers who seek to nominate the Ecclesiastical District as a World Heritage Site with UNESCO. Information from Parks Canada does not affirm that level of jeopardy to a potential future UNESCO designation.⁴

Similarly, Councillor Ian Froude, Chair of the City's Planning Committee was referenced in local media (VOCM) on November 23 2021 as saying that the UNESCO designation was called a "laudable goal" but that information from Parks Canada did not suggest that the proposed development would jeopardize such a potential future designation.⁵

However, this assertion was challenged at the public hearings and the Commissioner was advised of the January 25 2022 letter from Christine Loth-Bown, Vice-President, Indigenous Affairs and Cultural Heritage Branch, Parks Canada, which at p.2 says:

Parks Canada strongly recommends that the heritage value of the District be taken into account in considering the re-zoning request to ensure that the scale and scope of any proposed developments associated with the re-zoning would not negatively affect this historic neighbourhood. **I also would like to clarify that Parks Canada never indicated to the municipality that the proposed re-zoning would have no impact on a potential future bid to have the district added to Canada's Tentative List for World Heritage.**

Based on the stringent requirements associated with the World Heritage nomination process, it can be expected that future properties added to the Canadian Tentative List will be those with the best possible chance of successful inscription on the World

⁴ See p. 164 at https://www.stjohns.ca/sites/default/files/Pages%20from%20Agenda%20Package%20-%20RCM_Jun28_2022.pdf

⁵ The November 23, 2021 VOCM news article was provided to me by a participant at the July 20, 2022 public hearing.

Heritage List. Considerations as part of the expert review would include:

- the proposed boundaries of the nominated site;
- the authenticity and integrity of the property;
- the strength of existing protection measures; and
- the heritage value that forms the basis of the nomination.⁶

Ms. Loth-Bown's letter is reproduced in its entirety in the appendices to this report.

At the public hearing, reference was made to a March 2 2022 letter from Dr. Christophe Rivet, President of the Canadian National Committee of the International Council on Monuments and Sites (ICOMOS Canada) to Premier Andrew Furey. As a result, I requested a copy of this and other correspondence in the possession of the provincial government related to this matter. Although the letter is reproduced in its entirety in the appendices to this report, its contents are sufficiently relevant to warrant reproduction here:

I am writing to you as the President of the Canadian National Committee of the International Council on Monuments and Sites (ICOMOS Canada) in regard to a building proposed for construction in the St. John's Ecclesiastical District National Historic Site which has raised concerns about the future of the district's heritage integrity. Founded in 1965, ICOMOS is a non-governmental international organisation dedicated to the conservation of the world's monuments and sites, and is one of three consulting bodies to the UNESCO World Heritage Convention. As a National Committees of this organisation, ICOMOS Canada is one of the country's leading cultural heritage organisations, shaping heritage policy, theory and practice both nationally and internationally.

Newfoundland and Labrador's leadership in heritage matters is recognized internationally. The creativity and commitment displayed in initiatives related to public access to archaeological sites, research in intangible heritage, promotion of traditional skills, and the protection of hundreds of sites of national and international significance have inspired jurisdictions worldwide. These sites are iconic destinations for tourism and significant economic drivers for the province. The dominant presence of the Rooms overlooking St. John's is a testament to the importance of culture and heritage to the identity of Newfoundland and Labrador. We invite you to demonstrate the same commitment to protecting the nearby Ecclesiastical District by ensuring that the highest standards are applied to assessing the impact of new development and to equip provincial and local authorities with the tools to manage this historic place for a sustainable future.

As you are aware, the protection of cultural heritage in Canada falls primarily under

⁶ January 25 2022 letter from Christine Loth-Bown, Vice-President, Indigenous Affairs and Cultural Heritage Branch, Parks Canada, to the Deputy Ministers of the provincial departments of Tourism, Culture, Arts and Recreation and Municipal and Provincial Affairs, at p.2.

provincial responsibility. Municipalities rely on provincial authorities to formally recognise places of significance, to provide legislative protection of these places, and to lead enforcement measures to preserve the integrity of heritage places for future generations. The province's commitments in its 2019 Cultural Action Plan to its "special responsibility to protect and preserve our cultural resources and support development and promotion...[to]...ensure our culture remains strong, vibrant, and adaptive to maximise its potential," and to play "a critical role in supporting, fostering, promoting, preserving and protecting culture" reflects its commitment to maintaining a high standard of protection for its cultural and material heritage.

We would also like to draw your attention to the fact that Canada signed the Convention Concerning the Protection of the World Cultural and Natural Heritage (the World Heritage Convention) following consultations with the provinces and territories. As a result, Canadian provincial, territorial and federal governments are bound to Article 5 of the World Heritage Convention, which requires the implementation of effective and active legal, scientific, technical, administrative and financial measures to protect heritage. In accordance with this, provincial legislation and involvement on heritage matters must ensure that the integrity of places of provincial, national, and international significance is protected.

Additionally, provincial assessments of impacts to heritage are required to adhere to national and international standards which, in Canada, is set by the Standards and Guidelines for the Conservation of Historic Places in Canada. This document is the result of a federal, provincial and territorial collaboration and consensus. It draws on international charters and other guidance developed by ICOMOS and UNESCO and provides the principles, standards, and processes that lead to the conservation of historic places. **Given this context, ICOMOS Canada wishes to stress the importance of protecting the value of historic districts using the right tools and standards and the measurable benefits of doing so for Newfoundlanders and Labradorians, and asks that your government carefully examine and address public concerns surrounding the proposed development in the St. John's Ecclesiastical District National Historic Site against the Standards and Guidelines.**

In your evaluation of the proposed development, we also ask you to keep in mind that the province's responsibilities to follow national and international standards do not prevent heritage districts from evolving, nor do they forbid the introduction of new structures. Rather, they reflect professional expertise on how changes are expected to respect the values and enrich districts without detracting from their heritage character.

In the case of proposed new construction, the most stringent of measures are expected to be in place to ensure the protection of the values that justify the district's national and municipal significance. In situations such as these, Canadian

professionals with knowledge and experience on the interpretation of the Standards and Guidelines should be invited to comment on the appropriateness and merits of the project.

On behalf of ICOMOS Canada, I appreciate your consideration of our observations and remain available to discuss this matter further.⁷

(**bold** emphasis added)

The Basilica Heritage Foundation Chair, Anne Walsh, made a submission at the July 20 2022 public hearing which included:

It is our contention that this St. John's Ecclesiastical District National Historic Site is a gem in our province and our country, and worthy of our protection and enhancement. It is, furthermore, the contention and certitude of the Basilica Heritage Foundation that this St. John's Ecclesiastical District National Historic Site would be worthy of designation as a UNESCO World Heritage Site.

We are not opposed to development in the district, but advocate for sensitive development that is sympathetic in scale, size and character. Therefore, we do not want to see any additional height variance added to this proposed site-specific zone; in fact we would like a reduction variance applied that would create medium or low density zone for this property.

The proposed condo development possesses none of these characteristics. We would like to see a design proposal that is sympathetic in size, scale and character in order that the beauty and character of the district is not damaged, but enhanced, and the path to World Heritage status made possible.⁸

Dr. John Fitzgerald, Executive Director of the Basilica Heritage Foundation, gave new information at the July 20 2022 public hearing that churches in the St. John's Ecclesiastical District National Historic Site are

Working with the Secretary General of the International Council on Monuments and Sites, the United Nations group known as ICOMOS. Dr. Mario Santana Quintero is the Secretary General, and he is a Professor of Engineering at Carleton University, Ottawa. His research uses lasers to record and create 3-D building models inside a computer to ask questions of heritage buildings and plan for their recording and prioritize their conservation. Dr. Quintero has partnered with the Churches in our district and with Dr. Stephen Bruneau of MUN's Faculty of Engineering. We plan to conduct a heritage recording project on the Ecclesiastical District here in St. John's. So his work on our

⁷ March 2 2022 letter from Dr. Christophe Rivet, President of the Canadian National Committee of the International Council on Monuments and Sites (ICOMOS Canada) to Premier Andrew Furey.

⁸ Written submission from the Basilica Heritage Foundation for public hearing on July 20, 2022, signed by Chair, Anne Walsh.

district will be the fast-track to World Heritage Status for our District, a first-class opportunity to economic development in this city and for this province.⁹

Commissioner's Analysis

It is acknowledged that no formal application has been made to have the St. John's Ecclesiastical District National Historic Site designated as a UNESCO World Heritage Site. It is also acknowledged that heritage experts and representatives of the churches within the St. John's Ecclesiastical District National Historic Site have given credible evidence that the site is worthy of consideration as a potential UNESCO World Heritage Site.

Further, evidence has been provided that there is an error on the City record and that error has also been stated publicly by one Councillor. The error in question was a statement to the effect that Parks Canada had not expressed the view that the proposed development could jeopardize a bid for UNESCO World Heritage Site designation of the St. John's Ecclesiastical District National Historic Site. The evidence provided in the form of letters from Parks Canada's Christine Loth-Bown and Dr. Christophe Rivet, President of the Canadian National Committee of the International Council on Monuments and Sites (ICOMOS Canada) directly contradicted this assertion.

It is therefore my opinion that the proposed development should be subjected to an appropriately rigorous analysis, taking into consideration the province's obligations under the Convention Concerning the Protection of the World Cultural and Natural Heritage (the World Heritage Convention), the federal *Standards and Guidelines for the Conservation of Historic Places in Canada*¹⁰, and the provincial Cultural Action Plan. Additionally, it is my opinion that the proposed development should be subjected to analysis under the City's Heritage By-Law No. 1647 passed by Council on September 13, 2021, including City of St. John's Heritage Design Standards within the new Heritage By-Law.

2. Given that the proposed development lies within the St. John's Ecclesiastical District National Historic Site, concern was expressed that in assessing the development application, the City has not followed the federal *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Under the *Historic Sites and Monuments Act*, R.S.C. 1985, c. H-4 (HSMA), the St. John's Ecclesiastical District was declared a national historic site in 2008.¹¹ On January 25, 2022

⁹ A written copy of Dr. John Fitzgerald's verbal presentation was presented to the Commissioner at the July 20, 2022 public hearing.

¹⁰ The *Standards and Guidelines for the Conservation of Historic Places* are at <https://www.historicplaces.ca/en/pages/standards-normes.aspx>

¹¹ . More information about the St. John's Ecclesiastical District national historic site is available on the Directory of Federal Heritage Designations at https://www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=11843

Christine Loth-Bown, Vice-President, Indigenous Affairs and Cultural Heritage Branch, Parks Canada, wrote a letter to the Deputy Ministers of the provincial departments of Tourism, Culture, Arts and Recreation and Municipal and Provincial Affairs. Her letter is reproduced in its entirety in the appendices to this report. Because of its relevance to concerns expressed about proposed developments within the St. John's Ecclesiastical District National Historic Site, I have reproduced most of the letter below:

At the request of the St. John's Ecclesiastical District National Historic Site of Canada Working Group, I am writing with reference to the proposed re-zoning of the former Cathedral Parish Hall property within the District from an "Open Space Zone" to a site specific "High-Density Condo Apartment Zone." Parks Canada has an interest in this project as the federal entity responsible for national historic sites and the World Heritage program.

Pursuant to the *Historic Sites and Monuments Act* (HSMA), the St. John's Ecclesiastical District was declared a national historic site in 2008. It comprises a unique cultural landscape made up of many remarkable structures and spaces that are valued for their historical associations with religion and education in Newfoundland and Labrador. Included within the district are two buildings that have also separately been designated as national historic sites - the Roman Catholic Basilica of St. John the Baptist National Historic Site and St. John the Baptist Anglican Cathedral National Historic Site. A commemorative plaque for Bishop Michael Anthony Fleming, who was declared a person of national historic significance in 2003, is also situated in front of the Basilica.

A national historic site's Statement of Commemorative Intent documents the reasons for the site's designation, as recommended by the Historic Sites and Monuments Board of Canada and approved by the Minister of Environment and Climate Change. These reasons for designation are the first element found in the heritage value statement of federally designated heritage sites. Parks Canada further notes character-defining elements for each national historic site, which elaborate the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of a historic place. Any proposed interventions or additions within a national historic site should respect these character-defining elements in a manner compatible with heritage value.

The Statement of Commemorative Intent and the character-defining elements for the St. John's Ecclesiastical District National Historic Site can be found on the Directory of Federal Heritage Designations:

www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=11843.

Parks Canada takes a strong interest in the heritage value and conservation status of all national historic sites, recognizing the wide range of cultural, social, economic, and environmental benefits they provide to their communities. The Agency does not, however, have legislative or regulatory authority over designated properties that are administered by other owners. **Parks Canada encourages all owners of historic places as well as jurisdictional authorities to apply the *Standards and Guidelines for the Conservation of Historic Places* to ensure sound decision-making when considering the potential impacts of proposed interventions, alterations or additions to historic places. We also encourage owners and administrators of historic places to secure professional heritage conservation advice when assessing the potential impacts of changes on historic places.**

In order to ensure that interventions respect and reinforce the heritage value of a historic place, it is recommended that these interventions be guided by the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Proposed changes should be compatible with and respectful of the heritage value and character-defining elements of national historic sites.

Parks Canada has actively supported the District's heritage conservation, with \$1.3 M in funding since 2017 to support four conservation projects at St. John the Baptist Anglican Cathedral National Historic Site, helping to preserve stone walls, windows and slate roofs. In addition, Parks Canada delivered a workshop with municipal authorities, stakeholders, and other interested parties on the *Standards and Guidelines* in St. John's in February 2020.

Parks Canada strongly recommends that the heritage value of the District be taken into account in considering the re-zoning request to ensure that the scale and scope of any proposed developments associated with the re-zoning would not negatively affect this historic neighbourhood. I also would like to clarify that Parks Canada never indicated to the municipality that the proposed re-zoning would have no impact on a potential future bid to have the district added to Canada's Tentative List for World Heritage.¹²

(bold emphasis added)

One individual emailed the Mayor and Councillors Maggie Burton and Ian Froude on June 27 2022 to bring their attention to the January 25, 2022 letter from Parks Canada's Christine Loth-Bown. They brought to the Mayor and Councillors' attention the fact that no reference to the letter was made in the briefing note they had before them.

¹² January 25, 2022 letter from Christine Loth-Bown, Vice-President, Indigenous Affairs and Cultural Heritage Branch, Parks Canada, to the Deputy Ministers of the provincial departments of Tourism, Culture, Arts and Recreation and Municipal and Provincial Affairs, at p.2.

The package of information provided to Councillors and the Public today re the proposed Parish Lane Apartment re-zoning contains incorrect and misleading information regarding the Federal Parks Canada Position on the proposed development within the designated St. John's National Historic Site of Canada.

...

I would also like to suggest that an apology be made to Parks Canada, as an important Federal stakeholder, for such a mistake by the City.

Also that it be made very clear to the public that this proposal if approved will significantly impact the heritage setting of this District and another option is to follow the advice of Parks Canada that would allow appropriate new development and density for the District and create long term significant sustainable economic tourism opportunities for the City.

Another written submission noted that:

To support informed decision-making related to proposed developments within the St. John's Ecclesiastical District National Historic Site, Parks Canada's Chief Architect (Built Heritage), David Scarlett, delivered a workshop on the *Standards and Guidelines* in St. John's this past February. The principle objective of the workshop was to provide the municipal authorities, stakeholders, and other interested parties with the tools and guidance to effectively apply the Standards and Guidelines in order to help them arrive at the best possible decision regarding this proposed development and the overall management of historic resources within the District."¹³

Commissioner's Analysis

The City's Municipal Plan¹⁴ says a lot about development in the downtown area and discusses Heritage at article 4.7. Other articles of importance include 6.3 Development in the Downtown; 6.4 Building Height; 8.3(5) Sensitive Sites; 8.4 Residential Land Use District; 9.5 Consideration for Rezonings; and 10.1 Planning Area 1 Downtown.

The St. John's Ecclesiastical District National Historic Site is included in the statement at Article 4.7, paragraph 11 that the City will:

¹³ May 28 2020 letter to Heather MacLellan, St. Andrews Presbyterian Church Board of Management and Friends of the St. John's Ecclesiastical District National Historic Site; and to Dr. John Edward Fitzgerald, Executive Director, St. John the Baptist Basilica Foundation, from Christine Loth-Bown, Vice-President, Indigenous Affairs and Cultural Heritage Branch, Parks Canada.

¹⁴City of St. John's Municipal Plan (September, 2021) is available at https://www.stjohns.ca/sites/default/files/files/publication/Envision%20Municipal%20Plan%20September%202021_0.pdf

Continue to recognize special places within Heritage Areas by identifying them as Historic Districts through the City's Heritage By-Law. Areas worthy of special recognition as Heritage Districts, include the following National Historic Sites of Canada:

- Rennie's Mill Road Historic District;
- Water Street Historic District;
- **St. John's Ecclesiastical District;**
- Cape Spear Lighthouse; and
- Signal Hill

I have reviewed the City of St. John's briefing materials, including a Staff Decision Note and the Land Use Assessment Report (LUAR) for the proposed development.¹⁵ I could find no reference in any of these documents, or in the Municipal Plan, requiring consideration of the federal *Standards and Guidelines for the Conservation of Historic Places in Canada* to proposed developments that lie within National Historic Sites in St. John's.

While the federal designation of the St. John's Ecclesiastical District as a national historic site does not impose legal obligations on the Province or the City, it encourages consideration of federal *Standards and Guidelines for the Conservation of Historic Places in Canada* be considered before an action is carried out that may result in a physical change to one of those designated places that may affect its heritage value. It is worth noting that Bill C-23 *An Act respecting places, persons and events of national historic significance or national interest, archaeological resources and cultural and natural heritage* ("Historic Places of Canada Act") is currently at Second Reading before the Canadian House of Commons.¹⁶ Bill C-23, if passed, would legislate obligations for the protection and conservation of the heritage value of certain designated places that are under the administration of federal ministers or certain Crown corporations, including the obligation to consult with the Parks Canada Agency before that action is carried out and before the disposition of one of those designated places. I reference Bill C-23 and the current federal *Standards and Guidelines for the Conservation of Historic Places in Canada* because I believe that they inform what should be best practice for both the Province and the City of St. John's with respect to the development application which is currently being considered.

Parks Canada plays an important role – including via recommendations to the federal government about financial support for historic sites - in managing our country's National Historic Sites, including the St. John's Ecclesiastical District National Historic Site. Parks Canada unequivocally recommends that the proposed development be assessed under the federal *Standards and Guidelines for the Conservation of Historic Places in Canada*. To date, that has not occurred.

Specifically, it is my opinion that the proposed development lies within the St. John's Ecclesiastical District National Historic Site and should therefore be assessed under the federal

¹⁵ City documents are available at

https://www.stjohns.ca/sites/default/files/Pages%20from%20Agenda%20Package%20-%20RCM_Jun28_2022.pdf

¹⁶ <https://www.parl.ca/DocumentViewer/en/44-1/bill/C-23/first-reading>

Standards and Guidelines for the Conservation of Historic Places in Canada. This approach would also be consistent with Dr. Rivet’s reminder that Canada signed the

...*Convention Concerning the Protection of the World Cultural and Natural Heritage* (the World Heritage Convention) following consultations with the provinces and territories. As a result, Canadian provincial, territorial and federal governments are bound to Article 5 of the World Heritage Convention, which requires the implementation of effective and active legal, scientific, technical, administrative and financial measures to protect heritage. In accordance with this, provincial legislation and involvement on heritage matters must ensure that the integrity of places of provincial, national, and international significance is protected.¹⁷

It is therefore my opinion that the proposed development should be subjected to an appropriately rigorous analysis, taking into consideration the province’s obligations under the Convention Concerning the Protection of the World Cultural and Natural Heritage (the World Heritage Convention), the federal *Standards and Guidelines for the Conservation of Historic Places in Canada*, and the provincial Cultural Action Plan. Additionally, it is my opinion that the proposed development and the City’s amendments should be subjected to analysis under the City’s Heritage By-Law No. 1647 passed by Council on September 13, 2021, including City of St. John’s Heritage Design Standards within the new Heritage By-Law.

3. Concern was expressed that in assessing the development application the City did not consider its City of St. John’s Heritage Design Standards within the new Heritage By-Law which was passed by City Council on September 13, 2021. The proposed development lies within the City’s Heritage Area #1.

The original development application pre-dates the City’s passage of its Heritage By-Law on September 13, 2021. The proposed development lies in the City’s Heritage Area 1.

One participant at the public hearing stated:

The Heritage By-law, as of 13 September 2021, states that St. John’s City Council requires a Heritage Report for an application to demolish a Heritage Building, amend or revoke its designation, and plan new development in a Heritage Area. In this case, there was no Heritage Report available. While I understand that the application was before September 2021, which explains its absence, should not a “retrospective” Heritage Report be written to comply with current requirements?

The by-law also states, “a Heritage Report shall at a minimum evaluate and identify heritage values and resources located on the site, neighbourhood or streetscape and address the anticipated impacts that the proposed work may have on the heritage value of a building, neighbourhood or streetscape”. On the “Engage St. John’s” website, the city has also stated that heritage reports are

¹⁷ March 2, 2022 letter from Dr. Christophe Rivet, President of the Canadian National Committee of the International Council on Monuments and Sites (ICOMOS Canada) to Premier Andrew Furey.

similar to LUARs (Land Use Assessment Reports). This is not accurate. **A developer's LUAR cannot be considered as a replacement for a Heritage Report, for a LUAR critically fails to account for the impacts of a new structure on existing heritage. Nowhere in the LUAR is the word "Ecclesiastical District" mentioned.** It is this project's biggest neighbour, and the proposed project is located inside its boundaries.

The proposed condominium has also been described as an "extension of The Rooms". Therefore, the proposed project contradicts its own LUAR's statement about minimizing visual impact. Becoming an extension of The Rooms means that it will dramatically alter the visual and cultural landscape of the City and the Ecclesiastical District and its attributes by overstating one architectural style, allowing the style of Glass and Steel Fishing Stage to dominate over the others. This is not mentioned in the LUAR as an impact. But it will be an impact. **All impacts, including positive, neutral and negative ones need to be established, and that is the critical difference between a LUAR and a Heritage Impact Assessment report.** Only then can mitigation strategies be proposed, and alternatives be voted on. The public has not had a chance to choose a design in this "democratic" process. More alternatives are needed to this specific design of a condominium or apartment building before this rezoning should be allowed.

...

I laud the new requirement of Heritage Reports that the city has set and encourage it to follow in the footsteps of other cities across Canada by requiring that heritage Impact Assessments be completed before rezonings can take place. **I urge the city to exercise that requirement, and not allow a rezoning to happen until we have enough information on the full impacts of this proposed development.** At present, we only have the Developer's word. That would be an insufficient assessment, in my view, and in the view of the World Heritage planners upon which to proceed with forever altering or endangering the heritage features and context of a designated National Historic Site.

City of St. John's Chief Municipal Planner, Ken O'Brien said:

Since this site is in the City's heritage area, it is subject to the City's heritage design standards, which have been applied. The City's heritage planner and our Built Heritage Experts Panel reviewed the design and recommended a series of changes, which were incorporated into the applicant's land-use report.¹⁸

Commissioner's Analysis

The City of St. John's Heritage By-Law is an important part of its overarching governance framework for proposed developments within the City's Heritage Area 1. The original

¹⁸ Ken O'Brien, Chief Municipal Planner, email of July 8, 2022 replying to a concerned resident.

development application pre-dates the City's passage of its Heritage By-Law on September 13, 2021. The proposed development lies in the City's Heritage Area 1.

It is my opinion that given the importance of the St. John's Ecclesiastical District national historic site to the City and the Province, the proposed development should be subjected by the City to an appropriately rigorous analysis, taking into consideration the City's obligations under the City's Heritage By-Law No. 1647 passed by Council on September 13, 2021, including City of St. John's Heritage Design Standards within the new Heritage By-Law.

4. Comments were made with respect to the importance of taking measures to preserve the structural integrity of the other heritage buildings and residences in the area during any construction in the St. John's Ecclesiastical District.

St. Andrew's Church Board of Management submitted that:

We have been advised that the construction of the proposed high density condo, within feet of our property, will create vibrations and damage our historic masonry structure and our important 60 piece Scottish Ballantine Window Collection, considered one of the best Ballantine Art collections in the world.

The Basilica also have marble statues, a world class historic Irish, English and French stained glass collection and a masonry arch on Harvey Road with a marble statue on top. Gower Street Church is also a masonry structure and has a unique stained glass collection. Collectively we have one of the finest and most fragile stained glass collections in Canada if not in NA. Some of our masonry is original brick and limestone and needs special conservation attention. Parks Canada has invested millions of dollars and continues to invest in this District to support its conservation needs.

Both a heritage architect and heritage masonry building engineer, one of Canada's finest, have advised us that vibration may cause damage to the stability of these historic masonry structures and buildings and our stained glass collection.

They also advised that the contractor should be responsible for providing monitoring equipment and the monitoring required, to ensure that any planned or approved work is not causing damaging vibrations to the fragile cultural resources. When we raised this earlier to the City, at earlier consultation meetings the Mayor indicated this was a Provincial Responsibility.

Therefore as a matter of Provincial responsibility and interest and as an uncompleted piece of business, we are asking that the Minister of Municipal Affairs require:

A Heritage Report be undertaken, by a structural heritage engineer with experience in historic masonry buildings, that can further assess the cultural resources and assets that

will be under risk from vibrations that would be caused by any rezoning or variance that is approved.

Given the fragility of the adjacent historic resources that only a low or medium density zoning be approved for the project, as the need to protect these adjacent historic resources was not considered when City Planning authorized the Developer to come forward to have property zoned from Public Open Space to first a proposed High Density Mixed Commercial Zone, and now a High Density Apartment zone with a 10% variance. When the developer purchased this property he was doing so at his own risk that rezoning may or may not be approved. City Council should have considered these factors before blessing a planning process, at the high density level, when low or medium density is the traditional development zone for Heritage Area 1.

The Province be prepared to put a condition of release on this project for each historicity property as required that will include monitoring equipment, and monitoring to the satisfaction of the adjacent historic property owners. Also that the developer be required...to pay for the conservation treatment and any repair and damage caused by this development to a level that meets Parks Canada's Guidelines and Standards for the conservation of these historic materials.

The same public hearing participant who lauded the City's new requirement for Heritage Reports (see #3 above) stated:

The LUAR [Land Use Assessment Report] also mainly depicts the post-project phase and how the proposed development would look – particularly, through the lens of the developer. The public needs more information for the during-project phase. How will vibrations from construction affect stained-glass windows of the Kirk? What kinds of sound pollution will be created? Will there be a socio-economic impact? **All these are addressed and accounted for in a Heritage Impact Assessment. There has been no Heritage Impact Assessment.**

Several residents of Garrison Hill, the street adjacent to the proposed development also noted their concern about the noise and vibrations that would be caused should the proposed apartment complex development proceed.

Commissioner's Analysis

Given the considerable historic assets found within the St. John's Ecclesiastical District National Historic Site – and indeed immediately adjacent to the proposed development – it is my opinion that a Heritage Report should be undertaken with input from a structural heritage engineer with experience in historic masonry buildings, that can further assess the cultural resources and assets and report on how the developer might be required to mitigate risk from vibrations that would be caused by any rezoning or variance that is approved.

Further, mitigation of the potential impact of noise and vibrations the development would cause for neighbouring residents at Garrison Hill and other surrounding areas should be addressed.

5. Concern was expressed about the proposed apartment complex obstructing the view from The Rooms.

One concerned resident wrote:

I feel this development does not meet the spirit of downtown's municipal and heritage plans. It would be directly in the view plane of The Rooms from downtown, and also from the perspective of the Rooms looking toward the narrows.

Margaret Allan, Chair of The Rooms Corporation Board of Directors, wrote for the fourth time on behalf of the volunteer, independent Board, on the topic of the Parish Lane Development:

On the day I learned about this hearing, I was listening to a radio interview with musician Corey Tetford about his upcoming performance at The Rooms. Without prompting, Mr. Tetford remarked that performing in The Rooms atrium was special for him, with one of the best views in the world. The view is so good, he continued, that he finds himself distracted by it even while performing.

Many other community members feel similarly. At a public consultation session hosted by The Rooms, one person noted, "The view touches the soul of Newfoundlanders and is a big part of our love of this place; it helps us feel connected and a part of this incredible place." Another person remarked, "The view from The Rooms is priceless. Once gone, even a little bit, it can never be replaced."

This view is the reason for my writing today. Despite the changes made by the Developer and the efforts to demonstrate the impact on view planes, it is not entirely clear what the impact on the view will be. **What is certain, however, is that there will be significant and negative impacts. Once the structure is built, there will be no adjustment possible.** (As an aside, I have heard of other jurisdictions where developers are required

to construct a full scale in-situ model to demonstrate the impact of a new structure in a sensitive area. Is this a possibility in this circumstance?)

We have a conundrum here: the Developers are keen to progress the project and see returns on their investment; the City of St. John's is eager for development and tax revenues and wants to be seen as open for business; the Province is reluctant to meddle in a municipal matter where another elected group is responsible, yet legislation clearly puts them in charge at this particular juncture. But governments, municipal and provincial, are elected to do what is best for the people, and to make tough decisions.

The view from The Rooms, arguably one of the best views anywhere, is a public resource and deserves public protection. The Rooms Board is the custodian of this view, but the view belongs to everyone now and for generations to come.

Another individual wrote to say:

View-plane ordinances are very important to our city. As being full of hills, we have an opportunity to preserve our wonderful and unique view-planes. Instead, however, we are doing our best to block our city with high-rises, where the only view is another high-rise. For instance, the view-plane from the rooms will be totally comprised by this redesignation. One of our jewels, a beautiful building with an unbelievable view, as is.

On December 17, 2021, members of the Ecclesiastical District National historic Site Working Group wrote a letter to the Honourable Krysta Lynn Howell, Minister of Municipal and Provincial Affairs and Registrar General and to the Honourable Steve Crocker, Minister of Tourism, Arts, Culture and Recreation. The letter said, in part:

We also want to advise you that a Coalition representing senior professionals, from the Arts, Cultural, Tourism and Heritage industries and District Churches, are requesting a meeting with the Premier to ensure the Province is fully aware of all the Provincial, Federal and International interests relating to the District. We will be asking the Province to consider this information when making a decision on the request to approve the proposed zone for the parish land site that will allow a multi-story condo to be constructed in the midst of one of the Province's most important cultural and heritage tourism zones and that will significantly impact the visitor experience at *The Rooms*. This \$50M dollar Provincial cultural facility was specifically designed and constructed to offer spectacular world class experiences and views of the old town and the 300 year old historic church district it would sit amongst. The location for the construction of *The Rooms* was also strategically chosen to grow the cultural and tourism industries of NL.¹⁹

¹⁹ December 17, 2021 letter to the Honourable Krysta Lynn Howell, Minister of Municipal and Provincial Affairs and Registrar General and to the Honourable Steve Crocker, Minister of Tourism, Arts, Culture and Recreation, from Members of the Ecclesiastical District National historic Site Working Group, at p. 2.

We strongly urge both the City of St. John's and the Provincial Government to reject these proposed amendments which would allow the Parish Lane development to proceed.

The City of St. John's Chief Municipal Planner said in an email reply to a concerned resident that:

...provincial Tourism staff expressed concerns with the potential impact but stated that they are confident that the City's planning processes will address the concerns.²⁰

Commissioner's Analysis

Provincial legislation mandates The Rooms to, amongst other things, collect, preserve, present, exhibit and make available for research the historic artifacts, natural history specimens and archival records that represent and illustrate the significant history, culture and natural heritage of the province.²¹ It is arguable that the The Rooms' view of the St. John's Ecclesiastical District National Historic Site is – at least symbolically - an important part of the Rooms collection and exhibit. Submissions from The Rooms independent and volunteer Board of Directors have consistently raised concern about the proposed development and its impact on the view plane from The Rooms.

The province has invested significantly in The Rooms and relies heavily in execution of its *Cultural Action Plan* on The Rooms and the expertise which resides there. The provincial *Way Forward Cultural Action Plan* notes that

Government plays a key role in assisting communities to preserve, create, present, and promote culture through advisory and partnership activities via the Arts and Culture Centres, Provincial Historic Sites, Provincial Archaeology Office, the Arts and Letters Program, The Rooms, ArtsNL and HeritageNL.

Government also directly assists communities to develop, promote and celebrate culture through funding programs. The Cultural Economic Development Program provides essential support to cultural events, local museums and archives, arts organizations, and assists in safeguarding Indigenous and intangible cultural heritage, and built heritage maintenance.²²

It is my opinion that the perspective of The Rooms' Board of Directors and the many other concerns expressed about the proposed development obstructing the view of the St. John's Ecclesiastical District National Historic Site from The Rooms must be considered while applying the federal *Standards and Guidelines for the Conservation of Historic Places in Canada* to proposed developments that lie within National Historic Sites in St. John's, as well as while applying the City's Heritage By-Law.

²⁰ Ken O'Brien, Chief Municipal Planner, July 13, 2022 email reply to a concerned resident.

²¹ The *Rooms Act* SNL2016 c. R-15.2, s. 4(a).

²² *Way Forward Cultural Action Plan* at p. 12 <https://www.gov.nl.ca/tcar/files/culturalplan.pdf>

- 6. Concern was expressed that the proposed development, including its height and size, was not appropriate for the character of the neighbourhood. Concern was also expressed about what precautions the city has to ensure that the proposed design is the built design, and about what enforcement opportunities the city has in case the developer doesn't fulfill their design brief.**

All participants at the public hearings and many who wrote submissions stressed the importance of development appropriate to the heritage and historical neighbourhood in which the proposed development lies. Almost all participants stated that they are not opposed to development of the site *per se*. Rather, they are opposed to the size and nature of the proposed apartment building, believing that it is not an appropriate development for the historic site in question.

As to why the City of St. John's has suggested a site-specific "Apartment Harvey Road" zone for the proposed development, Ken O'Brien, the City's Chief Municipal Planner, said:

Building height is an important factor here, for the houses that border the site along Garrison Hill as well as for the view toward the harbour from the viewing area in The Rooms across Harvey Road. That's one reason we are proposing a site-specific zone to control the height above Harvey Road. We have also considered the provision of variances – zone standards can be allowed to vary up to 10% on any dimension. In this case, we have set the building height so that, even with a 10% increase through a variance, the height will not cause unexpected problems for nearby properties, especially the ones I mentioned above.

Regarding the proposed design, these can sometimes change once a new zone is in place. A building can be modified to whatever the new zone allows, sometimes growing taller or wider or bulkier, depending on the zone. Again, by using a sites-specific zone, we are setting specific parameters for the building that can be built, based on the applicant's design.²³

For further clarification, I have been advised by City staff that the Land Use Report associated with the proposed development was already adopted by Council during approval of the Townhouse amendment. Should the amendments proceed, the applicant's request for a 10% variance on the building height will also be brought to Council for consideration. The proposed maximum building heights in the zone have been set lower than the applicant's requested building height so that a variance could be applied. In doing so, additional building height could not be requested later, as 10% is the maximum variance that can be applied to each lot. This approach was taken by the City to ensure a maximum building height that does not intrude further than modelled because of the sensitivities of the building height and the consequential obstruction of views from The Rooms.

²³ Ken O'Brien, City of St. John's Chief Municipal Planner, email of July 8, 2022 replying to a concerned resident's inquiry.

The view from The Rooms of the St. John's Ecclesiastical District National Historic Site was raised time and again by concerned residents, including to note that "The View of the District will be interrupted and the Anglican Cathedral and Gower United...are visually obscured as is everything in the line below it."²⁴

Commissioner's Analysis

The repeated concerns expressed by residents, representatives of the churches that reside within the St. John's Ecclesiastical District National Historic Site and heritage experts is that the scope and size of the proposed apartment complex is inappropriate for the neighbourhood. The view plane from The Rooms is only one important aspect related to the scope and size of the proposed development. To fully assess the potential impact of the proposed development on the St. John's Ecclesiastical District National Historic Site and the proposed development's residential and other neighbours, it is vital that the Province and the City subject the proposed development to rigorous analysis under the appropriate heritage framework.

It is therefore my opinion that the proposed development should be subjected to an appropriately rigorous analysis, taking into consideration the province's obligations under the Convention Concerning the Protection of the World Cultural and Natural Heritage (the World Heritage Convention), the federal *Standards and Guidelines for the Conservation of Historic Places in Canada*²⁵, and the provincial Cultural Action Plan. Additionally, it is my opinion that the proposed development should be subjected to analysis under the City's Heritage By-Law No. 1647 passed by Council on September 13, 2021, including City of St. John's Heritage Design Standards within the new Heritage By-Law.

7. Concern was expressed about the prospective loss to development of a natural green space used by downtown residents.

One concerned resident wrote:

Our city needs to be liveable for all residents, which includes preserving urban forests. Nature and natural green spaces improve residents' mental and emotional well-being, in addition to proving a host of ecological benefits, including carbon sequestration and habitat for bird life, insect pollinators and other flora and fauna. Green spaces are good in and of themselves. I urge council to work towards both your climate emergency pledge and duty to support residents' quality of life by protecting the forested portion of 68 Queen's Road through maintaining the Open Space zoning.

²⁴ Presentation for Commissioner Chantelle MacDonald Newhook, representing the Basilica Heritage Foundation, Gower Street United Church, St. Andrew's Presbyterian Kirk, With Assistance from Patricia Buchanan, Heritage Conservation Planner.

²⁵ The *Standards and Guidelines for the Conservation of Historic Places* are at <https://www.historicplaces.ca/en/pages/standards-normes.aspx>

Another concerned resident stated a minority opinion that no development should be permitted on the proposed site:

I am writing to voice my strong opposition to the rezoning of the Open Space of 68 Queen's Road to allow the Parish Lane development. I am against all and any development of this site. I believe it should be kept as the public green space that it is and always has been. I realize that maintaining the open Space zoning does not in itself preserve the trees, plants and animals that exist there, as Open Space zoning allows for recreational uses as well. However I believe that denying this rezoning will result in the division of the property and possible sale of the Open Space to someone who will preserve it.

Yet another said:

The loss of green space downtown, especially tree canopy, is disturbing given the effects of climate change. Every loss of natural areas downtown increases the heat load and detracts from the environment of residents. Notwithstanding the City's green space plan, they are not being pro-active in preserving green space downtown if they approve this development.

Commissioner's Analysis

Consideration should be given by the Province and the City of St. John's under its existing development framework, including the various important heritage and historical site assessments, as to whether or not the loss of the green space currently zoned "open space" will be detrimental to the City or its residents. If the answer is "yes", then appropriate mitigation measures should be required prior to approving the proposed development.

- 8. Concern was expressed that additional traffic created by the apartment complex population would aggravate traffic flow at what is perceived by area residents and those who regularly drive there as a hazardous intersection at Garrison Hill and Queen's Road.**

One concerned resident wrote:

...the traffic in this area of Queen's Road is already somewhat dangerous, with the re-design of Veteran's Square. Even your staff has acknowledged (with me) the wish to slow traffic due to the volume.

Other residents wrote or made oral representations at the public hearings expressing their traffic concerns about the intersection of Garrison Hill and Queen's Road and how more traffic from the proposed apartment building would make traffic there worse.

Commissioner's Analysis

Prior to any approval of the proposed development, a traffic analysis by City staff should be prepared and included in the materials provided to City Council and the Province, showing the likely impact on the area if the proposed high-density development were to proceed. I note the repeated concerns of area residents and individuals who travel through the Garrison Hill and Queen's Road intersection and suggest that City staff consider evidence of this "lived experience" from City residents.

9. Concern was expressed that affordable housing is a challenge in St. John's and the question was asked whether the proposed development would be required to have any affordable housing units.

Several individuals stated that there is a "housing crisis" in St. John's and that there has been no indication or assurance that the proposed development will in any way ameliorate the lack of affordable housing available in the City. Concern was also expressed that there are no restrictions in place to prevent the proposed development from becoming "holiday rentals" or that like many other condominiums in the City, they will sit vacant for much of the year while their owners reside elsewhere. It was stated that vacant condos do not support a vibrant downtown community.

Ken O'Brien, Chief Municipal Planner said that regarding affordable housing, the City does not have a requirement for a minimum of affordable units to be included in new residential developments. Rather, the City has been increasing the affordable housing supply by other means to date.²⁶

Commissioner's Analysis

As the City does not have a policy or by-law related to affordable housing, it would not be appropriate for the proposed development to be assessed on this criterion. Should the City adopt an affordable housing policy or by-law, proposed developments should be assessed accordingly.

RECOMMENDATIONS:

Considering all of the foregoing, I make the following recommendations:

Recommendations to the Minister of Municipal and Provincial Affairs:

THAT prior to approving the amendment requested by the City to the St. John's Urban Region Regional Plan, the Minister of Municipal and Provincial Affairs:

²⁶ Ken O'Brien email of July 8, 2022.

1. Assess the province's obligations related to any proposed development within the St. John's Ecclesiastical District National Historic Site because Canada signed the Convention Concerning the Protection of the World Cultural and Natural Heritage (the World Heritage Convention) following consultations with the provinces and territories. As a result, Canadian provincial, territorial and federal governments are bound to Article 5 of the World Heritage Convention, which requires the implementation of effective and active legal, scientific, technical, administrative and financial measures to protect heritage. In accordance with this, provincial legislation and involvement on heritage matters must ensure that the integrity of places of provincial, national, and international significance is protected.
2. Consider the province's important and cooperative intergovernmental relationship with Parks Canada and apply the federal *Standards and Guidelines for the Conservation of Historic Places in Canada* to the proposed development within the St. John's Ecclesiastical District National Historic Site.
3. Ensure that the province's assessment of its obligations related to any proposed development within the St. John's Ecclesiastical District National Historic Site is undertaken with consideration about whether the proposed development meets the policy direction found in the provincial *Way Forward Cultural Action Plan* to ensure that the proposed development aligns with the province's stated cultural objectives.

Recommendations to the City of St. John's:

THAT prior to approving the amendments to the Municipal Plan and the Development Regulations that would permit the proposed development, the City of St. John's:

1. Reconsider its direction given at its February 9 2021 meeting that City Staff prepare a site-specific zone for the upper portion of the property, using an adopted site plan to control the development of the proposed Apartment Building.
2. City Council apply the federal *Standards and Guidelines for the Conservation of Historic Places in Canada* to the proposed development which lies within the St. John's Ecclesiastical District National Historic Site.
3. City Council direct City Staff to assess the development application under the City of St. John's Heritage Design Standards within the City's Heritage By-Law No. 1642, which was passed by Council on September 13, 2021, including:
 - a. By requiring a Heritage Report to inform the scale and design of the proposed development, and as identified in the new Heritage By-Law Sections 8C and 8D, by a nationally certified Heritage Conservation Specialist; and

- b. That the Report meet the conditions set out in Section 5 of the By-law that ensures that the Development and the variance does not impact the heritage value of adjacent properties.
4. After all the recommendations are considered, should City Council wish to consider the proposed development, it may require a fresh Land Use Report for the development application and rescind the one which was already adopted by Council during approval of the Townhouse amendment and/or require such updated supporting documentation from the developer as is required to answer any questions or concerns arising from application of the appropriate heritage framework.

SUMMARY:

I was appointed as Commissioner by the Minister of Municipal and Provincial Affairs (the “Minister”) to conduct the statutory public hearing regarding St. John’s urban Region Regional Plan (SJURRP) Amendment No. 1, 2020 in conjunction with St. John’s Municipal Plan Amendment No. 1, 2021 and Development Regulations Amendment No. 1, 2021. I was also appointed as Commissioner by the City of St. John’s to conduct the statutory public hearing regarding St. John’s Municipal Plan Amendment No. 1, 2021 and Development Regulations Amendment No. 1, 2021.

The purpose of the amendments is to amend the land use designation on the SJURRP map for the subject site located between Queen’s Road and Harvey Road from “Public Open Space” to “Urban Development”. This amendment to the SJURRP map will accommodate proposed amendments to the St. John’s Municipal Plan and Development Regulations which re-designate the subject site from Open Space Land Use District to the Residential Land Use District and rezone the subject site from the Open Space Land Use Zone to the Apartment Harvey Road Land Use Zone.

It was previously noted that my role as Commissioner is to consider objections and representations to the proposed amendments and provide a written Report to the Minister of Municipal and Provincial Affairs and to City Council with recommendations based on the objections and representations presented at the Hearings or received through written submission.

I therefore submit this Report in accordance with my appointment as Commissioner.

Respectfully submitted at St. John’s, NL on this 22nd day of August 2022:

Chantelle MacDonald Newhook, Q.C., Q.Arb.
Commissioner



APPENDICES TO THE COMMISSIONER'S REPORT

TO: THE CITY OF ST. JOHN'S

RE: MUNICIPAL PLAN AMENDMENT NO.1, 2022

AND

DEVELOPMENT REGULATIONS AMENDMENT NO.1, 2022

AND TO: THE MINISTER OF MUNICIPAL AND PROVINCIAL AFFAIRS

RE: ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT NO. 1, 2020

in conjunction with

MUNICIPAL PLAN AMENDMENT NO.1, 2022 AND

DEVELOPMENT REGULATIONS AMENDMENT NO.1, 2022

***Please note that some appended documents were provided to the Commissioner by more than one party. ***

Submitted by: Chantelle MacDonald Newhook, Q.C., Q.Arb.

22 August 2022

Appendix #1 – Legislation, Regulations, and City of St. John’s Documents provided to Commissioner

1. *Urban and Rural Planning Act, 2000* SNL2000 c. U-8
https://www.assembly.nl.ca/legislation/sr/tableregulations/tableofregulations_u08.htm
2. St. John’s Development Regulations
<https://www.stjohns.ca/publications/envision-st-johns-development-regulations-2021-0>
3. St. John’s Urban Region Regional Plan, 1976 with Forestry Policy Amendment, 1978, Watershed Protected Areas Policy Amendment, 1980, and Subsequent Amendments (**see p. 590**)
4. St. John’s Municipal Plan
https://www.stjohns.ca/sites/default/files/files/publication/Envision%20Municipal%20Plan%20September%202021_0.pdf
5. June 28, 2022, 3:00 p.m.- Minutes of Regular Meeting - City Council
Decision/Direction Note
Title: 68 Queen’s Road (Apartment Building), Adoption, MPA1900002
Date Prepared: June 21, 2022
Report To: Regular Meeting of Council
Councillor and Role: Councillor Ian Froude, Planning
Ward: Ward 2
(**See p. 4**)
6. Decision/Direction Note
Title: 68 Queen’s Road (Apartment Building), Adoption-in-Principle, MPA1900002
Date Prepared: June 21, 2022
Report To: Regular Meeting of Council
Councillor and Role: Councillor Ian Froude, Planning
Ward: Ward 2
(**See p. 18**)
7. Decision/Direction Note
Title: 68 Queen’s Road (Apartment Building), Adoption-in-Principle, MPA1900002
Date Prepared: November 17, 2021
Report To: Regular Meeting of Council
Councillor and Role: Councillor Ian Froude, Planning
Ward: Ward 2
(**See p. 57-653**)

8. Correspondence:

- a. May 28, 2020 letter from Parks Canada, Christine Loth-Bown Vice-President, Indigenous Affairs and Cultural Heritage Branch addressed to Ms. Heather MacLellan, St. Andrews Presbyterian Church Board of Management and Friends of the St. John's Ecclesiastical District National Historic Site and to Dr. John Edward Fitzgerald, Executive Director, St. John the Baptist Basilica Foundation (**See p. 654**)
- b. November 20, 2021 letter to Mayor Breen and Councillors from Basilica Heritage Foundation Board of Managers; St. Andrew's Presbyterian Church Board of Management; and Gower Street United Church (**See p. 659**)

9. Additional City of St. John's reference materials available at

<https://www.stjohns.ca/public-notice/public-hearing-68-queens-road> including notice of public hearing dated July 19, 2022 and the Land Use Assessment Report (LUAR) for the proposed development. (Please note, the building height along Harvey Road has changed since the LUAR was drafted. The more recent building height information is in the staff decision note.)

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

June 28, 2022, 3:00 p.m.

Present:

- Mayor Danny Breen
- Deputy Mayor Sheilagh O'Leary
- Councillor Maggie Burton
- Councillor Ron Ellsworth
- Councillor Sandy Hickman
- Councillor Debbie Hanlon
- Councillor Jill Bruce
- Councillor Jamie Korab
- Councillor Ian Froude
- Councillor Carl Ridgeley

Regrets: Councillor Ophelia Ravencroft

Staff:

- Kevin Breen, City Manager
- Derek Coffey, Deputy City Manager of Finance & Administration
- Tanya Haywood, Deputy City Manager of Community Services
- Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
- Lynnann Winsor, Deputy City Manager of Public Works
- Susan Bonnell, Manager, Communications & Office Services
- Ken O'Brien, Chief Municipal Planner
- Karen Chafe, City Clerk
- Jennifer Squires, Legislative Assistant

Others: Linda Bishop, Senior Legal Counsel

Land Acknowledgement

The following statement was read into the record:

"We respectfully acknowledge the Province of Newfoundland & Labrador, of which the City of St. John's is the capital City, as the ancestral homelands of the Beothuk. Today, these lands are home to a diverse population of indigenous and

other peoples. We would also like to acknowledge with respect the diverse histories and cultures of the Mi'kmaq, Innu, Inuit, and Southern Inuit of this Province."

- 1. CALL TO ORDER**
- 2. PROCLAMATIONS/PRESENTATIONS**
- 3. APPROVAL OF THE AGENDA**

3.1 Adoption of Agenda

SJMC-R-2022-06-28/277

Moved By Deputy Mayor O'Leary

Seconded By Councillor Bruce

That the Agenda be adopted as presented.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

4. ADOPTION OF THE MINUTES

4.1 Adoption of Minutes - June 20, 2022

SJMC-R-2022-06-28/278

Moved By Councillor Korab

Seconded By Councillor Ridgeley

That the minutes of June 20, 2022, be adopted as presented.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

5. BUSINESS ARISING FROM THE MINUTES

6. DEVELOPMENT APPLICATIONS**6.1 Notices Published - 140 Ridge Road - DEV2200067**

SJMC-R-2022-06-28/279

Moved By Councillor Korab

Seconded By Councillor Ellsworth

That Council approve the Discretionary Use application to construct an extension to an existing telecommunications tower located at 140 Ridge Road from a height of 30.5m to 37m.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

6.2 Notices Published – 899 Northern Pond Road - DEV2100067

Deputy Mayor O'Leary requested clarification on the application process for telecommunications towers as they fall under federal jurisdiction. The Deputy City Manager of Planning, Engineering, and Regulatory Services responded that the City considers telecommunication towers as Discretionary Uses to provide residents the opportunity for input. While the City has no authority to approve or reject the towers, Staff can use the submissions collected to persuade applicants and the federal government to relocate the towers if there are concerns from the public.

SJMC-R-2022-06-28/280

Moved By Councillor Korab

Seconded By Councillor Ridgeley

That Council approve the Discretionary Use application to construct a telecommunications tower at 899 Northern Pond Road.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

7. RATIFICATION OF EPOLLS**8. COMMITTEE REPORTS****8.1 Committee of the Whole Report - June 15, 2022****1. Revised Cash Handling and Petty Cash Policy**

Councillor Ellsworth highlighted the proposed changes to the Cash Handling and Petty Cash Policy as listed below:

- Addition of Cardholder Data and Payment Card Industry Data Security Standard (PCI DSS) definitions in Section 2.
- Addition of Section 3.6: Payment Card Industry Data Security Standard.
- An update to Section 4 of the Policy to include PCI DSS.
- Changes to Section 5 concerning the responsibilities of Employees and Departments.

SJMC-R-2022-06-28/281

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That Council approve the revised Cash Handling and Petty Cash Policy.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

2. Shad Memorial 2022 – Sponsorship of Breakfast

SJMC-R-2022-06-28/282

Moved By Councillor Ellsworth

Seconded By Councillor Hickman

That Council sponsor the breakfast for the Shad Memorial 2022 at an approximate cost of \$2000.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

3. 110 Cheeseman Drive – MPA2200002

Deputy Mayor O'Leary noted the importance of maintaining commercial zoning in residential areas, as it provides an opportunity to build neighbourhoods with accessible services and amenities.

SJMC-R-2022-06-28/283

Moved By Councillor Froude

Seconded By Deputy Mayor O'Leary

That Council reject the application to rezone land at 110 Cheeseman Drive from the Commercial Neighbourhood (CN) Zone to the Residential 1 (R1) Zone so as to retain important commercial lands in the Southlands neighbourhood.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

4. Membership – Sustainable and Active Mobility Advisory Committee

SJMC-R-2022-06-28/284

Moved By Councillor Froude

Seconded By Councillor Burton

That Council approve the following ten individuals to sit on the Sustainable and Active Mobility Advisory Committee and that one additional position be reserved to be filled by a user of public para

transit or Go Bus:

- Wiseman, Debbie
- Sunner, Petra
- Lee, Justin
- Roy, Noel
- Green, Ryan
- Lomond, Megan
- Lambert, Anne
- Brake, David
- Grant, Holly
- Binimelis Avila, Makarennna Anna Belen

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

5. Environment & Sustainability Experts Panel Membership

Deputy Mayor O'Leary spoke to the quality of those who applied to the Environment & Sustainability Experts Panel and commented on the lack of gender diversity amongst the applicants. She advised that broadening the call outside of the existing structures may be necessary to achieve gender diversity.

SJMC-R-2022-06-28/285

Moved By Councillor Burton

Seconded By Councillor Froude

That Council approve the renewed commitment of the existing experts and the appointment of Piers Evans and James Blyth to the Environment & Sustainability Experts Panel.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

6. Demolition of Building – 17 Coronation Street

SJMC-R-2022-06-28/286

Moved By Councillor Burton

Seconded By Councillor Ellsworth

That Council grant the Demolition Order of 17 Coronation Street as the building is in a state of total disrepair and is creating a potential safety concern.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

8.2 Audit & Accountability Standing Committee Report - June 22, 2022

1. December 31, 2021 Audited Financial Statements

Councillor Ellsworth remarked that this has been the earliest time that the audited financial statements had come to Council ahead of the June 30th legislative deadline. The Mayor asked when the cash statements would come to Council for consideration, and the Deputy City Manager of Financial & Administration responded that the statements would come to Council in the upcoming weeks.

SJMC-R-2022-06-28/287

Moved By Councillor Bruce

Seconded By Councillor Ellsworth

That Council approve the December 31, 2021, audited financial statements.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

8.3 Built Heritage Experts Panel Report - June 1, 2022

1. 70 Circular Road, Designated Heritage Building Retaining Wall, SIT2200028

SJMC-R-2022-06-28/288

Moved By Councillor Burton

Seconded By Councillor Hickman

That Council approve the retaining wall at 70 Circular Road, as proposed.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Development Permits List June 16 to June 22, 2022

10. BUILDING PERMITS LIST (FOR INFORMATION ONLY)

10.1 Building Permits List - Week ending June 23, 2022

11. REQUISITIONS, PAYROLLS AND ACCOUNTS

11.1 Weekly Payment Vouchers for Week Ending June 22, 2022

SJMC-R-2022-06-28/289

Moved By Councillor Ellsworth

Seconded By Deputy Mayor O'Leary

That the weekly payment vouchers for the week ending June 22, 2022, in the amount of \$9,261,211.98 be approved as presented.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

12. TENDERS/RFPS

12.1 2022121 – Supply and Delivery of Trackless Parts

SJMC-R-2022-06-28/290

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That Council approve for award this Open Call to the lowest bidders meeting specifications, Saunders Equipment for \$159,810.01 (HST excluded) per year as per the Public Procurement Act.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

12.2 2022120 - Supply and Delivery of Fire Department Supplies and Equipment

SJMC-R-2022-06-28/291

Moved By Councillor Ellsworth

Seconded By Councillor Froude

That Council approve for award this Open Call to the lowest bidders meeting specifications, K&D Pratt for \$133,176.68 (HST excluded) per year as per the Public Procurement Act.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)**12.3 2022108 - Miscellaneous Asphalt Repairs**

Deputy Mayor O'Leary inquired as to what the miscellaneous asphalt repairs would cover. Staff responded that the standing offer agreement was different from the Engineering contract for road work, and as such would cover things such as pot holes, minor grind and patch, service cuts and smaller repairs.

SJMC-R-2022-06-28/292

Moved By Councillor Hickman

Seconded By Deputy Mayor O'Leary

That Council approve for award open call 2021108 – Miscellaneous Asphalt Repairs to the lowest bidder meeting specification, Parsons Paving Ltd for \$\$978,218.75 HST included, as per the Public Procurement Act.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)**12.4 2022106 - 2022 Bridge Rehabilitation Program - Contract 1 - Dredging**

Councillor Hickman advised that the dredging and culvert extension to address erosion issues would take place at bridges located on the Boulevard, Logy Bay Road, Guzzwell Drive, Portugal Cove Road, Wicklow Street, and Old Bay Bulls Road. There are also five additional bridges that may be considered for dredging on a provisional basis. Clarification was asked on where the dredging would take place and Staff responded that there were six bridges in the main tender, as listed by Councillor Hickman, and should prices come in favorably Staff will work on the additional five bridges as funding permits.

SJMC-R-2022-06-28/293

Moved By Councillor Hickman

Seconded By Councillor Ellsworth

That Council approve for award open call 2022106 – 2022 Bridge Rehabilitation Program – Contract 1 to the lowest bidder meeting specification, Talon Energy Services Inc, for \$608,476.50 (HST included), as per the Public Procurement Act.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. OTHER BUSINESS

14.1 68 Queen's Road (Apartment Building), Adoption, MPA1900002

Councillor Froude provided an overview of the proposed amendments for 68 Queen's Road and informed Council that should the amendment proceed, the applicant's request for a 10% variance on the building height would also come to Council for consideration. Staff are aware of the sensitivities concerning building height and the proposed maximum building heights in the zone have been set lower than the applicant's requested building height so that a variance could be applied. In doing so, additional building height could not be requested at a later date, which would ensure that the height of the apartment building does not exceed what has been proposed.

Councillor Burton noted that there were some concerns surrounding the timing of the meeting, as residents may not be available to attend in person during the summer months. She then made a motion to add a second virtual hearing to accommodate those that may be unable to attend the in-person event on June 20th. Councillor Korab questioned if the same facilitator would be used for both meetings, and Staff responded that the intent would be to have the same individual facilitate both meetings and prepare the report.

SJMC-R-2022-06-28/294

Moved By Councillor Froude

Seconded By Councillor Burton

That Council adopt the attached resolutions for St. John's Municipal Plan Amendment Number 1, 2022 and St. John's Development Regulations Amendment Number 1, 2022. The proposed date for the in-person public hearing is Wednesday, July 20, 2022, at 7 p.m in the Foran/Greene Room of City Hall.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

SJMC-R-2022-06-28/295

Moved By Councillor Burton

Seconded By Deputy Mayor O'Leary

That a second virtual session be held to discuss the adoption of 68 Queen's Road.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

14.2 Expropriation of 7 Gleneyre Street

Councillor Bruce asked Staff to confirm that the landowner had received the registered letter concerning the expropriation of 7 Gleneyre Street. Staff replied that the letter was signed for by the property owner upon receipt. She also inquired if the surrounding properties at 5 and 14 Gleneyre Street was City owned land or if it would require expropriation at a later date. Staff confirmed that 5 and 13 Gleneyre were owned by the City.

Councillor Ellsworth questioned if the expropriation of the land at the fringes of the property would devalue the remaining land by removing the existing boundary. Senior Legal Counsel explained that as the land is wetland floodplain, it has limited development potential, and the value is reflective of that fact. Under the Urban and Rural Planning Act a sub-

standard lot cannot be developed, and by expropriating the frontage of the property, it renders the remaining portion of the land inaccessible and therefore unsuitable for development. As such, the City intends to purchase the entirety of the land at the assessed value.

SJMC-R-2022-06-28/296

Moved By Councillor Bruce

Seconded By Councillor Ellsworth

That Council approve the expropriation of the entirety of 7 Gleneyre Street as shown on the attached diagram.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

14.3 SERC – Summer Events 2

SJMC-R-2022-06-28/297

Moved By Councillor Hanlon

Seconded By Councillor Ellsworth

That Council approve the Shea Heights Folk Festival from July 15 – 17, and the St. John's Pride Parade on July 24.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (10 to 0)

15. ACTION ITEMS RAISED BY COUNCIL

15.1 2022 Pinnacle Award of Excellence

The Mayor informed Council that International Association of Business Communicators Newfoundland and Labrador Chapter (IABC-NL) had awarded the City's Marketing and Communications division with the 2022 Pinnacle Award of excellence in the field of Communications Strategy.

The award was given in result of their work on the 2021 Reassessment Year, which communicated assessment information to the Public.

15.2 Update on Livingstone Street Stairs

Deputy Mayor O'Leary asked Staff for an update on the Stairs located off Livingstone Street near Sebastian Court, which are currently closed. The Deputy City Manager of Planning, Engineering, and Regulatory Services responded that the steps are currently unsafe and are included as the top priority in the City's retaining wall program. The retaining wall program will go to tender in the upcoming weeks and work on the steps is intended to take place later in the summer.

15.3 Mundy Pond Regatta

Councillor Korab noted that a portion of the walking trail on Mundy Pond would be closed from June 27th until July 13th to carry out site work for the Mews Centre replacement. As the Mundy Pond Regatta is scheduled for July 9th, he asked that Staff consider reopening the portion of the trail on that day. If it were not possible to do so, he requested that clear signage be installed on the trail at Blackler Avenue as well as the gravel parking lot and asked Staff to be lenient when issuing parking tickets on Mundy Pond Road.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 4:02 p.m.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: 68 Queen's Road (Apartment Building), Adoption, MPA1900002

Date Prepared: June 21, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 2

Decision/Direction Required:

Following provincial release of the proposed amendments for 68 Queen's Road, Council may now adopt St. John's Municipal Plan Amendment Number 1, 2022 and St. John's Development Regulations Amendment Number 1, 2022.

Discussion – Background and Current Status:

The City has received an application from Parish Lane Development Inc. to rezone the property at 68 Queen's Road. When the application was initially made in 2019, the property contained the former Cathedral Parish Hall, a house attached to the west end of the hall, a gravel parking lot and treed area at the rear of the building. Since that time Council has removed the heritage designation from the Cathedral Parish Hall and has granted demolition of the hall. The house at the west end of the lot, built in 1893, has been refurbished, is occupied, and remains a designated Heritage Building.

Initially the applicant proposed a 40-unit residential development with two Apartment Buildings (on Queen's Road and Harvey Road) sharing a parking garage between. Following a public meeting on November 27, 2019, plus additional consultation, the applicant revised the design by proposing three townhouses on Queen's Road, keeping the 1893 house. The building proposed on Harvey Road was rotated 90 degrees, so it is narrower on the road and goes back deeper into the property. The overall proposal is still for 40 residential units.

At its February 9, 2021, regular meeting, Council voted to split the application for the Townhouses along Queen's Road and the application for the Apartment Building on Harvey Road into two amendment packages and directed staff to prepare a site-specific zone for the upper portion of the property, using an adopted site plan to control the development of the proposed Apartment Building. The amendments for the Townhouses have been approved and the front portion of the lot is now designated Residential and zoned Residential Downtown (RD). There is an active subdivision and development application for the Townhouses.

At its regular meeting on November 22, 2021, Council decided to proceed with the proposed amendments and asked that the NL Department of Municipal and Provincial Affairs review and release them. A copy of the amendments with additional background information is attached for your review.

ST. JOHN'S

To consider the proposed development, a St. John's Urban Region Regional Plan amendment is required, to redesignate the land from "Public Open Space" to "Urban Development". St. John's Urban Region Regional Plan Amendment No.1, 2020 has been adopted by the Minister of Municipal and Provincial Affairs. Provincial release has also been issued for the municipal amendment and it is now in order for Council to proceed with the next steps: consider adopting the amendments and setting a Commissioner's public hearing.

Given that public health restrictions related to the COVID-19 pandemic have been lifted, the public hearing must adhere to the requirements outlined in the Urban and Rural Planning Act, including the requirement to hold an in-person public hearing. Should Council decide to adopt the amendments, the tentative date for the public hearing is Wednesday, July 20, 2022, in the Foran/Greene Room of City Hall. There will be a concurrent hearing for the Minister's Regional Plan amendment, with the same commissioner as for the City amendments.

The commissioner for the public hearings has not been selected yet and will be brought forward for Council's approval at a later date. The commissioner selected by the City will also be appointed by the Minister of Municipal and Provincial Affairs.

Next Steps

Following the hearing, the amendments will be brought back to Council with the commissioner's report for consideration of approval. The associated Land Use Report was already adopted by Council during approval of the Townhouse amendment.

Should the amendments proceed, the applicant's request for a 10% variance on the building height will also be brought to Council for consideration. The proposed maximum building heights in the zone have been set lower than the applicant's requested building height so that a variance could be applied. In doing so, additional building height could not be requested at a later date, as 10% is the maximum variance that can be applied to each lot. The City is aware of the sensitivities of the building height and the views from The Rooms, so we have chosen this approach to ensure a maximum building height that does not intrude further than modelled.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residential and property owners.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

An Effective City: Ensure accountability and good governance through transparent and open decision making.

4. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Should the development proceeds, it will be required to meet all accessibility building code requirements.
6. Legal or Policy Implications: A amendment to the St. John's Municipal Plan and Development Regulations is required. City has proposed a site-specific zone for the development.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: The public hearing will be advertised in accordance with the Urban and Rural Planning Act and St. John's Development Regulations.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council adopt the attached resolutions for St. John's Municipal Plan Amendment Number 1, 2022 and St. John's Development Regulations Amendment Number 1, 2022. The proposed date for the in-person public hearing is Wednesday, July 20, 2022, at 7 p.m in the Foran/Greene Room of City Hall.

Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage

Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	68 Queen's Road (Apartment Buidling), Adoption, MPA1900002.docx
Attachments:	- 68 Queen's Road - Apartment Adoption Attachments.pdf
Final Approval Date:	Jun 22, 2022

This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Jun 22, 2022 - 9:50 AM

Jason Sinyard - Jun 22, 2022 - 11:15 AM

DECISION/DIRECTION NOTE

Title: 68 Queen's Road (Apartment Building), Adoption-in-Principle, MPA1900002

Date Prepared: November 17, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 2

Decision/Direction Required:

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment Number 1, 2021, and St. John's Development Regulations Amendment Number 1, 2021 regarding land at the rear of 68 Queen's Road (frontage along Harvey Road).

Discussion – Background and Current Status:

Background

In January 2019, Parish Lane Development Inc. applied to rezone the property at 68 Queen's Road. At that time the property contained the former Cathedral Parish Hall, a house attached to the west end of the hall, a gravel parking lot and treed area at the rear of the building. Since that time Council has removed the heritage designation from the Cathedral Parish Hall and has granted demolition of the hall. The house at the west end of the lot, built in 1893, has been refurbished, is occupied, and remains a designated Heritage Building.

The land at the rear of the lot rises steeply to Harvey Road in a treed area that has no formal use. It presents a natural area along Harvey Road and is used informally by some area residents; the land is private property. The retaining wall at the top supports Harvey Road itself.

Nearby buildings include The Rooms provincial museum, art gallery and archives to the north, houses along Garrison Hill to the east, Gower Street United Church and hall and the Sergeant's War Memorial and Peacekeepers Monument across Queen's Road to the south, and St. Andrew's Presbyterian Church and hall off Long's Hill to the west. There is also a closed Roman Catholic cemetery in front of St. Andrew's. The Catholic Basilica and the Anglican Cathedral are nearby.

Initially the applicant proposed a 40-unit residential development with two apartment buildings (on Queen's Road and Harvey Road) sharing a parking garage between. Following a public meeting on November 27, 2019, plus additional consultation, the applicant revised the design by proposing three townhouses on Queen's Road, keeping the 1893 house. The building proposed on Harvey Road was rotated 90 degrees, so it is narrower on the road and goes back deeper into the property. The overall proposal is still for 40 residential units.

ST. JOHN'S

At its February 9, 2021, regular meeting, Council voted to split the application for the Townhouses along Queen's Road and the application for the Apartment Building on Harvey Road into two amendment packages and directed staff to prepare a site-specific zone for the upper portion of the property, using an adopted site plan to control the development of the proposed Apartment Building. The amendments for the Townhouses have been approved and the front portion of the lot is now designated Residential and zoned Residential Downtown (RD). There is an active subdivision and development application for the Townhouses.

The proposed amendment package is for the part of the property zoned Open Space (O) at the rear along Harvey Road. The Open Space Zone does not allow an Apartment Building and therefore rezoning is required. The property is designated Open Space by the St. John's Municipal Plan, and rezoning would require a Municipal Plan amendment. A St. John's Urban Region Regional Plan amendment is also required. This is discussed in detail below.

The Open Space Zone along Harvey Road is a hold-over from the first zoning map for St. John's in 1955. At that time, there were only a handful of zones used. Parks were zoned Open Space, as well as all churches, churchyards, and cemeteries. The property is in Heritage Area 1 and is within the St. John's Ecclesiastical District National Historic Site, proclaimed several years ago by the Historic Sites and Monuments Board of Canada.

Prior to separating the amendments, a Land Use Assessment Report (LUAR) was prepared by the applicant and adopted by Council on June 14, 2021. To date, there have been three public meetings on this application, one before the applicant made site changes, and two virtual meetings on the most recent site plan.

The proposed rezoning was advertised three times in The Telegram newspaper and on the City's website. Property owners within 150 metres of the property were notified in writing. Two virtual public meetings using Microsoft Teams were held on November 17 and 18, 2020. There were 45 attendees at the first meeting and 39 at the second. Written submissions received by the City Clerk are included in the agenda for the regular meeting of Council. Minutes and submissions from the public meeting in 2019 can be found in Council's June 23, 2020 agenda.

Prior to submitting the revised report, the applicant organized a public session at The Rooms with stakeholders; and in partnership with Happy City St. John's and Heritage NL, the applicant carried out an online survey, a focus group with stakeholders, and a design charrette led by ERA Partners, an architectural firm from Toronto. The information received helped shape the revised design. While the applicant conducted extensive consultation beyond the minimum required by the City, some neighbours felt that they were left out of these meetings.

Regional Plan Amendment

To consider any rezoning of land at the rear of 68 Queen's Road, a Regional Plan amendment is required to redesignate the land from "Public Open Space" to "Urban Development". When the Regional Plan map was digitized several years ago, it inadvertently introduced an additional level of detail that was not original to the map, designating many of the City's Open Space lands as "Public Open Space" regionally. The City has approached the Province about

this problem, which affects many properties throughout St. John's and neighbouring municipalities. Meanwhile, we must apply for a Regional Plan amendment here.

At the time, the Minister of Environment, Climate Change and Municipalities (now the Minister of Municipal and Provincial Affairs) reviewed the request by the City to amend the Regional Plan map to enable the proposed municipal amendments. The Minister gave permission for the City to proceed with public consultation related to the Regional Plan. In addition to public notification, the Minister requires consultation with the other 14 municipalities in the region. Correspondence from other municipalities is included in Council's agenda. There were no concerns raised by the municipalities.

To review the Regional Plan amendment request, the Province referred it to its Inter-departmental Land Use Committee (ILUC). Provincial departments and agencies expressed no concerns, though Archaeology noted that an archaeological impact assessment would be required before development. The Sector Diversification Division of Tourism did not object to the amendment but stated that tourism stakeholders will be very concerned about the impact of the development on views, particularly from The Rooms. They were satisfied that there would be a diligent and extensive consultation process so these concerns can be discussed and addressed. The ILUC report recommended that the Regional Plan amendment be approved, conditional to the concerns and comments expressed.

There is a possibility that Council could adopt the proposed amendments but the Minister could decide not to adopt the Regional Plan amendment, meaning the municipal amendments affecting Harvey Road would not proceed.

Outcome of Public Consultation

At the public meetings and in the many emails received, opinions were divided. Some thought that the proposed development would be an improvement to the old, neglected hall, retain the heritage character of the area, increase residential density, encourage more people to come downtown, retain some green space, and be a good addition to the neighbourhood.

Others did not want to see trees cut down and thought the proposed building was too large and out of scale with the historic area. Concerns were raised from neighbouring properties that removing trees, developing a large building, and installing light fixtures will block natural light and affect privacy of houses along Garrison Hill. There were concerns that blasting or drilling for the underground parking could affect the adjacent properties. The objections include a petition with over 4,000 signatures.

In addition to residents, the board of directors of The Rooms and three adjacent places of worship (Gower Street United Church, St. Andrew's Presbyterian Church, and the Catholic Basilica of St. John the Baptist) also cited significant objections to the proposed development.

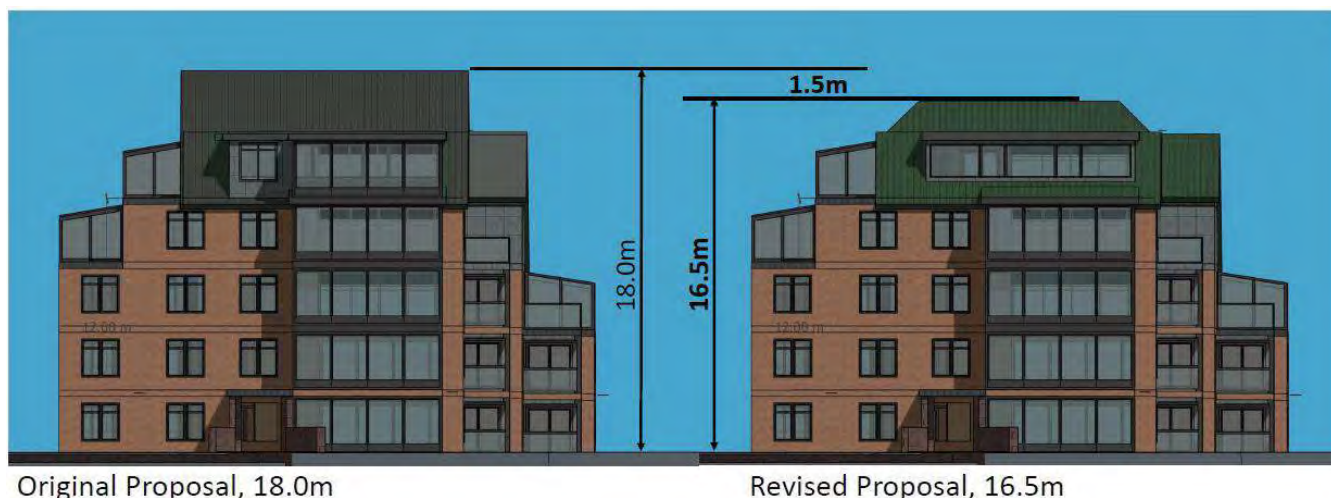
Concerns have been raised about potential negative impacts on the St. John's Ecclesiastical District National Historic Site designation. There was a plea to not allow the development of the proposed Apartment Building, as it could jeopardize the work of a group of volunteers who seek to nominate the Ecclesiastical District as a World Heritage Site with UNESCO. This is a

laudable goal; information from Parks Canada does not affirm that level of jeopardy to a potential future UNESCO designation. Heritage NL, an arms-length provincial agency, co-operated with the developer in some of the public consultations but did not provide commentary on the revised design. Heritage NL are sometimes contacted as part of the provincial review process and may provide comments at that time.

Site-Specific Amendment

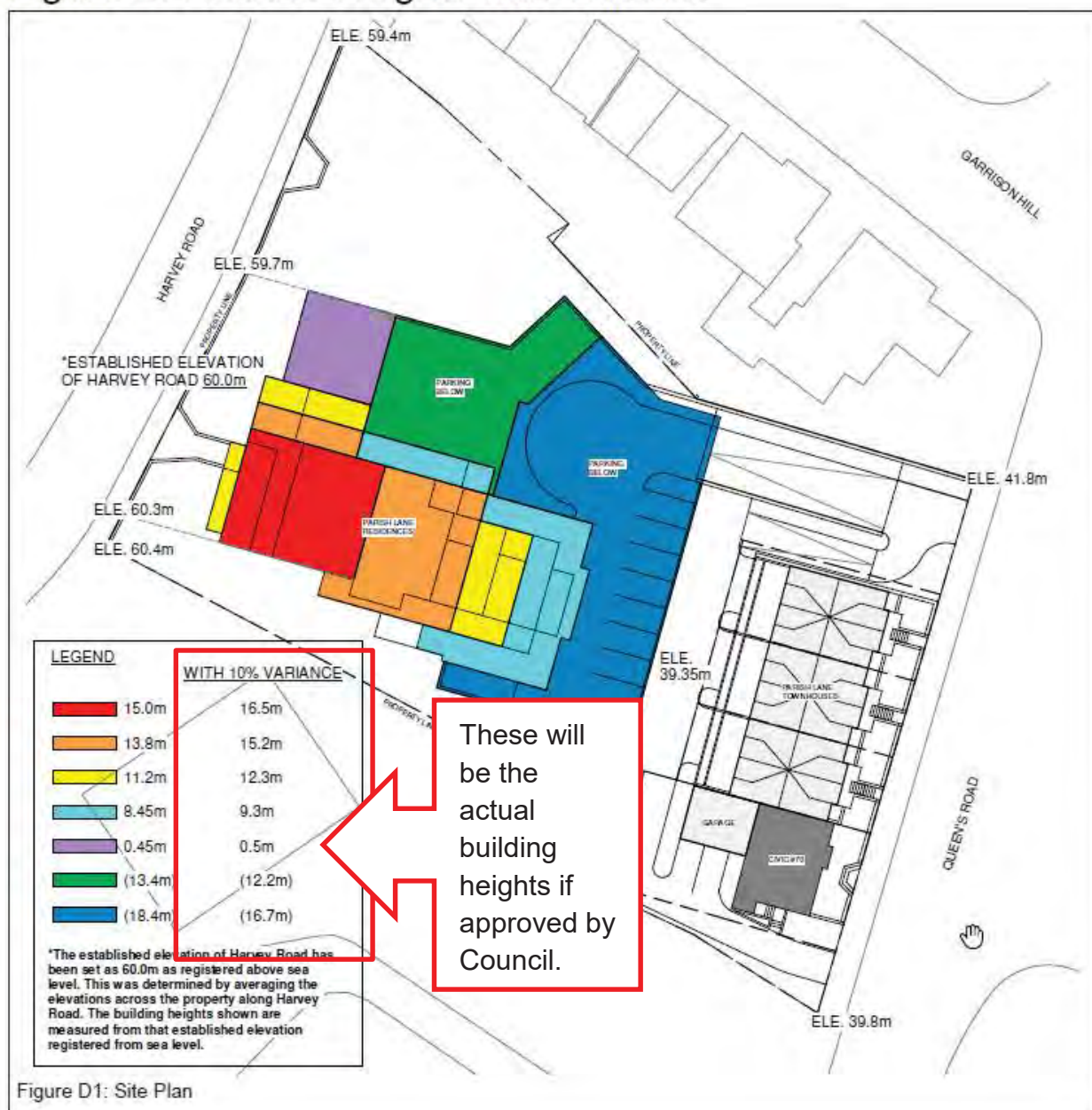
Given the concerns raised, Council directed staff to prepare a site-specific zone for the proposed Apartment Building. This is intended to apply in a situation where a general zone might not give Council enough control. This property is a sensitive site with many public concerns. In the proposed amendment, a site plan is adopted as the zone standards, so that if the property is developed, the development will have to match the adopted site plan. The building form would be developed exactly as proposed. Any changes to the site plan would require an amendment to the zone. The proposed Apartment Harvey Road (AHR) Zone includes four attachments which display: floor-to-floor heights, building setbacks, building profiles and relative building heights.

Since the public meetings in November 2020, the applicant has lowered the roofline to a maximum building height of 16.5 metres on Harvey Road (see renderings below and amendment attachments). This would be 16.5 metres (5 storeys) above Harvey Road.



Staff recommended setting a maximum building height 10% lower than the proposed building heights. If the maximum building height in the zone was set at 15 metres for the highest part of the building, the proposed 16.5-metre height could be permitted with a 10% variance. Using this method, the maximum building height will truly be 16.5 metres above Harvey Road, rather than 16.5 metres plus a possible addition 10% (another 1.65 metres). As per Section 7.4 of the Envision St. John's Development Regulations, Council approval is required for variances.

Figure D: Relative Heights with Variance



To illustrate building height at the rezoning stage (before detailed drawings are prepared), the building is shown with its height above Harvey Road. This fits with the definition of building height in the Envision Development Regulations. However, other factors can affect the height of the finished roofline at the building stage, including the grade of the property, ground conditions (rock outcrop or loose soil), the location of the foundation footings, and the type of roofline. This means that in certain situations the final development could end up higher than what is shown in the drawings. Given the sensitive nature of the site, the building height standard has been framed to set a maximum above Harvey Road, regardless of grade or foundation issues that may arise. For example, if the developer cannot dig as deep into the

ground as shown in the drawings, they would have to reduce the overall number of levels rather than allow the building to go above the maximum building height from Harvey Road. Further, for the purpose of the proposed zone, building height is defined to include mechanical structures, smokestacks, steeples and purely ornamental structures above a roof. These elements are normally excluded from the building height measurement, however in this case they will be included to ensure that no parts of the building are taller than 16.5 metres above Harvey Road.

Some public correspondence raised concerns that the purpose of the site-specific amendment is to allow a 10-storey building in a Heritage Area. This is not the case. Using the definition of Building Height and Established Grade, the building frontage is taken from Harvey Road for the Apartment Building; the Townhouses will front Queen's Road, with a parking area between the two. Therefore, the Building Height is taken from Harvey Road, not Queen's Road. There is a difference in the number of building levels along Harvey Road and the rear of the building, given the steep slope of the site. The proposed building has 5 storeys on Harvey Road, but approximately 10 storeys at the rear closer to Queen's Road. Should Council wish to allow this development to proceed, the site-specific amendment is more restrictive than other zones in that the developer has to comply with the site plan attached to the zone, and changes are not permitted except with an amendment to the zone (which would require public consultation).

Should Council adopt the amendments in principle, they will be forwarded to the Department of Municipal and Provincial Affairs for review. At that time, the Minister will make a decision on whether to proceed with the associated Regional Plan amendment.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring property owners and residents; heritage groups; business groups; potential future residents.
3. Alignment with Strategic Directions/Adopted Plans:
St. John's Strategic Plan 2019-29 - A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Amendments would be required to the St. John's Municipal Plan and Development Regulations and to the St. John's Urban Region Regional Plan.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Should the amendments proceed, a commissioner's public hearing would be required at a later date.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.

9. Information Technology Implications: Not applicable.

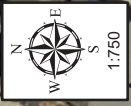
10. Other Implications: Not applicable.

Recommendation:

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment 1, 2021 and St. John's Development Regulations Amendment 1, 2021, regarding land at the rear of 68 Queen's Road to allow the development of an Apartment Building.

Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage

Approved by: Ken O'Brien, MCIP, Chief Municipal Planner



SUBJECT PROPERTY

CITY OF ST. JOHN'S

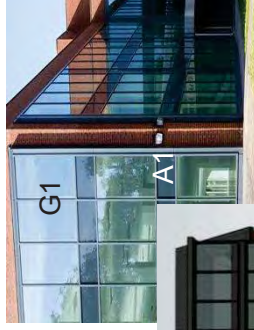
DISCLAIMER: This map is based on current information at the date of production.
W:\Engwork\PlanW\2020\projects\68 queen's road.mxd



Main Concept Components

- Up to 40 residences: one in the existing residence; three new townhouses; and a new residence building (to be known as The Parish Lane Residences).
- Protection and reuse of the Parish Residence.
- Vehicular and pedestrian access from Queen's Road and pedestrian access from Harvey Road.
- Tree and property protection.
- Fully landscaped.
- Primarily covered parking and accessible visitor parking.





Phase 3: Parish Lane Residence's Materials

The building structure will be concrete.

Cladding is masonry, glass, and machine coated aluminum.

Colours and textures of exterior materials will be selected to blend with and complement the development.

Glass window wall and punched windows

Machine coated aluminum.

Patios and balconies will be integral with the structure, and recessed into corners versus projected from the corner. Railings will be glass and aluminum.

Roof: standing seam metal roof, muted colour. Other than dormers, there are no roof top structures

Materials

M1 Calcium silicate rain screen, Aris Clip 'Merlot'

M2 Calcium silicate full bed stone, Arriscraft 'Montecito'

C1 Composite Rainscreen

G1 Clear glass

A1 Machine coated aluminum

R1 Standing Seam metal



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 1, 2021

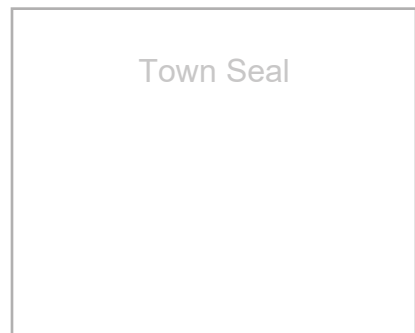
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 1, 2021.

Adopted by the City Council of St. John's on the ____ day of [Click or tap to enter a date..](#)

Signed and sealed this ____ day of _____.

Mayor: _____

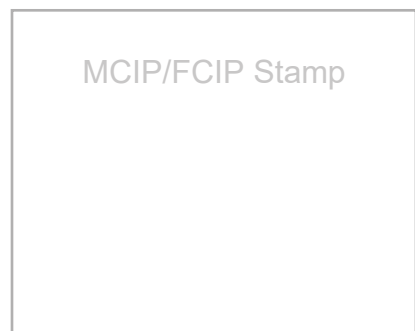
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Municipal Plan Amendment Number 1, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 1, 2021

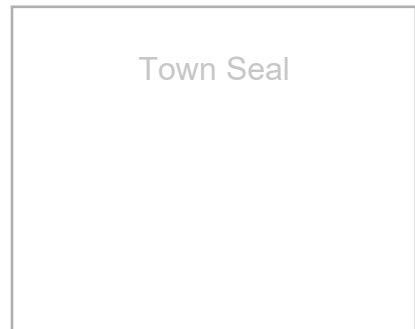
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 1, 2021.

Adopted by the City Council of St. John's on the ____ day of [Click or tap to enter a date..](#)

Signed and sealed this ____ day of _____.

Mayor: _____

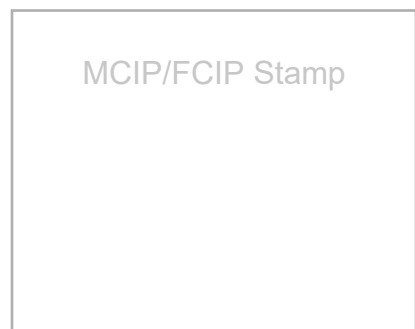
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Development Regulations Amendment Number 1, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



CITY OF ST. JOHN'S

Municipal Plan Amendment Number 1, 2021 and Development Regulations Amendment Number 1, 2021

BACKGROUND

The City of St. John's wishes to allow an Apartment Building at 68 Queen's Road. A Municipal Plan Amendment to redesignate land from the Open Space Land Use District to the Residential Land Use District and a Development Regulations Amendment to rezone land from the Open Space (O) Zone to a site-specific Apartment Harvey Road (AHR) Zone is required to accommodate the development. See Council Decision Note dated February 2, 2021 and November 17, 2021 for Background Information on St. John's Municipal Plan Amendment Number 1, 2021 and Development Regulations Amendment Number 1, 2021.

Initially this amendment also included rezoning land at the front of the property from the Institutional (INST) Zone to the Residential Downtown (RD) Zone for the purpose of developing three (3) Townhouses. At the February 9, 2021 Council meeting, Council directed to split the amendments into two separate amendments. On August 20, 2021, the front of the property was re-designated to the Residential Land Use District and rezoned to the RD Zone. St. John's Municipal Plan Amendment Number 1, 2021 and Development Regulations Amendment Number 1, 2021 only applies to the rear of the property.

PUBLIC CONSULTATION

The proposed amendment and associated public meetings were advertised on three occasions in The Telegram newspaper on October 31, November 7, and November 14, 2020. A notice of the amendment was also mailed to property owners within 150 metres of the application site and posted on the City's website and social media. Two virtual public meetings were held on November 17 and 18, 2020. Submissions received are included in the Council Decision Note dated November 17, 2021.

ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT

A portion of land at the rear of 68 Queen's Road is designated "Public Open Space" under the St. John's Urban Region Regional Plan. The proposed amendment would require a Regional Plan amendment to redesignate the land to "Urban Development". St. John's Urban Region Regional Plan Amendment 1, 2020 was advertised concurrently with the municipal amendment. Notices were also mailed to municipalities within the urban region. Submissions received are included in the Council Decision Note dated November 17, 2021.

ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 1, 2021

The St. John's Municipal Plan is amended by:

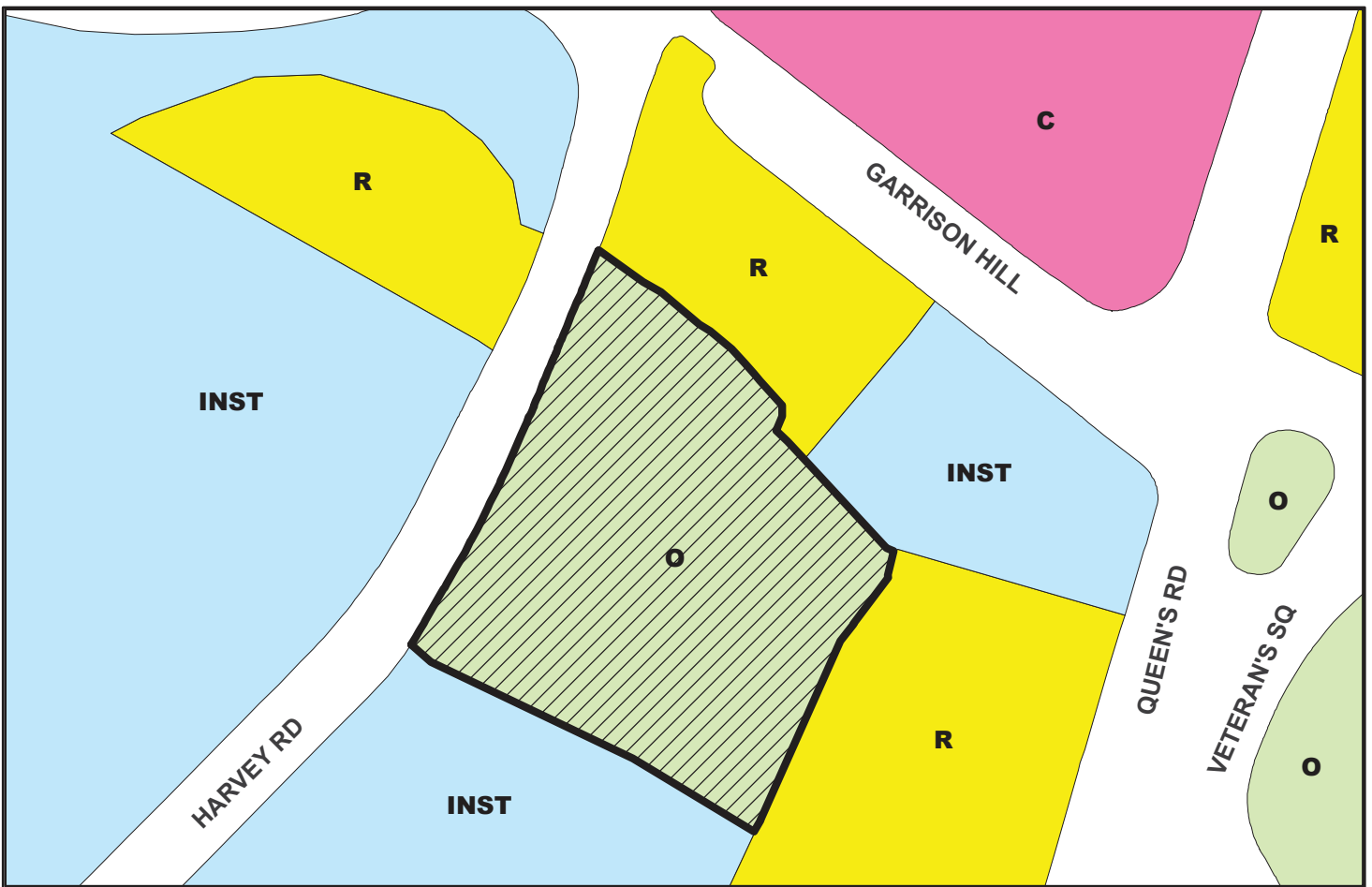
- 1. Redesignating land at the rear of 68 Queen's Road [Parcel ID# 45901] from the Open Space (O) Land Use District to the Residential (R) Land Use District as shown on Future Land Use Map P-1 attached.**

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 1, 2021

The St. John's Development Regulations is amended by:

- 1. Rezoning land at the rear of 68 Queen's Road [Parcel ID# 45901] from the Open Space (O) Zone to the Apartment Harvey Road (AHR) Zone as shown on City of St. John's Zoning Map attached.**
- 2. Adding the following to Section 10 – Zones**
“APARTMENT HARVEY ROAD (AHR) ZONE
 - (1) For the purpose of this Zone, Building Height shall be defined as the vertical distance measured in metres from the established elevation of Harvey Road to the highest point of the roof surface and shall include mechanical structures, smokestacks, steeples, parapets, purely ornamental structures above the roof and any other rooftop elements.**
 - (2) PERMITTED USES**
Accessory Building
Apartment Building
Community Garden
Daycare Centre in Residential Use
Home Office
Park
 - (3) DISCRETIONARY USES**
Home Occupation
Public Utility
 - (4)**
 - (a) THE FOLLOWING DOCUMENTS SHALL FORM PART OF THE ZONE REQUIREMENTS FOR THE APARTMENT HARVEY ROAD ZONE (APPENDIX AHR)**
 - i. Parish Lane Development Figure A: Floor to Floor Heights**
 - ii. Parish Lane Development Figure B: Building Setbacks**
 - iii. Parish Lane Development Figure C: Building Profiles**
 - iv. Parish Lane Development Figure D: Relative Heights**

**(5) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE
DISCRETION OF COUNCIL”**



CITY OF ST. JOHN'S MUNICIPAL PLAN Amendment No. 1, 2021

[Future Land Use Map P-1]

2021 11 17 Scale: 1:1000
City of St. John's
Department of Planning, Development
& Regulatory Services

**I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.**



AREA PROPOSED TO BE REDESIGNATED FROM
OPEN SPACE (O) LAND USE DISTRICT TO
RESIDENTIAL (R) LAND USE DISTRICT

**68 QUEEN'S ROAD
Parcel ID 45901**

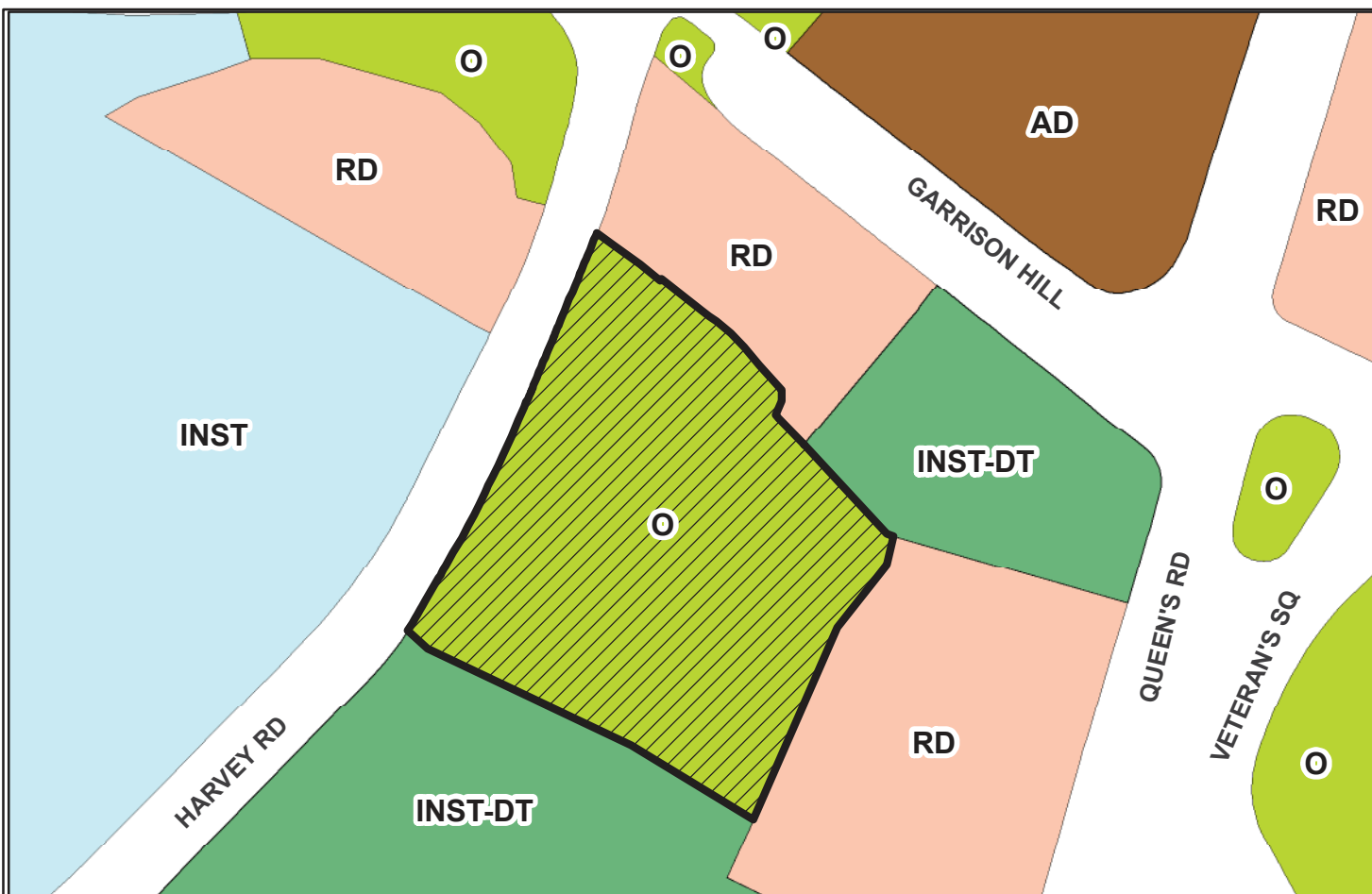
M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration



CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS Amendment No. 1, 2021

[City of St. John's Zoning Map]

2021 11 17 Scale: 1:1000
City of St. John's
Department of Planning, Development
& Regulatory Services

**I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.**



AREA PROPOSED TO BE REZONED FROM
OPEN SPACE (O) LAND USE ZONE TO
APARTMENT HARVEY ROAD (AHR) LAND USE ZONE

**68 QUEEN'S ROAD
Parcel ID 45901**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

Figure A: Floor to Floor Heights

NOTE: All building heights and floor elevations are measured in metres as registered from sea level

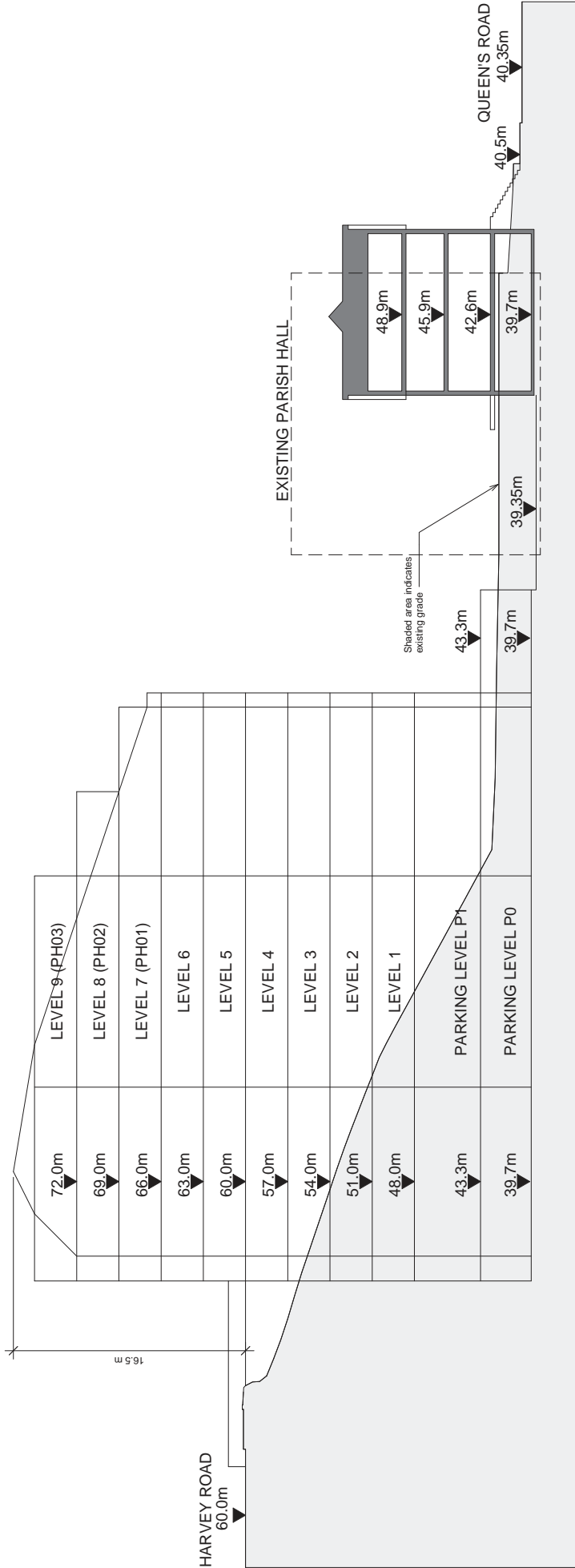
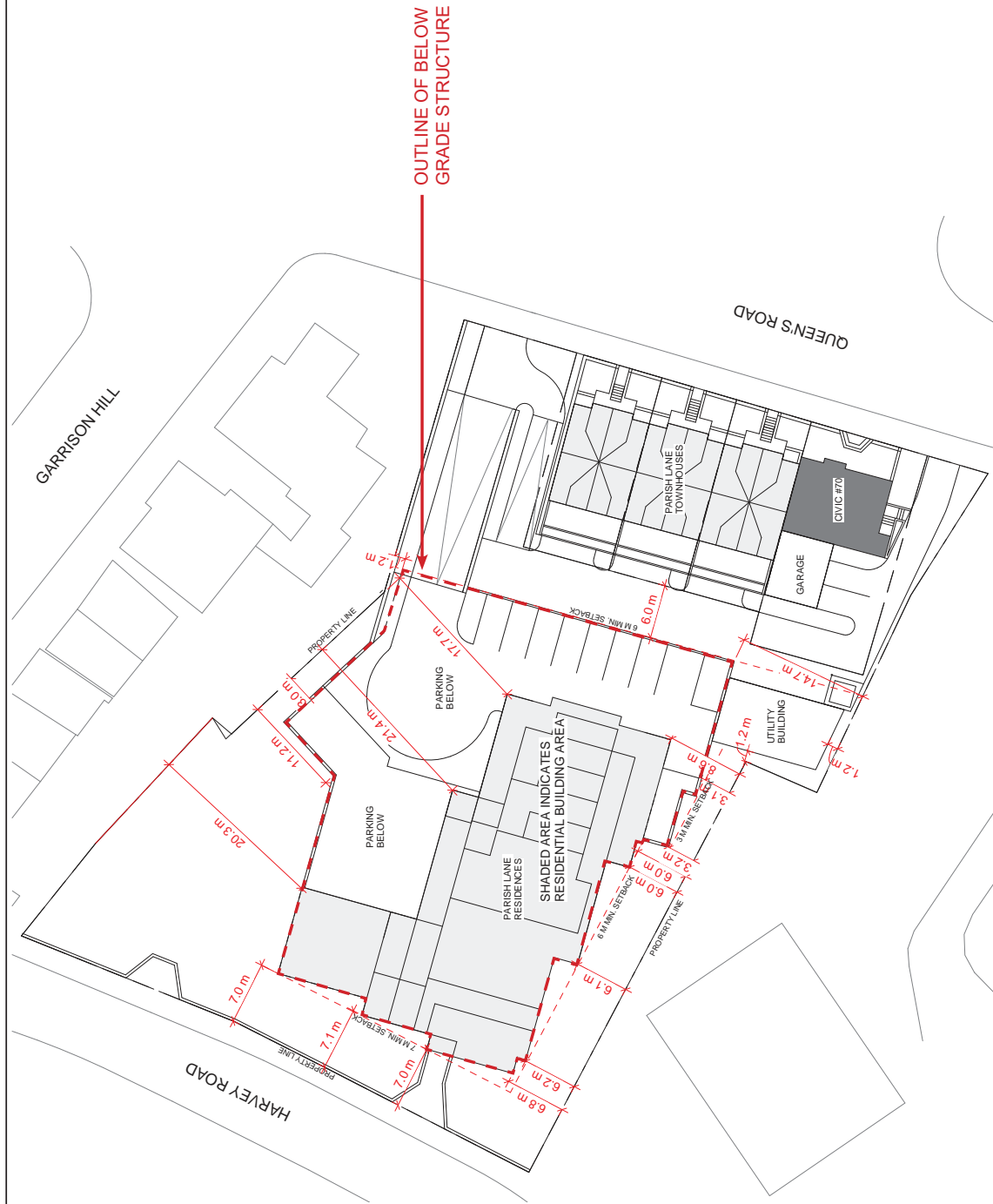


Figure B: Building Setbacks



NOTE: All building heights and dimensions are measured in metres. The established elevation of Harvey Road has been set as 60.0m as registered above sea level. This was determined by averaging the elevations across the property along Harvey Road. The building heights shown are measured from that established elevation registered from sea level.



Figure D: Relative Heights

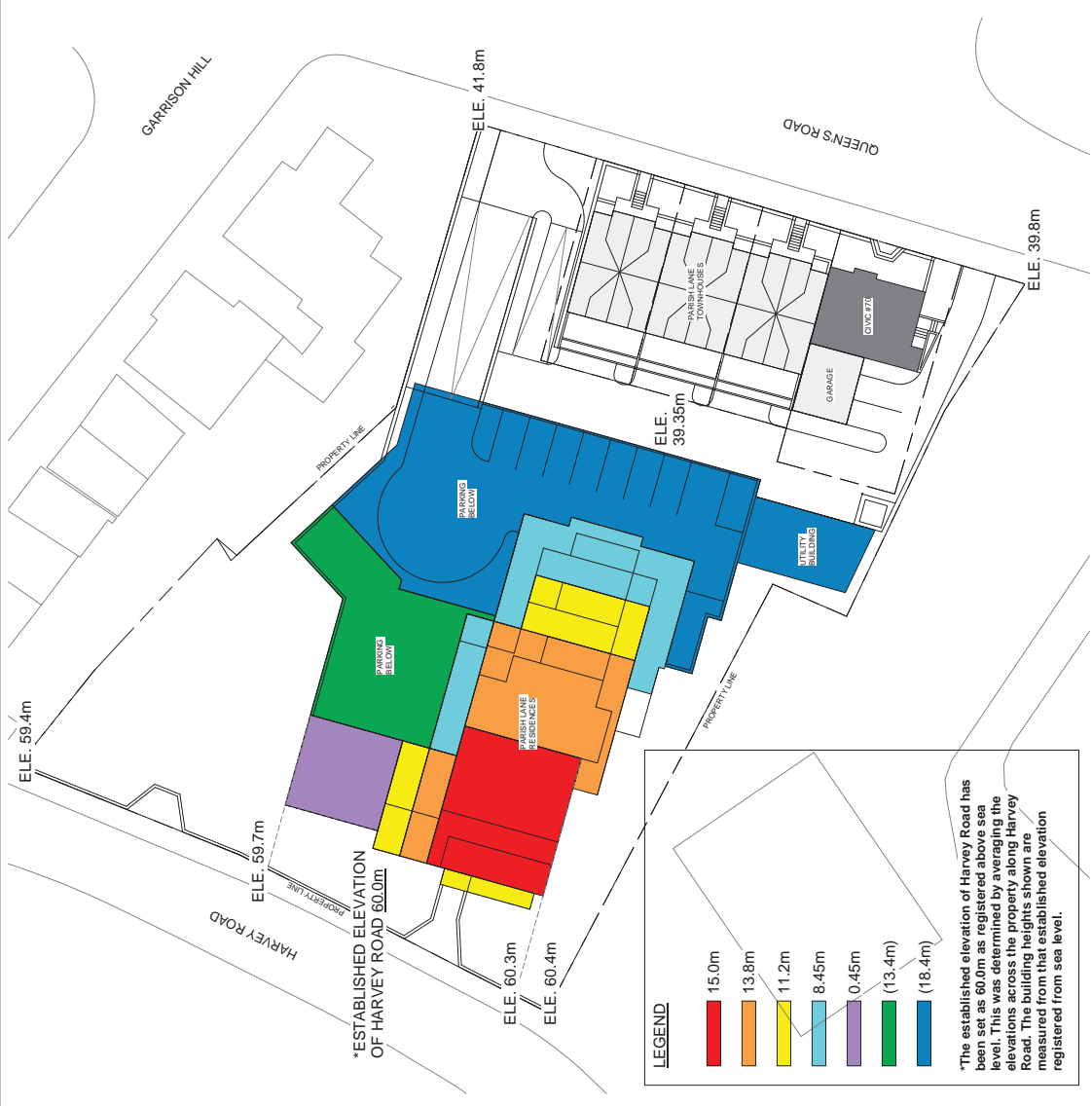


Figure D1: Site Plan

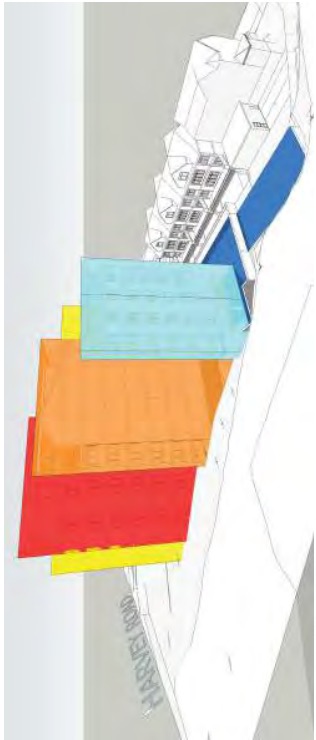


Figure D2: West Elevation

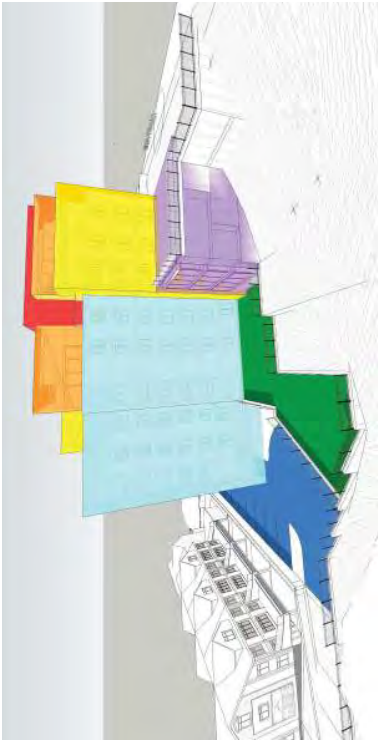


Figure D3: East Elevation

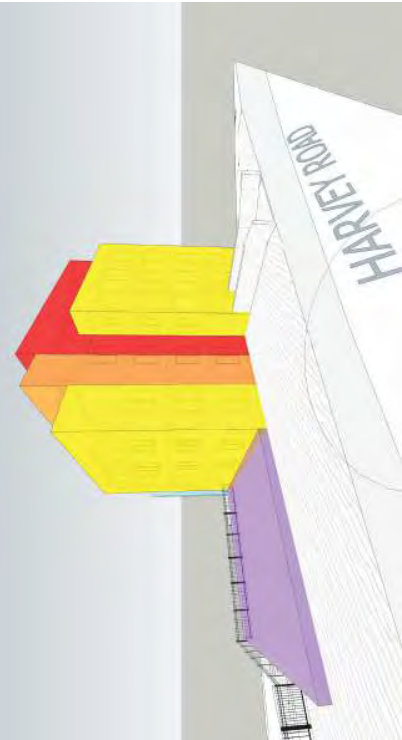


Figure D4: North Elevation - Harvey Road

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976
AMENDMENT #1, 2020

City of St. John's:

**Regional Plan amendment to accommodate redevelopment in the area of
the Anglican Cathedral Parish Hall, Queen's Road**

October 2020

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 1, 2020

Under the authority of section 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Minister of Environment, Climate Change, and Municipalities:

- a) adopted the St. John's Urban Region Regional Plan Amendment No. 1, 2020 on the ___ day of _____, 20__;
- b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. 1, 2020 by advertisement inserted on the ___ day of _____, 20__ in *The Telegram* newspaper, and on the ___ day of _____, 20__ in *The Telegram* newspaper; and
- c) set the ___ day of _____, 20__, at _____ pm, at _____ for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Minister of Environment, Climate Change, and Municipalities hereby approves the St. John's Urban Region Regional Plan Amendment No. 1, 2020, as adopted on the ___ day of _____, 20__.

Minister of Environment, Climate Change, and Municipalities

Signed and sealed before me at St. John's, Newfoundland and Labrador
this ___ day of _____, 2020.

Witness

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT 1, 2020

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Minister of Municipal Affairs and Environment hereby adopts St. John's Urban Region Regional Plan, 1976 Amendment No. 1, 2020.

Minister of Environment, Climate Change, and Municipalities

Signed and sealed before me at St. John's, Newfoundland and Labrador

this ____ day of _____, 2020.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan, 1976 Amendment 1, 2020 was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

AMENDMENT 1, 2020

BACKGROUND

Framework for the Proposed Amendment

In response to a proposed development application, the St. John's City Council is considering an amendment to its Municipal Plan and Development Regulations. The *Urban and Rural Planning Act, 2000* (the "Act") sets out the process for amending a Plan and Development Regulations. The St. John's Urban Region Regional Plan, 1976 ("the Regional Plan") sets out a framework for growth and development within the St. John's Urban Region. Amendments to Municipal Plans prepared by municipalities in the St. John's Urban Region must conform to the Regional Plan.

If Council wishes to proceed to amend its Municipal Plan and Development Regulations to allow for the redevelopment of property in the area of the Anglican Cathedral Parish Hall site and surrounding lands for a residential housing development (a 36-unit apartment building and 3 townhouses) at the subject property, a corresponding amendment to the Regional Plan map is required.

The proposed municipal amendments being considered by Council involve amending from Institutional (INST) to the Residential Mixed (RM) Zone to accommodate the proposed townhouses, and from the Open Space (O) Zone to a new site-specific Apartment zone on Harvey Road to accommodate the proposed apartment building.

The accompanying Regional Plan amendment would change the land use designation for a specific parcel of land located on a portion of the site at 68 Queen's Road, from 'Public Open Space' to 'Urban Development'. This Regional Plan amendment would enable the City to re-designate and re-zone the subject property to accommodate its redevelopment.

History and Relevance of the Regional Plan Map Designation

The Regional Plan is broad in scope and intended to be a framework enabling local level planning and municipal development control at a finer grain of detail. A project undertaken by the Department in 2014-2015 to legally update the SJURRP paper map to a modern digital map changed the regional designation for many parcels of land throughout the region to directly reflect municipal designations. The new digital map was intended to ensure compliance between regional land use designations and municipal land use designations; however, in some areas of the region, when the new digital map came into legal effect, Regional Plan Amendment 3, 2014 introduced a level of detail that reflected the municipal plans but did not correspond to the regional plan policies.

In the original Regional Plan, much of St. John's was historically designated 'Urban Development'. The subject property was captured in this designation; however, this was changed to the 'Public Open Space' designation to directly reflect the City's land use designations as part of an overall digitization amendment to update the Regional Plan Map. When the Regional 'Public Open Space' designation was applied to the City's "Open Space (O)" zones, they were so designated to reflect the municipality's open space zones and districts, not to conform to regional planning documents.

As a result, the Regional Plan designates a portion of the proposed development area as 'Public Open Space'. The Regional Plan policies for 'Public Open Space' is limited to specific public provincial and national parks in the Region, including Signal Hill, Cape Spear, CA Pippy Park, Butterpot Park, and Cochrane Pond Park. It is not the intent of the Regional Plan to capture privately held or municipally zoned open space lands within the Regional 'Public Open Space' designation as these are accommodated in the 'Urban Development' designation.

Context and Authorities

The subject property is located within the St. John's Ecclesiastical District, an area characterized by rich built heritage structures that are recognized individually as well as collectively, and are not only municipally significant, but also provincially and nationally designated. The City has been in consultation with government departments, agencies, and interest groups for input: Parks Canada, the Department of Tourism, Culture, Arts and Recreation (now TCAR, formerly TCII), the Heritage Foundation of Newfoundland and Labrador, and the Rooms. Provided the proposed redevelopment is not in contravention of Federal or Provincial requirements, the Municipal Council has discretion and authority to control development, heritage preservation, and urban design.

If the Council wishes to accommodate the proposed residential redevelopment plans for the area, amendments would be required to alter the municipal zoning, the municipal future land use designation/district, as well as the regional plan designation. The Council therefore requested that the Minister authorize the consultation process to consider undertaking an amendment to the Regional Plan to apply the 'Urban Development' designation to the subject property.

The Minister is agreeable to the City undertaking the consultation process in consideration of the proposed amendment to the land use designation in the Regional Plan. The Regional Plan map amendment is to be processed simultaneously with the City's mapping amendments to its land use zones and districts as directed by its Municipal Plan and Development Regulations.

PUBLIC CONSULTATION

The City of St. John's conducted early consultation in contemplating if and how Council wished to proceed to amend its municipal plan and development regulations. Background information and details of consultation are included in the City's documentation.

As the proposed amendment triggered an amendment to the Regional Plan, the Minister authorized the City to undertake consultation regarding the change to the Regional Plan map required to enable the City's amendments.

The St. John's City Council published a notice in *The Telegram* newspaper on _____, 2020 soliciting comments on the proposed SJURRP Amendment 1, 2020, as well as the associated proposed amendments to the City's municipal plan and development regulations. The City also uses its website and social media forums to post information about amendments, and invite input.

Update to reflect comments or objections received.

The City also follows the standard protocol for amendments to the Regional Plan by writing the other 14 municipalities subject to the St. John's Urban Region Regional Plan regarding its proposed amendment. *Update to reflect municipal responses received.*

From a Provincial interest perspective, input is sought from Government departments and agencies to ensure compliance with Provincial requirements, policies, regulations, and laws. Provided there are no contraventions from the Province's perspective, concerns raised that are local in nature are within the responsibility and development control purview of the City Council.

City Council has requested the Minister's consent to undertake consultations to inform consideration of the proposed amendment. Following consultations, if the City Council wishes to proceed with the amendment, it would then submit the amendments and documentation respecting the consultation process for provincial review. Pending the outcome of provincial review and release, and adoption of the amendments by the respective authorities (the Minister is the authority for the Regional Plan; the Council is the authority for the Municipal Plan and Development Regulations), notices of adoption and public hearing would be published, and the commissioner's hearing would be the final opportunity for objections.

ST. JOHN'S REGION REGIONAL PLAN, 1976 AMENDMENT NO. 1, 2020

The St. John's Urban Region Regional Plan map is amended as follows:




- Proposed SJURRP re-designation from 'Public Open Space' to 'Urban Development' to enable future residential development in the area of Queen's Road, as shown on the attached map.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 1, 2020 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



St. John's Urban Region Regional Plan Amendment No. 01, 2020 St. John's

-  From 'Public Open Space' to 'Urban Development'
-  Urban Development
-  Public Open Space



St. John's Urban Region Regional Plan Amendment
REGISTERED

Number _____

Date _____

Signature _____

Signed this ____ day of _____, 20 ____.

Minister of Environment, Climate Change and Municipalities

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 01, 2020 has been prepared in accordance with requirements of the *Urban and Rural Planning Act, 2000*.

MCIP: _____

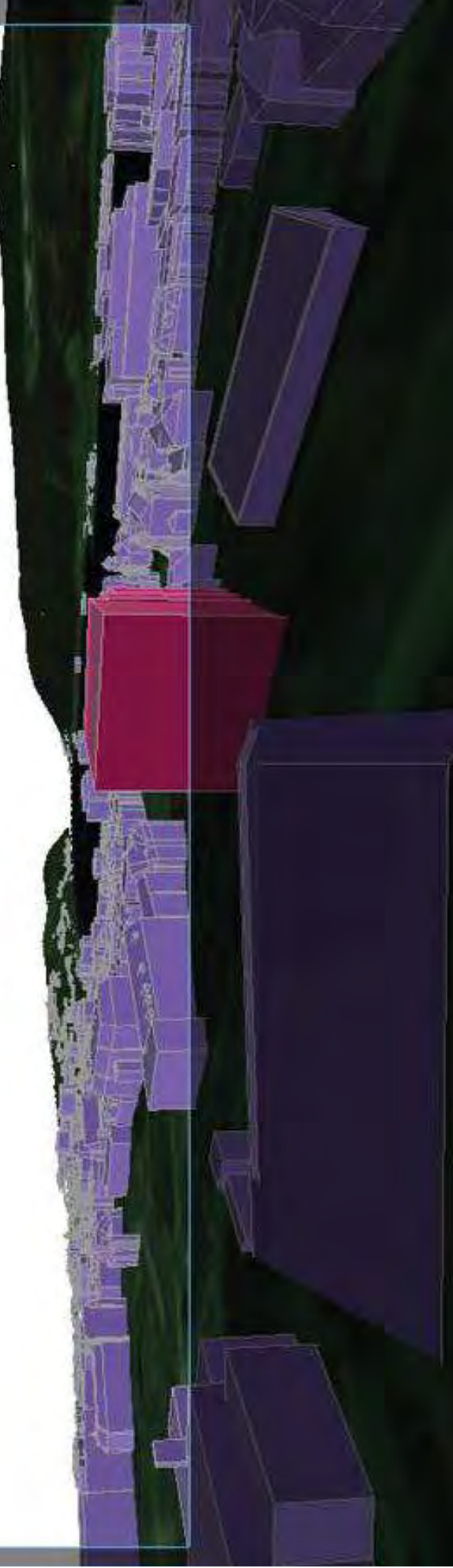
Skyline with no development



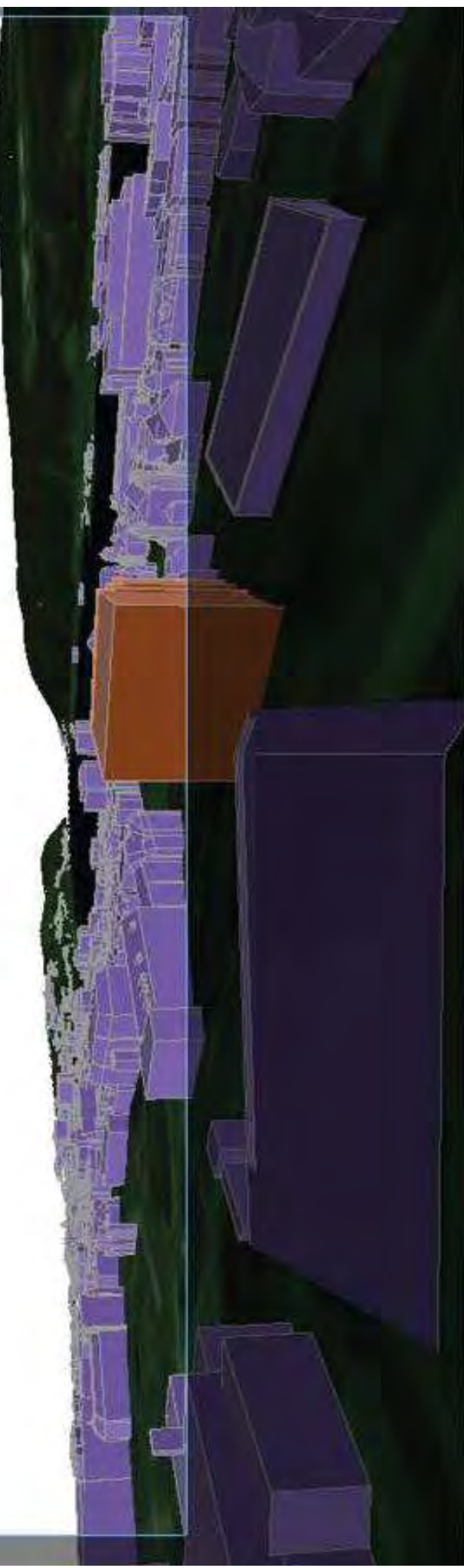
Skyline with an 18.0m building (height taken from Harvey Road)



Skyline with a 16.5m building (height taken from Harvey Road)



Skyline with a 15.0m building (height taken from Harvey Road)



Statement of Significance



Aerial view of St. John's Ecclesiastical District outlined in red

St. John's Ecclesiastical District

Formal Recognition Type

City of St. John's Heritage Building, Structure, Land or Area

Description of Historic Place

The St. John's Ecclesiastical District is a large, linear shaped parcel of land located in the center of St. John's, in the one of the oldest sections of town. This district includes churches, convents, monasteries, schools, fraternal meeting houses and cemeteries and evokes a visual panorama of imposing masonry buildings of varying architectural styles. Within this organically patterned landscape and generous open spaces are some of the province's most important 19th century "mother churches", including representatives from most major denominations prevalent in Newfoundland and Labrador. The buildings vary in size, scale and formality and the district exemplifies its strong educational thrust through the continued uses of many of the buildings for their intended purposes, such as the schools and churches. The district spans an area of more than 61 acres. The natural evolution of the area is evident through its architecture and mature green space and newer buildings included within the district boundaries have been designed to be sympathetic to the styles of the original buildings. The designation is purely commemorative and includes all buildings, lands, landscape features, structures and remains within the boundaries.

Heritage Value

The St. John's Ecclesiastical District has a strong historic association with religion and education for Newfoundland and Labrador. The collection of ecclesiastical and fraternal buildings, which

comprise the district, represents the pivotal role of the churches in St. John's society in matters spiritual, educational, charitable, political and recreational for more than 175 years. Although many of these historic functions have been taken over by the provincial government, the area continues to contribute strongly to the community through the various schools and the churches whose facilities serve many cultural and social needs and expressions. It is the spiritual center of St. John's and of the founding religions and it is used by many groups and faiths for ongoing cultural and social activities.

The St. John's Ecclesiastical District is also historically valuable because of its associations with the religious leaders who were the overseers of daily operations. In a town whose population was once divided along religious lines, individual buildings and clusters thereof are associated with personalities who sat in the seats of religious power and the people who found themselves under their guidance. The denominational clusters of buildings serve to emphasize both the differences and similarities of each religious group at the same time. The buildings remain as imposing, lasting reminders of the institutions responsible for their construction and the contribution of these religious institutions to the community, both positive and negative.

The St. John's Ecclesiastical District achieves aesthetic value through the formal styles, scales and placements of buildings, landscape features and structures, which show the roles and dominance of religion in the history and development of the capital city. The overall visual impact of the area is achieved through the uses of varying materials, architectural styles, open spaces and statuary whereas today areas like the Ecclesiastical District are no longer being built. Where religion played a crucial and fundamental role in developing the community, these buildings stand as physical testaments to this influence. Also aesthetically valuable is the use of natural, enduring materials which dominate the district landscape. The buildings, constructed in stone and brick, reach skyward with their spires and towers, yet remain solidly firm on their well-built foundations. The varied ornamentations, statuary, grave markers, monuments and fencing, paired with the mature trees and generous use of green space, all combine in a cohesive and organic manner.

The St. John's Ecclesiastical District achieves environmental value in several ways. The district is a visual landmark for fishermen. Situated on upwards-sloping land the brick and granite buildings rise above the harbour, marking the way for fishermen returning from the fishing grounds as they enter St. John's harbour. This visual landmark continues to be used to this day, and the views of the district from the harbour, as well as the views of the harbour from the district are considered valuable to the community. Other environmental values include the footpaths, the close proximity of the buildings to each other and the back alleyways reminiscent of 19th century St. John's; a trend that doesn't exist in newer parts of the city. The area was intentionally picked by early church leaders to emphasize the dominant position of the churches. The big stone churches held the leaders of society who, in their infinite wisdom, could peer down on the masses of common folk and pass down their laws and rules. The physical location of the church buildings deliberately forced the less-enlightened to look up to the church: a literal reaction to a figurative idea.

Source: St. John's Ecclesiastical District Ward 2, Recognition in the St. John's Municipal Plan, St. John's Municipal Plan Amendment No. 29, 2005 CD R2005-04-26/11

Character Defining Elements

All those elements that relate to the variety and the uses of formal architectural styles and designs often typical of each denomination, including but not limited to:

- Gothic Revival, Classic, Romanesque, Second Empire and Georgian masonry buildings; -high quality of craftsmanship;
- the uses of architectural features typically found on specific architectural styles such as arched window and door openings on the Gothic Revival Anglican Cathedral and the Latin cross layout of the Romanesque Catholic Basilica;
- use of symbols and inscribed identifications such as those found on the BIS (Benevolent Irish Society) building in the forms of carved stonework and statuary on the exterior façade of the building;
- decorative elements which reflect the grandness of the buildings, including stained glass windows, towers, spires, belfries, the Basilica Arch and grand entryways with generous open green space;
- dominating nature of spires in an area where they stand out among primarily low buildings; and
- various roof shapes, windows and door openings, massing, size and orientation.

All those elements that relate to the predominant use of high quality, durable materials, and to the variety of these materials, including:

- use of locally quarried granite and bluestone incorporated into masonry buildings;
- use of imported stone incorporated into masonry buildings; and
- use of slate and other durable materials.

All those elements that relate to the physical location of the district, including:

- prominent location on a hill/ slope making it visible and symbolic;
- existing major views to and from the district;
- informal organic layout and the ability to read the natural land use patterns and circulation routes;
- relationship of major religious institutional buildings to their immediate setting and surroundings; and
- interrelationship of buildings and denominational clusters, such as the Roman Catholic cluster of its convent, monastery, church and school.

All unique and special elements that define the district's long and religious/educational history, including:

- formal landscape elements such as walls, fencing, statuary, grave markers, Basilica Arch and monuments;
- the interrelationship between buildings, such as the nearness of the Presentation Convent, the Basilica, the Monastery and St. Bon's School, and the ability to access each by footpaths marked out for more than 175 years, and through back doors and alleyways;
- non-formal and traditional treed footpaths and monuments, including unmarked trails through cemeteries; and
- openness of landscape;

All those elements that reflect the continuing uses of the district, including:

- religious, educational and community uses for cultural purposes.

Location and History

Community	St. John's
Municipality	City of St. John's
Construction (circa)	1826 - 1923
Style	Other
Website Link	http://www.stjohns.ca/index.jsp

Additional Photos



**Public Meeting – 66-68 Queen’s Road
Wednesday, November 27, 2019
Canon Stirling Auditorium, St. Mary the Virgin Anglican Church,
80 Craigmillar Avenue**

Present: **Facilitator**
Marie Ryan

City of St. John’s
Ken O’Brien, Chief Municipal Planner
Ann Marie Cashin, Planner III, Urban Design & Heritage
Deputy Mayor Sheilagh O’Leary
Hope Jamieson, Councillor – Ward 2
Shanna Fitzgerald, Legislative Assistant

Proponents
Rick Pardy, Parish Lane Development
Phillip Pratt, Architect
Paul Chafe, Architect
representing the proponent, Parish Lane Development Inc.

There were approximately 135 people in attendance, including Deputy Mayor O’Leary and Councillor Jamieson.

CALL TO ORDER AND BACKGROUND PRESENTATIONS

Marie Ryan, Chairperson and Facilitator for tonight’s meeting, called the meeting to order at 7:06 pm and outlined the process to ensue. The comments expressed tonight will be provided to Council. Any written submissions received prior to referral of this report to Council will be appended to this report and all personal information included on any submissions will be redacted as per ATIPP legislation. Chairperson Ryan noted that people speaking will need to be brief.

The Chair invited staff from the City’s Planning, Engineering & Regulatory Services Department to outline the planning review process for the proposed development, followed by comments from the developer and feedback from the residents in attendance.

Architectural renderings of the proposed development were displayed during the meeting.

PURPOSE OF MEETING

Ann Marie Cashin, Planner III, Urban Design & Heritage for the City, outlined the purpose of the meeting which is to consider an application to rezone land to the Commercial

Central Mixed Use (CCM) Zone for the purpose of a 40-unit residential development at 66-68 Queen's Road. An amendment to the St. John's Municipal Plan would be required.

Staff Presentation re: Background and Current Status:

City Staff advised that the property is currently zoned Institutional (INST) at the front of the property along Queen's Road and Open Space (O) at the rear of the property along Harvey Road, which does not permit the type of residential development proposed.

At the April 29, 2019 Regular Council Meeting, Council considered the amendment and set a Terms of Reference for a Land Use Assessment Report so that more information about the proposed development could be presented to the public prior to Council deciding on the application. The Land Use Assessment Report has now been finalized and is available on the City's website for public viewing.

The applicant is proposing to develop two buildings on the site. The building in Phase 1 would consist of twenty-five (25) units, is proposed to be located at the rear of the lot and would have a main access onto Harvey Road. Given the steep slope of the property, the Phase 1 building will be 4 storeys above Harvey Road, but 10 storeys above grade at the center of the lot. The Phase 2 building will front onto Queen's Road, consist of fifteen (15) units and is proposed to be 4 storeys in height. The applicant also proposes underground and above ground parking, public spaces throughout the property and protection of the existing trees at the perimeter of the property.

Ms. Cashin provided background on the current zoning of this property. Dating back to the 1955 City Zoning Map, this property, as well as all the institutional lands in this area were zoned Open Space. As the Institutional Zone was introduced, the zone was applied to the institutional buildings only, leaving sections of Open Space zoning. While the land at the rear of the property is zoned Open Space, it is a private open space area and the City does not have intentions to purchase this property.

Cathedral Parish Hall is designated as a Heritage Building by Council and the designation is confined to the footprint of the building. The main entrance is designed in the Classical Revival style. From the Statement of Significance, the character defining elements of this building include the original main entrance, the house like addition on the left gable end of the building, and the size, dimension and location of the building. Further, the site is located in Heritage Area 1 and the St. John's Ecclesiastical District.

If this proposal proceeds, the applicant is requesting to demolish a large portion of the building but will maintain the residential building at the left gable end of the building and will incorporate the original arch and adjacent original windows into the new development. This property is in one of the few areas of St. John's that is comprised of primarily brick and stone heritage buildings. The materials used will have to be sensitive to the context of the site within downtown and the Ecclesiastical District. The applicant met with the Built Heritage Experts Panel prior to preparing the Land Use Assessment Report. Comments

from the Panel will be provided to Council alongside the information that goes back to Council following this meeting.

Following this meeting, minutes will be prepared and presented to Council prior to Council deciding whether or not to proceed. As a Municipal Plan amendment is required, should Council decide to proceed with the amendment, a Public Hearing would be set later.

PRESENTATION BY THE DEVELOPER

Rick Pardy introduced himself, Philip Pratt and Paul Chafe to speak on behalf of the developer, Parish Lane Development. A presentation was displayed, and the following points were noted:

- Historical perspective – Synod Hall (Cathedral Parish Hall) was an important community asset and a vibrant part of the community. It was damaged by fire in 1966 and rebuilt. It was abandoned in 2016 and offered for sale in 2017.
- Current situation – this is an untended site. Parish Hall is in semi derelict condition. The house can be reused.
- Housing is logical reuse for this property and an adaptive reuse of site. Increasing residential density downtown is supported by the Municipal Plan.
- Project is viable for the proponent.
- Feel this project is complimentary to the neighborhood.

Paul Chafe spoke about the design, referencing slides to illustrate the following points:

- Green space was noted to be important and a key attribute. The intent is to retain 60% of the mature trees.
- Pedestrian walkway with seating and viewing area at the top.
- There is a requirement of a viewing angle of 45 degrees looking upward from the back of the adjoining Garrison Hill homes and the proposed Harvey Road building is significantly lower than required to keep the 45-degree angle unobstructed.
- Heritage house and remaining arched entrance were brought into the proposed development and are key features of the site.
- New building scale will be similar to the original Synod Hall, before the fire.
- Imagery of the City was considered from an architectural standpoint – 3 scales considered. City scale looking from Signal Hill; and the scale of the streetscape on Church Hill, Queen's Road and Harvey Road, and the scale looking down from The Rooms.
- St. John's is a mix of older buildings with sloped roofs, dormer windows and pitched rooflines. Newer structures have flat roofs and are boxy and square. This new design picks up some of the elements from both.

- Streetscapes – Queen’s Road and Church Hill relate more to the church and the red brick structures in the area, including Gower Street Church.
- Harvey Road relates to surrounding buildings – The Rooms and the Kirk (St. Andrew’s Church).

Phillip Pratt spoke on the Historic Context and the following was noted:

- Part of the Ecclesiastical District.
- Buildings, open spaces and walkways in and through the site.
- Complements red brick churches on Queen’s Road.
- New walkway will be public laneway connecting Harvey Road to Queen’s Road.
- The developer is conscious of the view from The Rooms and the view of The Rooms. They developed criteria to protect the view from The Rooms. He feels they balanced this with some of the other objectives including what the building looks like looking down from The Rooms. The roof of the building will be highly visible, and they felt the sloped roof has more visual appeal.
- Impact of height and density - project is balanced in the area. Density of this building is 1 residential unit per 120 square metres and is fairly similar to residential density surrounding it. Number of units per square metre of land is similar to the rest of downtown. The form of the building reduces the visual impact. The building was designed to minimize impact on the site.
- Mix of condo and rental units with different size units.
- Innovative approaches such as “sharer” units, live-work options.
- Floor-area ratio (FAR) is a major issue downtown in the sense that buildings tend to be built right to the property line. This proposal has an FAR of 1.8. The CCM Zone allows an FAR of 3.0 so the buildings are comparably smaller.
- Project is responsible in terms of its impact on the site and the area.

In summary, the proponents felt it was a thoughtful design which provides an appropriate balance in the neighbourhood.

COMMENTS FROM THE FLOOR

Facilitator Marie Ryan invited those who wanted to speak to line up at the center microphone. Approximately 28 of the 30 individuals who spoke during the meeting were opposed to the development.

The following is a summary of comments that represent the people who spoke and opposed the development at the meeting. It is noted that the majority of those opposed to the proposed development live near the subject property.

- Tree inventory in LUAR has significant errors. The inventory lists 3 species of trees: maple, aspen and poplar, none of which are on the lot. The remaining trees on the lot include beech, apple, mountain ash, choke cherry, pin cherry, hawthorn, and one spruce which are not mentioned.
- A study was conducted on November 22, 2019 by a resident who is also a science teacher. Forest is densely packed. There is an average density of 24 trees per square metre - far more than the 36 total trees listed in the LUAR.
- Claim of developer is to protect the trees over a certain trunk size. Trees in Newfoundland have a short growing season. Height and diameter do not give an accurate reading on the age of the tree. This forest is a vibrant and changing ecosystem. On October 28, Deputy Mayor O'Leary stated we should not be cutting down forests for urban growth.
- There was no community outreach or consideration given to the effect this proposed development will have on existing community.
- This proposal is about getting an unobstructed view of the Narrows from this new development at a great cost to the rest of the city.
- Open space is important to the community. It's the last naturalized green space in downtown St. John's and should be preserved.
- Once rezoned, the developer does not have to abide by the proposal. Page 15 of LUAR lists the limitations on the CCM zone and the ability of the development to be altered.
- This development is next to 3 story houses and out of scale and goes against the City objective to protect the architectural scale of downtown.
- There is a petition to reject this application. The petition currently has 4000 signatures and is still growing.
- The Chair of the Board of Directors of The Rooms read an excerpt from a letter submitted against this development:
Testimonials from our visitors - provincial, national and international - indicate that the panoramic view of the cityscape and harbour is a highlight of their visit to The Rooms. This magnificent view figures large in our visitors' memories, comments and photos. The view from The Rooms is regularly the subject of enthusiastic social media posts, inviting visitors from afar to come and share this experience, similar to comments we receive about our permanent exhibitions. As the custodians of this view, we feel obligated to oppose the change in zoning.
- Development is an important part of the city but there is social change in our city that is concerning. There is an increasing wealth gap and there needs to be a focus on affordable housing.

- Encouraged decision-making to think of this as two separate proposals: the rezoning of open space and the rezoning of institutional space. It was noted there is support of rezoning the institutional space but not the open space.
- New objectives in the Envision Municipal Plan reference the protection and expansion of the urban forest in existing neighborhoods. The Plan references the retention and use of existing privately-owned recreation facilities and open spaces to supplement useful parks and facilities. Thought has gone into protecting these lands around town so there should be thought about this land.
- Demolition of the Parish Hall building will happen to allow the construction of the Harvey Road building, before the construction of the new Queen's Road building. There will be a vacant lot on Queen's Road for a few years or potentially indefinitely, as the LUAR has an asterisk next to the lower (Queen's Road) building indicating that this will be constructed based on demand.
- Neighbors do use the area as there is open public access to it. The neighbors tap the maple trees, their kids explore, and they clean up the property each year.
- These suggested revisions to the plan should be considered:
 - Shift some of the massing to protect more of the green space.
 - Cover over the parking lot. There is more parking there than needed.
 - Shift density so the green space will be an amenity for people who live in that building and nearby.
 - Refuse the rezoning of the open space land and allow the rezoning of the institutional space.
- An "accidental forest" downtown is an asset to the community. There should be a willingness to sit down and work through more amenable versions of design.
- Forest is not untended as in the spring the neighbors meet in the back and pick up garbage. It's very much tended space.
- Kids use this space in the winter, they tap the maple trees, they enjoy the nature and they live near some wildness because of the space.
- This benefits the children of the city as a model of green space. They learn about community through the forest. Kids need regular opportunities to play in wild space. There is a profound value in access to play in wild natural spaces as it gives them open-ended possibilities and allows them to appreciate nature. This space can enrich the lives of other kids downtown.
- A regular renter of 68 Parish Hall spoke on the loss of space. There were artistic shows and plays built in that space and it was unrivaled as a big room with a kitchen and other spin-off rooms and 2 dance studios. The arts are important to the fabric of Downtown St. John's and there need to be spaces where artists can work.
- The Star of the Sea Hall on Henry Street was a proposed development approximately 10 years ago. The original was 71 condos and is now 85

apartments. The design of that building changed. Once a decision is made to rezone and it is approved, it will move forward and can be changed after the zoning is changed. Star of the Sea is still being worked on because they cannot sell units.

- Residents cautioned that this development is disproportionate to neighborhood and this economy right now may mean they cannot sell and that would require more action down the road that would disrupt the neighborhood.
- A Historian spoke and identified the Cathedral Parish Hall as a National Historic Site in the middle of one of only two Ecclesiastical (Church) National Historic Districts in the country. There is an opportunity in future to nominate this district as a World Heritage Site under UNESCO.
- Issue with the process of consultation as there was a decision note sent to Committee of the Whole in April 2019 referencing continued consultation with key stakeholders. The City process was questioned, as the public did not see that document until 3 weeks ago.
- Currently the area is a National Historic District and the building is a National Historic Site and as such, the City must be careful about what goes in that area. Inappropriate development could damage the chances of having a World Heritage Site as well as damage the commemorative integrity of the National Historic District that already exists there.
- Proposal needs to be considered within the context of being an integral part of National Historic Site. This should be treated as a special case and decisions should be made about the site as a whole.
- Archeological study was not done, and it was questioned why it hasn't been, as this is a core piece of property that has not been developed and there is no indication of what could have been there 200 years ago. UN, national and provincial legislation requires it.
- Affordable housing in downtown is needed and not more condos.
- There are large open pits located top of Lime Street at LeMarchant Road and at Margaret's Place behind McPherson School – areas which were previously planned and approved for condominium developments which never came to fruition. Regulations should require the open construction pits be remediated before another open pit is created.
- No study was done on the impact of shadowing and the loss of light in the gardens of Garrison Hill properties, especially in the winter months because of the impact of the new building.
- A representative of Heritage NL spoke about heritage preservation of this area as many buildings have been designated as heritage structures comprising the National Historic District. It is an incredible collection of buildings that are nationally significant and possibly internationally significant, so decisions should

be made with care surrounding this property. To find balance it was noted that new developments should not overpower the other significant heritage values and should be compatible in scale.

- There is an increase in new parking facilities downtown and heritage is lost to accommodate cars. The development should not exceed the parking requirements for the site.
- Engagement processes are lacking. The neighborhood needs to be consulted with it being noted that if there was community buy-in, people would be satisfied and more supportive of development, enabling a more fluid process. Developers were encouraged to step back and do more community engagement to find the right balance that meets the needs of the city.
- LUAR terms of reference should have had input from residents.
- Height restrictions are a concern.
- Parking layby on Harvey Road to service the rear building will impact traffic.
- Proposal does not conform to the intent of the Municipal Plan.
- Reference was made to Section 4.6.9 of the Envision Municipal Plan in relation to the requirement of public open space through the development approval process where proposed development includes lands identified as part of the St. John's open space master plan or as an open space land for public use.
- Heritage is a fragile gift and not a renewable resource.
- This development is not compatible in terms of height or scale with Garrison Hill or any other neighboring buildings.
- This development will shade windows during the day and light up the area during the night which will affect the neighboring residents.
- Pedestrian walkway is metal and will be noisy for the neighbors. Patios and balcony will also add noise.
- The 5-year-plus building schedule will mean children will spend 1/3 of their young lives with noise.
- Tourists spend time with people in the area and take pictures of houses on Garrison Hill. This development will affect the tourism in the area.
- LUAR does not identify the effect to properties on Garrison Hill and neighboring properties. Residents of Garrison Hill were not contacted about this development.
- This space is a peaceful open space and is enjoyed by residents and people walking along Harvey Road.
- Birds in the area will be affected.
- Traffic is an issue as Queen's Road is already busy. More cars will create more problems.
- Excavating the hill will create problems as they will lose the natural sponge that soaks up the water and the water will pool and cause flooding.

- Depiction of the development is inaccurate. The depiction in the Telegram is deceptive to the public as it shows more trees than possible.
- Similar residential units sit empty in the downtown area and empty buildings do not increase residential density.
- Painful lack of engagement for the community. This could have been done in a way that was collaborative.
- Vacancy rate is high.
- Point of this project is to monetize the view of the Narrows.
- Not the City Council's role to consider the financial interests or health of this one church above the interests of the whole downtown.
- The use of open space was questioned, as the remaining trees will be fenced in and the walkway will not be open to the public. The residents of the new development will not want the public on their ground.
- An enormous project like this should be evaluated. It was questioned if a gender-based analysis was done. Development in the city needs to answer questions such as how this improves the lives of women and what impact this development has on their lives.
- Red brick does not authenticate as heritage.
- Old Parish Hall can be redeveloped as community space or art space.
- A biologist spoke about how the land acts as a sponge and helps reduce urban floods. In adaptation to climate change we should be building green spaces and not reducing them. In the state of climate emergency declared by City Council, this needs to be considered.
- Market is terrible and condos are not selling so it doesn't make business sense to create another condo development.

The following is a summary of comments in support of proposed development:

- A resident spoke in favor of the building but not the location.
- The Parish Hall is an eyesore and a health hazard that will soon fall down.
- The Anglican Diocese took over the Parish property with the hope to sell it.
- "Rather see condos go there than condoms". Problems with needles and condoms in that area. Weekly clean-ups are done.
- Not healthy green space. Area should be developed.
- Historic district does run from the Anglican Cathedral up to and including Mount St. Francis Monastery on Merrymeeting Road. Parish Hall is not a historic building, but the footprint of the building is historic. The historic entrance and house will be preserved by this development.

- No obstruction of view. People losing view of Narrows are people walking on Harvey Road. It shows in the slides that the architect considered the view from The Rooms.
- Parish cannot afford to keep property standing. Money would help ministries.
- Parishioners are decreasing in numbers and the parishes that own these old buildings cannot afford to keep them up.
- Anglican Cathedral Parish made a commitment to the long-term viability of their congregation as a downtown congregation. Churches are about people and not about buildings.
- Derelict building with no remaining heritage. If we count the trees on the site, we should also count the varieties of mushrooms and fungi growing inside the Hall.
- Open space is not public space.
- Great love of old St. John's with local support of downtown is important. Unless residential downtown exists, the retail stores, coffee shops, restaurants will not exist. Downtown life in St. John's is declining.
- From a real estate perspective there is a trend where people are selling their homes and choosing to rent. People are moving from suburbia to enjoy downtown in retirement.
- This is private land so investment is at the developer's risk.

The Facilitator acknowledged the many written submissions which will be included in this report.

This report highlights the points made without reference to the person responsible for making them. The Chair encouraged those who wished to have their comments registered to do so by making written submissions which would be appended to this report.

CONCLUDING REMARKS

Facilitator Marie Ryan indicated that once the minutes of this meeting are prepared and combined with written redacted submissions, the matter will be included in the published Council Agenda in due course.

ADJOURNMENT

The meeting adjourned at 9:04 pm.

Marie Ryan
Chairperson/Facilitator

[To: cityclerk@stjohns.ca CC: council@stjohns.ca]

RE: Application to rezone 66-68 Queen's Road to Commercial Central Mixed Use

Dear City Councillors:

I, [REDACTED], a resident of [REDACTED] St., am very concerned about the proposed condominium development at 68 Queen's Road.

I feel this development does not meet the spirit of downtown's municipal and heritage plans. It would be directly in the view plane of The Rooms from downtown, and also from the perspective of the Rooms looking towards the narrows.

As well, the traffic in this area of Queen's Road is already somewhat dangerous, with the re-design of Veteran's Square. Even your staff has acknowledged (with me) the wish to slow traffic due to the volume.

Our city needs to be liveable for all residents, which includes preserving urban forests. Nature and natural green spaces improve residents' mental and emotional well-being, in addition to providing a host of ecological benefits, including carbon sequestration and habitat for bird life, insect pollinators and other flora and fauna. Green spaces are good in and of themselves. I urge council to work towards both your climate emergency pledge and duty to support residents' quality of life by protecting the forested portion of 68 Queen's Road through maintaining the Open Space zoning.

I

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, November 18, 2019 8:31 PM
To: CityClerk
Cc: Mayor; Sheilagh O'Leary; Maggie Burton; Hope Jamieson; Jamie Korab; Ian; Dave Lane; Sandy Hickman; Debbie Hanlon; Wally Collins; Deanne Stapleton
Subject: Ecclesiastical District condo tower proposal
Attachments: Classic Letter 4.docx

Dear Mayor and Councillors

Attached please find my submission to you for the proposed Ecclesiastical District condo proposal. As you can see I have informed Minister Davis regarding my objections.

The proposal is not only totally out of scale to the District, it is also disrespectful to the other Church property owners and residents of this closely knit and homogeneous downtown heritage neighbourhood.

It is also likely a threat to potential World Heritage designation, future cost shared funding, and an affront to the world class architecture commemorated by Canada in the Precinct.

I can only hope wisdom will prevail as you make decisions on the future outcome of this condo proposal.

Regards
[REDACTED]

[REDACTED]

Begin forwarded message:

[REDACTED]
Date: November 18, 2019 at 11:49:00 AM AST
To: TCIIlMinister@gov.nl.ca As you can see I have informed Minister Davis
Subject: Classic Letter 4.docx

Dear Minister Davis,

I am resending my recent email to you in a better format, hope this helps.

Regards,
[REDACTED]

[REDACTED]

November 18, 2019

Dear Minister Davis,

First congratulations on your new portfolio as Minister of Tourism, Culture, Innovation and Industry. I know it will be an interesting and challenging job.

I believe one of your first challenges will be to help us protect the Ecclesiastical District in the central and core heritage area of old St. John's. The District is now under threat by a proposal before City Council to construct a 40 unit condo edifice on the Cathedral Parish Hall site.

I am writing to you as the former Chair of the Heritage Foundation of NL that championed the designation to the Historic Sites and Monuments Board of Canada to consider the St. John's Ecclesiastical District to be of national historical significance. I am writing to specifically advise you that the proposed Parish Hall condo tower development now before City Council will now threaten this designation.

If this precedent setting modern intrusion, in the heart of the City's heritage district, proceeds it will impair the heritage integrity of the Ecclesiastical District and this may result in the loss of both the Provincial and Federal designations of the Church Precinct, eliminating the future possibility of this District putting forward a World Heritage designation proposal.

It could also significantly frustrate other Churches access to the Parks Canada's Cost Share Program and other federal and private donors funding for the exterior restoration of the buildings, their landscapes and for presentation materials that support visitor experiences.

The Parks Canada Cost Share Program alone has provided funding over \$3 M into these internationally important church properties. If this funding source is put in jeopardy, where will the funding come from to conserve the world class majestic and magnificent cathedrals this District contains ? The integrity of the District must be maintained to ensure this investment continues, as well as other sources available because of the immense heritage value of the total District.

The current open space zoning of this site now protects the historical and commemorative integrity of the ecclesiastical district. This district is unique in Canada and possesses qualities that may meet the criteria for world heritage designation. This vision will not be possible if the historic landscape of this property is destroyed.

The property is part of the story of the role that the Anglicans and other religions played in the educational, social (including youth leadership), political and charity development of the Colony and later the Province. The story includes all the associated heritage features of the Precinct including its associated churches, cathedrals, parish halls, convents, schools, libraries, cemeteries, open spaces and landscape features.

The City's new Envision Plan 2-10, 2019 exact wording...."The City's Heritage Area (including the Ecclesiastical Precinct) as set out by the Historic Sites and Monuments Board, will continue to be protected under the new St. John's Heritage ByLaw, and Residential districts in the downtown will be preserved to retain the blocks of row housing, streetscapes, laneways and public spaces unique to the City". Council's approval of this proposal would contravene its own regulations as well as its moral duty to protect the Precinct.

The Developer has stated in their proposal that the Parish Hall "is of no use" therefore demolition is necessary. This of course is utterly ridiculous. Heritage buildings across the world have been restored and renovated for centuries.

As this building is located in the prime tourism and heritage neighbourhood district many options for adaptive reuse of the current parish hall should have been undertaken by the Church and requested by the City prior to entertaining a glass condo tower development. For example In Scandinavian countries ecclesiastical buildings are used for educational tourism and tourism industry training programs.

Adaptive reuse of our older buildings is the wave of the future as well. We are increasingly concerned about our carbon footprint so now we have an opportunity to find new uses for the old Parish Hall on the existing site without intruding into the open space zone behind that also borders on Harvey Road. The first phase of the condo construction would be 10 storeys on Queens Rd (in contravention of Heritage Area 1 four storey limit) and what appears to be about 5 stories off Harvey Rd. Surely as Minister responsible for The Rooms this would be of some concern to you.

There are numerous other adaptive reuse opportunities for the structure and property however the Anglican diocese has proceeded to develop this land without reaching out to its other religious affiliates, neighbours or heritage experts to discuss the opportunities this site can offer besides an intrusive glass condo tower complex. The need for consultation with key stakeholders, and neighbouring property owners is actually a requirement of the City's Built Heritage Expert Panel, and this has not been completed for some reason. Why not?

They City has also failed to understand the purpose of the original architectural design associated with the Parish Hall The historical importance of ecclesiastical architecture at this site and in the district should have been included by the City under their " Key Considerations and Implications" analysis.

For example this building will sit next to a 13th century Gothic styled Anglican cathedral representing the high Church of England in the new world. Its architecture is considered the best example of Gothic English style architecture in North America, designed by the worlds great architect of the day Sir George Gilbert Scott and later rebuilt by his son George Gilbert Scott, JR., after the Great Fire.

The Protestant churches choose architectural styles reflecting their Protestant dissenters ambitions. The Gower Street Romanesque architecture was purposeful to demonstrate visually a break with the Church Of England. The Presbyterian dissenters chose a Romanesque Victorian style Architecture. The Catholics choice of Italian Romanesque style architecture reflected their alliance to Rome. Again a building which is considered one of the finest Basilicas in the world .

It is within this backdrop the City is entertaining a common intrusive vertical glass condo complex for this splendid architecturally stunning ecclesiastical district.

Parish Halls are also important in this District. The architect for the old Anglican Parish Hall, also designed the building to respect the Anglican aspiration to be a visible and imposing expression of "High Church of England in Newfoundland". In respect to the magnificence of church architecture in this District he was also commissioned to design the Masonic Temple which truly symbolizes respect for the ecclesiastical goals of the Churches.

The glass modern historically unsympathetic architectural style chosen for the Parish Hall site in fact detracts from the historical significance of the District. If a suitable redevelopment was to proceed for the site the buildings its architecture should be complimentary, subordinate and not overpowering to the ecclesiastical buildings it will sit amongst. A new building should therefore be appropriated in scale, form and massing to the original building, complimentary, yet distinguishable. The proposed condo building design could not be any further away from these standards required in historic districts.

The History of the Parish Hall site is also important as it was here the Factory was located operated by the early Anglican Missionary Society for the Administration of the Gospel. The Parish Hall site is also the location of first Anglican school in the City prior to Bishop Field, Spencer and the Model School school being constructed.

The proposed Rezoning of the Open Space to CCM would therefore destroy the heritage characters of the church district and significantly damage the commemorative heritage integrity of both the provincial and national historic significance of the District .

The setting of a building in a historic district contributes to the historical significance of its cultural landscape helping to explain its origins and subsequent evolution and development. The International Council on Monuments and Sites (ICOMOS) defines the setting of a heritage structure site or area as "the immediate and extended environment that is part of and contributes to its significance and distinctive character".

The preservation of the setting of an historic place also ensures that owners and adjacent property owners are aware of the historic value of the property and how interventions can affect its historic value. " (Adjacent property owners include the Roman Catholic Episcopalian Church, Gower Street United Church, St Andrews Presbyterian Church, owners of the Masonic Hall, property owners at Garrison Hill, Church Hill and The Rooms).

Given this is a municipal, provincial and nationally designated historic district that will be impacted by such an ill informed project and design , the City should have also the formally consulted the neighbouring churches,the Province and key stakeholders before accepting this proposal from the Church.

The proposed development will be in contravention of the City's own heritage objectives and impair the Heritage integrity of the site in which The Rooms sits, the Federally commemorated Ecclesiastical District and the City's own Historic downtown neighbourhood.

As former Chair of your Provincial Heritage Foundation and former Vice Chair of Heritage Canada I ask you to please assert your professional and moral obligations with the City to ensure for a development and design better suited for the Parish Hall site then is now proposed.

Yours truly,



From:



Thursday, November 21, 2019 5:32 PM

To:

CityClerk; CityCouncil

Subject:

RE: Application to rezone 66-68 Queen's Road to Commercial Central Mixed Use

Dear councilors, and to others this may concern:

Please consider my following argument in support of NOT rezoning the property.

I do not agree with rezoning of this land so that Parish Lane Development Inc. can build:

- Notably because of the impact on other property owners-- especially the Garrison Hill properties which will be deeply affected by construction, loss of light and loss of privacy, as well as loss of green space
- The amount of destruction (digging and possibly blasting rock etc.) to the existing ground and rock to allow for the building of such a large property would definitely damage the adjacent heritage buildings. Most have plaster work interiors and shifts and vibration in the ground results in the cracking of ceilings and walls, never mind possible damage to foundations
- Forty units is a preposterous amount of dwellings to insert on that land in this area-- forty units would be detrimental to an already cramped residential area with various issues such as lack of parking, lack of green space and lack of road safety
- This area is designated as a significant space, known as St. John's "Ecclesiastical District" - in the quote of the following conclusions by the City of St. John's, *particularly* note "openness of landscape"

Quote: "All unique and special elements that define the district's long and religious/educational history, including:

- - formal landscape elements such as walls, fencing, statuary, grave markers, Basilica Arch and monuments;
- - the interrelationship between buildings, such as the nearness of the Presentation Convent, the Basilica, the Monastery and St. Bon's School, and the ability to access each by footpaths marked out for more than 175 years, and through back doors and alleyways;
- - non-formal and traditional treed footpaths and monuments, including unmarked trails through cemeteries; and

- - openness of landscape”
(source: Master List of Heritage Buildings City of St. John’s
Statement of Significance, page 308)

I was raised by a professional architect who taught me about the importance of a site for building, and what should or should not be built on it. I can tell you that this is not a good site for Parish Lane Development’s proposed building.

It is beyond my comprehension how the City of St. John’s planning department could possibly be recommending the rezoning of the land to allow for the planned construction, which is grotesquely oversized, even if underground and aboveground parking was *not* included in the plans, which it is!!! (source: Decision/Direction Note - 68 Queen’s Road, page four)

Why do the citizens in this area have to constantly fight for common sense in the planning of the downtown area? It is exhausting. If you want to preserve this area, then support the homeowners who are constantly investing in and creating the special quality of heritage and charm which the city and the province brag about. Do not support the construction of oversized condominiums, which will damage the inherent quality of the existing neighbourhood.

Sincerely,

A black rectangular box redacting the signature of the author.



November 22, 2019

Sheilagh O'Leary
Deputy Mayor
City of St. John's

Dear Sheilagh:

Million Dollar view only for Millionaires

This is my first letter to a city council member, so this letter speaks to a deeply felt concern. I feel compelled to write as I fear that a public gift will be taken away from us all and given into the hands of the very few and the very affluent. There is an application to City Hall to change the zoning for Harvey Road and Queen's Road to have a high-rise condo built. You and the remainder of council must say no to this and hold firm against the pressure of powerful men and developers.

First, the view belongs to all of us in St. John's, not just to the few wealthy who will purchase those top floors of the condo. To steal away that iconic view of St. John's from its citizens, our visitors and our future is ethically wrong and financially short sighted. Yes, I have seen the design and yes we can all peek "over the fence" to see part of the view, but there is no denying the loss of the power of that view, when framed by an urban forest, as opposed to a modern building. The loss will be felt by thousands of locals and hundreds of thousands of visitors. This is, on a larger and more permanent scale, what happened on Signal Hill when the needs of the few were set higher than the wishes of an entire community. The fence, thank Rick, came down.

The City has courted cruise ships and tour companies to come to this unique and charming city. I direct many, many visitors, during my walks and shopping downtown, to go to the top of the hill and into The Rooms. I suggest they check out the museum, and the art gallery and then the wonderful view. I suggested a challenge to count the churches they see below them, and then try to find them at ground level. On the way down the hill, I suggest they stop into the churches and then onto the stores and pubs before settling onto their ship. What will our guests remember- that view! It is two or three of the most iconic views of St. John's marketed throughout the world. Why would the City throw away all those marketing dollars and years of work, to satisfy a developer of another glass building? Soon St. John's will look like everywhere else and citizens will have to "peek over the fences" to sneak a look at the beauty that was once for everyone.

An additional blessing of this city is our urban greenspace. Those trees are the lungs of our city. They clean the air, they bind the soil, they provide food and shelter for birds and small mammals, their early blossoms provide food for bees. I know you don't need a lecture on the value of trees as you fought your own battle to make sure land developers added trees to all new housing projects. You also know the developers will say they will retain "as many trees as possible." You also know that the roots systems of those trees all support one another and to

tear up a few will risk them all. The Council has declared a climate emergency, let not one of your first acts be to contribute to that emergency. That area's zoning must remain open space.

Downtown and its historic properties are a major contributor to our value as a visitor destination. These Ecclesiastical buildings and lands are National Historic sites. They are value added to our present day and to our future. The City has spent hundreds of thousands of dollars in the downtown and in that area, just this fall, to enhance its beauty and its safety for everyone who visits, walks and explores that area. It makes no sense then to devalue that area of National Historic significance with a glass tower. Glass towers are for metropolitan cities, not five-hundred-year-old historic properties.

The view belongs to every citizen in St. John's and I yes, of Newfoundland and Labrador. All the tax paying citizens own the view, not just the handful of wealthy condo owners who will purchase the top floors of that proposed building. Please act to preserve our urban forest, our iconic view and our National Historic sites. They are our entire city's inheritance and should not be to be just the property of a handful of wealthy landowners. Have we not come farther than that, in our vision for our city?

Yours,

A black rectangular redaction box covering the signature of the sender.

Cc City Clerk, Various Media

Karen Chafe

From: [REDACTED]
Sent: Monday, November 25, 2019 9:26 AM
To: CityClerk
Subject: Ecclesiastical District Fevelopment

Do we really need another over priced condo unit in St Johns that very few can afford? No to development of the site .

[REDACTED]

Sent from my iPhone

Elaine Henley

From: [REDACTED]
Sent: Sunday, November 17, 2019 2:29 PM
To: CityClerk
Cc: Hope Jamieson
Subject: 66-68 Queen's Road

Please be advised that I wish to submit the following comments regarding the proposed development of 66-68 Queen's Road:

- 1) Modern Design: The contemporary high rise design in the heart of the St. John's District National Historic Site is not compatible with the local historic church buildings and is another encroachment into a designated Heritage Area 1.
- 2) Destruction of Green Space: The proposed development destroys valuable green space - the last naturalized forest space in the downtown core. In this era of the importance of the environment and mitigating climate change, reducing the green space in the City is not desirable to say the least.
- 3) Blocking the View from The Rooms: The proposed 10 story building would appear to at least partially block the view from The Rooms. The view currently provides arguably the best view overlooking the downtown and out the narrows enjoyed by both tourists and locals alike.

For these reasons along, I would not approve this project.

[REDACTED]

21 Nov 2019

Dear Councillor Jamieson and other members of City Council:

I want to tell you how much I value having affordable housing in my neighbourhood. Garrison Place, at the end of my street, is full of great folks who are friendly, generous and always warm with my two young daughters. Along with the Howard House, Garrison Place is part of what makes Garrison Hill one of the best places to live in the St. John's.

Our neighbourhood and city need more safe, affordable and high-density housing.

I would love to see the currently institutionally zoned portion of the 68 Queen's Road property zoned to accommodate high-density, affordable housing. It would be especially excellent if such housing included the necessary partnering organizations that could offer wrap-around services that are unavailable for people needing Third Tier emergency shelters (which we have intimately seen as an extremely urgent priority for our neighbourhood). This would serve the city's goals of increasing affordable, high-density housing while even potentially re-purposing portions of the Parish Hall facility through greyfield development. In tandem with an adjacent community-stewarded, inner-city green space, THIS would be a good neighbourhood project. It could serve as a model of St. John's prioritizing people and our urban environment.

I also think you would have community support in rezoning the institutional portion of 68 Queen's Rd to accommodate high-density housing. Unfortunately, this is not what is being proposed by Parish Lane Residences Inc.

My neighbours and I started a petition to urge you to NOT rezone the Open Space to Commercial Central Mixed. The proposed development and zoning change are inappropriate for the following:

- The proposed building will effectively destroy a valuable green space (I have another letter about that)
- Under CCM, the developer (who uses the term CDM) has stated on p. 15 of the LUAR that **no setbacks are required**. Meaning that regardless of the presented landscape/building design, under CCM zoning there is no obligation to protect a single tree that currently stands.
- No setbacks required under CCM also means the houses on Garrison Hill could have a 10-storey building right alongside our property line, which would drastically reduce our quality of life.
- The proposed condos will increase gentrification – they are very unlikely to be affordable and include parking and driveways on 24% of the property (with the total accommodation for 72 parking spaces- when only 40 are “required”- LUAR pgs 25 and 29, respectively), which is a significant portion of what is currently naturalized green space. Taken collectively, in my opinion, the proposed development violates the spirit of the signed Climate Emergency declaration because it fails to protect a valuable inner-city environmental asset, it is clearly a car-centric development and it fails to serve the most vulnerable members of our community.

Thank you,

██████████
██████████

Elected Members of St. John's city Council. I am writing to you regarding the up coming vote to re-zone the area of 66-68 Queens rd to a development/residential zone.

I am a concerned homeowner on Cathedral st. and have very serious concerns and questions regarding the proposed 40 unit condo development in the green space of 66-68 Queens st.

I believe development is critical to a vibrant city and increasing density is important but at what cost? To develop a new condo building in this area is disregarding the national historic importance of a truly unique corner of our province and the world. If the city rezones this area and allows development, we are truly selling our unique heritage to the highest bidder and if rezoned the developer has full control to change design with little to no influence to the city or public. This is unacceptable.

We are in a time where buildings downtown (on my daily walk) are becoming vacant. The CBC building is an eye sore and a significant portion of the office buildings will be moving to outside the downtown area. If there is such a desire to create condos every building and already existing condo in the downtown area should be at full capacity or at the least a growth model showing an increase in all ready existing and built condos! As of now this is not the case.

The environmental impact of taking a green space and turning it into condos can not be stressed enough. This area needs work and the hall needs to be something more than a vacant building but new build condos are not the answer. The construction will greatly affect life and traffic and the additional condos will cause congestion.

If the City wants to do something to create density how about focusing on rent control and affordable housing in an area where a murder happened just 1 month before and another 3 months before. There is a growing issue with wealth inequality and building condos in this area is only going to increase the ever growing wealth inequality in this city.

As a concerned citizen of downtown St. John's please vote to NO in the rezoning of 66-68 Queens st.

Kind Regards,

[REDACTED]

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Thursday, November 21, 2019 1:40 PM
To: CityClerk
Subject: 66-68 Queen's Road Rezoning

I just wanted to add my voice of protest against this development. I like the green space argument, but it is not the main issue.

The issue is placing a 10 story building in the middle of an historical precinct - the St. John's Ecclesiastical District National Historic Site. It would block the best view in the city from the Rooms, which has a wonderful panorama of the entire downtown. That view would now be focused on a modern structure basically across the street, and mostly blocked by it.

Furthermore, from most angles looking towards the Rooms from below, the historical precinct would also be focused on the condo building, which would dominate nearby structures such as the Kirk, the United Church, and the Anglican cathedral.

Does council really want to even consider such a monstrosity, and indelibly alter historic St. John's for the worse?

What is it about our local developers that they have no sense of place? A more modest 4 or 5 story building would be almost invisible built into the steep gradient - even if it might be less lucrative.

I count on the City bringing this proposal down to a proper scale. Of course such a building should be designed to reflect or build on the architecture of the district around it, even if it is a modern building - that shouldn't be too much to ask of a developer invading such an area. (But if the recent proposal for new parish facilities shows, it is all about cost, not architecture or community - cheap is best!)

Allow this structure and you might as well stop pretending anyone on Council or in city government pays anything more than lip service to "historic" St. John's.

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, November 18, 2019 2:32 PM
To: CityClerk
Subject: 66-68 Queen's Road

To Whom It May Concern,

I am writing with respect to the above referenced the above referenced matter. I believe it is vitally important that we approach development in the historic core of the city with the utmost care. Proposals must be scrutinized to ensure they preserve and enhance the character of the neighborhood.

As someone who lives and works in close proximity to Queens Road I care deeply about how this part of the city is developed. I am further concerned over the hollowing out of downtown St. John's. We need responsible development that enhances our historic core. I have reviewed the LAUR Dated November 6, 2019 and believe that the proposal is very well conceived and entirely appropriate for this location.

Respectfully,

[REDACTED]

[REDACTED]


St. John's, NL. A1C 6N8,

,
Your Worship and Members of Council,

I will be out of the Province and unable to attend the public hearings scheduled for the public hearings concerning the rezoning of the Anglican Parish Hall site.

I am writing to express my concern about the proposed spot rezoning of the site to accommodate a 40 unit residential development by Parish Lane Developments Inc.

I would like to say at the outset that considered in isolation from the proposed location, what I have seen of the development from the renderings in the LUAR and the Telegram, it appears to be a well designed and attractive development. That is not my issue.

It is precisely the proposed location of this development that is one of my main concerns. This is not just any area. The site located in the heart of the nationally designated Ecclesiastical District, one of only two such National designations in Canada. This district itself, the very heart of the designated Heritage Conservation Areas of historic St. John's. Therefore any consideration of changes to the Municipal Plan and development regulations deserves very careful consideration and care.

This is not about one site, it is about the cultural landscape of the historic downtown core area. The "cultural landscape" is a way of describing the interrelationship of the natural and built environment of the older area of a community and how they have developed over time. This is the physical evidence of our civic history. Is a very important asset for St. John's. This important civic asset not only contributes to our sense of identity and pride of place, but is an accepted factor in the attraction of our city as a place to live, work and do business and as a tourism destination. The protection and enhancement of this asset is an important civic responsibility.

The current open space and institutional zoning provides protection for the integrity of the ecclesiastical district. Changing the zoning to CCM represents a major up zoning and an increase in height, density and potential uses permitted for the site which cannot be reversed once the zoning is approved, whether or not this development proceeds. It will create a precedent for other developments in the future and has the potential to seriously undermine the integrity of this historic area.

Why is this important? Because control of the height and density of new developments and consistency in the application of municipal regulations are two of the most important tools in protecting the cultural landscape of historic places within an urban setting. I believe that the height and density of this proposed development are inappropriate for a historic district of this significance and that other zoning options should be considered which will provide more adequate protection for the district and still allow for a reasonable redevelopment of the site..

I am also deeply concerned about the negative impact of the height of this development on the views of historic St. John's from the Rooms, one of the most accessible and sought after views of old St. John's. These views are public views and they belong to the public. They are an important economic asset for the Rooms. If this development is approved at the present height it will trade away an important public asset for the benefit of one land owner, one developer and private citizens wealthy enough to live in one of these high end units.

If my memory serves, the green space currently zoned open space was zoned this way for a reason, not only the protection of one of the remaining green areas in the historic downtown but because of the unique topography of the area. It was a means to control development which would negatively impact the views of and from the City's historic core area. Lowering the height and density requirements for any rezoning of this site could protect these views

I realize that increasing urban density is a policy in the new municipal plan. I recognize the value of increasing density . However, not all sites are appropriate for increased density in isolation from other factors such as street and sidewalk width, snow storage capacity, availability public transit and on street parking, and

the impacts of a site specific increase in density on the livability of adjacent neighbourhoods or the viability of other existing structures in an area.

The downtown has already has the highest density in the city. It also has ageing infrastructure, narrow streets and sidewalks and limited snow storage capacity. Downtown business are leaving because of the lack of on street parking and efficient public transit.

I am concerned about the impact of the increased density on this site, and possibly others to follow because of the serious limitations of available parking already existing in this area. I realize that the developer intends to provide an on-site parking structure to serve the needs of the project. This will not serve the increased visitor traffic.

In closing, I urge council to listen to the concerns of citizens about this rezoning and to consider possibly alternatives to the plan as presented. There has to be a better way for council to facilitate a more constructive and productive dialogue around future developments. Perhaps when sensitive and important sites are being considered for redevelopment earlier stakeholder conversations could be encouraged.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

From: [REDACTED]
Sent: Sunday, November 24, 2019 8:14 PM
To: CouncilGroup; CityClerk
Subject: letter re: development at 66-68 Queens Road

Dear City Council and Clerk,

I am writing to express my adamant opposition to the proposed condo development on the site of the Anglican parish hall and adjacent open space. This proposal would destroy a wonderful piece of nature and a vibrant community at the very heart of St. John's. Approval of this development would violate the city's own bylaws, the 2003 Municipal Plan and the Draft Envision Municipal Plan. I urge you to deny the rezoning of 66-68 Queen's Road from open space and institutional to commercial mixed.

You may not be familiar with this green space, but I am. I have lived on Garrison Hill for eleven years and my house backs onto this area. In the spring this area bursts alive with vivid green cow parsley. The robins hop about and the apple and pin cherry trees blossom. Our neighbours tap the maple trees for syrup and the whole street gathers to clean up the garbage that has accumulated over the winter. In early summer, the crows choose one of the many towering old linden and maple trees to build a nest in and raise their young. The pollinating insects abound: bumble bees and honey bees, butterflies of all sorts, yellow swallowtail, red admiral and painted lady. People are found relaxing in hammocks or walking their dogs. Children climb trees. Fall brings the return of the blue jays and our pair of northern flicker woodpeckers who overwinter here. The beech trees drop their nuts and it is winter. But there is still life here, the chickadees, juncos, and crows stay all year and are joined by flocks of Bohemian Waxwings who rest here on their migration. It is an amazing natural ecosystem. It is valuable in and of itself.

This green space provides the wonderful woods that frames the view of and from the Rooms. It gives us all oxygen and aids our mental health. It is enjoyed by everyone who passes by. You, as city council have recently declared a climate change emergency. Rezoning open space to build condos for rich people and their cars is not remotely consistent with this declaration. The rezoning of this open space runs contrary to the following parts of your own Municipal Plans:

Draft of the Envision Municipal Plan

3.1 Forested lands within the city provide wildlife habitat, amenity space and opportunities for recreation and resource use. A healthy urban forest is also more resilient to the effects of climate change.

3.1.10 Encourage the retention of natural features, including hilltops that are not included as an Environmentally Valuable Area (Z-2 EVA Map) or in the St. John's Open Space Master Plan, and their incorporation into the planning and design of proposed development wherever possible.

3.1.11 Protect and expand the urban forest in existing city neighbourhoods and integrate it into new neighbourhoods as they are planned and developed, consistent with the City's Urban Forest Plan.

4.6.9 Ensure lands required for public open space are acquired through the development approval process where a proposed development includes lands identified as part of the St. John's Open Space Master Plan (2014) or as open space land for neighbourhood use.

4.6.11 Encourage the retention and use of existing privately-owned recreation facilities and open space to supplement municipal parks and facilities.

The 2003 Municipal Plan

5.2.3 Preservation of Open Space and Recreation Use

Where Institutional lands such as schools or churches have traditionally provided open space or recreation uses and acquisition is determined not to be desirable or feasible, the City shall encourage the provision of open space or recreation use as part of any redevelopment of such lands.

In addition to destroying the natural area, this development would destroy the community around it. In circulating the petition to preserve the open space (which has about 3000 signatures as I write this) I knocked on the doors of the

people of Henry Street and Dick's Square. They have been living with the construction of the Star of the Sea condos for years. They were so sad and frustrated. They are unable to live peacefully, or even tolerably in their homes. They are also unable to sell or even rent their homes. Right now, Garrison Hill is a wonderful street to live on. Any of you who have been over knows this already. My neighbours are my best friends and I know if this development goes through I will lose them and the community I so cherish. My loss would also be the city's loss, for we are people who support and contribute to our downtown with our work, both paid and volunteer, and with our wallets.

The height, scale, and design of this development is completely incompatible with the adjacent properties. It would shade our gardens and windows on the west side of the houses on Garrison Hill. It would light up that same area during the night. Once constructed, noise would increase due to the patios, balconies and metal walkway right behind our home. The sixty car parking area, far larger than needed in this walkable area, would bring us noise and fumes. The five year plus building schedule would mean that the children living here would spend a third of their young lives with construction noise. Our residents in Howard House and Garrison Place who are working so hard to change their lives would have yet another challenge to overcome. The unique feel of our historic area would be ruined and the tourists who walk up and down our hill by the hundreds every summer would ask "Dear God, what are they doing to this beautiful place?!".

The first line of the terms of reference for the LUAR says "The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property". In this case the LUAR falls short of addressing the full impact on our properties and does very little to mitigate those impacts. The shadowing, for example, on page 18 shows the tragic loss of summer light between noon and 4PM and maintains that "later than this shadows already occur because of the existing topography, tree cover and buildings." Then an image of the existing shadows is included, rather than show the full shadow this mammoth building will shed. It is true that there are existing shadows, but these come from the many existing trees. Whenever it comes to addressing the impact on our homes, the LUAR relies on phrases like "Wind generation and mitigation is extremely difficult to predict (p28) and "The view from Garrison Hill is difficult to project" (p38). These things are not difficult to predict. All that was needed was some contact with the residents. We have heard nothing from this developer, no knock on our doors, nothing in our mailboxes. This from a developer who states, as their Civic Objective, to be "a good neighbour" (p3,34). I know what a good neighbour is, I have a street full of them and this is not how a good neighbour behaves.

St. John's has a host of bylaws and regulations that have been set to preserve neighbourhoods just like this one. For example, from the Draft Envision Municipal Plan:

6.4.1 Recognize and protect established downtown residential neighbourhoods through the retention of housing stock or consideration of moderate intensification in a form that respects the scale and character of the neighbourhood.

And this, from the 2003 Municipal Plan:

2.2.5 Protect the Architectural Scale of Downtown

The City shall maintain and develop the St. John's Heritage Area as the historic architectural focus of the City and ensure harmonious development of the Downtown by:

1.adopting regulations to:

- a) protect significant public views from streets and open spaces;*
- b) control blockage of sunlight in streets and public open spaces;*
- c) control the density, height and siting of buildings;*
- d) control the relationship of buildings to streets and open spaces;*

Garrison Hill sits as a little residential strip in the heart of the Ecclesiastical District which is a National Historic Site. The Anglican parish hall is a designated heritage building in this National Historic Site and the open space is part of this National Historic Site too. I encourage you to look at section 4-7 of the Envision Municipal Plan. It states "*Historic districts enhance our perspective, understanding and awareness of the past, and contribute to our sense of identity and pride. Preservation of historic districts provides tremendous economic benefits, stimulating commercial activity through increased tourism activity and spending ...Ultimately, heritage resources are a fragile gift from past generations, and are not a renewable resource, therefore we must preserve them for their unique value and the qualities that make St. John's significant for past, present and future generations. Heritage resources will now be protected under the new St. John's Heritage By-law,*". But I do want you to actually see the document, because these statements are actually written under a picture of Garrison Hill.

Like many of my neighbours, I celebrated when this council was elected. I thought we had elected a council who cared more about the poor, nature, pedestrians, heritage and communities and they did for cars and rich people and big buildings. I hope you don't prove me wrong. Soon it will be up to you. You need to consider the rezoning of this site. Here are the four considerations as outlined in the Draft Envision Municipal Plan:

9.5 Considerations for Rezonings

- Potential for restoration, rehabilitation, damage or destruction of historic building or sites;*
- Compatibility of the development in terms of height, scale, lot coverage and bulk with adjacent properties;*
- Whether the proposed use will alter the intended mix of land uses in the District or neighbourhood;*
- Whether the proposal is in conformity with the intent of this Plan, any applicable Secondary Plan, and with the requirements of other City by-laws and regulations*

It is clear to me, as it should now be to you, that this development proposal does not meet a single one of these considerations. I urge you to reject this rezoning and put a stop to the city's consideration of this proposal.

Sincerely,



=====

Confidentiality Warning: This message and any attachments are intended for the sole use of the intended recipient(s), and may contain privileged and/or confidential information. If you are not an intended recipient, any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you received this email in error, please delete the message and attachments immediately and notify the sender by return email. Thank you!

avis de confidentialité: Ce courriel, ainsi que tout renseignement ci-inclus, est destiné uniquement au(x) destinataire(s) susmentionné(s) et peut contenir de l'information confidentielle. Si vous n'êtes pas le destinataire prévu, tout examen, copie, impression, reproduction, distribution ou autre utilisation de ce courriel est strictement interdit. Si vous avez reçu ce message par erreur, veuillez en aviser immédiatement l'expéditeur par retour de ce courriel et veuillez supprimer immédiatement cette communication. Merci.

Elaine Henley

From: [REDACTED]
Sent: Friday, November 15, 2019 10:46 AM
To: CityClerk; Mayor; Sheilagh O'Leary; Maggie Burton; Deanne Stapleton; Ian Froude; Sandy Hickman; Debbie Hanlon; Jamie Korab
Subject: Parish lane proposed development

Good morning City Clerk and Councillors,

This is a letter regarding the proposed development at 66-68 Queen's road, otherwise known as Parish Lane. I would like these comments put into the public record and I would like the opportunity to speak at the public meeting on November 27th. I have written to other councillors directly and therefore not included them here.

Thank you,
[REDACTED]

I have lived on Garrison hill for the past 10 years and during that time I have acted as a steward of the naturalised green space between Garrison hill and the Kirk, bordered by Harvey Rd. and Queen's Rd. I intimately know the trees, bushes, and other plants growing there. I watch the crows, bluejays, juncos, chickadees, flickers, starlings, waxwings, and robins who rely on this haven of natural space for food and habitat. I see the countless pollinating insects busy in their work as I pick the apples and beech nuts which proliferate there. As a community, we organise annual clean-ups of the litter strewn there by the wind and passers-by on Harvey rd. We watched in 2010 as Hurricane Igor toppled one of the oldest maples at the very edge of the forest and we continue to watch as its meter-wide stump decomposes and creates new life for fungi and lichens. Green spaces are not just for the use of people, but for the benefit of all living things.

Rick Pardy is seeking a rezoning of this area from open space to commercial central mixed in order to trample this forest and erect a 10 story condo development. The St. John's City Council unanimously voted on November 4th, 2019 to recognize a climate change emergency. It is entirely antithetical for this climate change emergency motion to be accepted **and** to allow for the removal of the last naturalised green space in the city's core. Does this council want to be seen as acting globally by denying this rezoning and commercial development or as bold faced hypocrites who claim to support real change but refuse to implement it? This is an opportunity to make a stand for urban forests, to reinforce a network of green spaces, and to better strengthen sustainability in St. John's.

I have, and will continue to, support reasonable and appropriate development in our city. I supported the construction of Garrison Place run by the John Howard Society, three doors away from my own home, because it fits with the character of the neighbourhood and benefits its residents and the surrounding community. This new proposed development is ridiculously out of character with the surrounding area and would completely alter the community. At 10 stories tall, this glass tower would put Garrison hill in shade hours earlier in the day at all times of year and be illuminated all through the night; darkness when light is needed and light when it's not wanted. If this developer should be asking for anything, it should be for residential rezoning which would restrict him to three stories. This is a slippery slope. By granting CCM rezoning, he could build anything he well pleases at a height and scale more fitting to Calgary than St. John's. I am not an expert on Built Heritage, but any simple mind could tell you that 7 stories higher than the surrounding area is not suitable.

I implore this council, as the stewards of our city, to vote against this rezoning of open space to commercial central mixed. By preventing this rezoning you can prevent the permanent loss of this valuable environmental asset.

To: City Clerk

From: [REDACTED]

Re: Proposed Condo Development for 66-68 Queen's Rd

I am writing to express a number of concerns I have related to the development on Queen's Rd itself and its potential impact on other industries and opportunities that could be beneficial to the City's citizens. I am opposed to the rezoning due to the following reasons:

1. It does not contribute to the type of housing stock that the citizens of St John's, particularly those of us who live in the older sections of the City, need;
2. It could negatively impact tourism and related industries.
3. It has the potential to impact negatively on the Ecclesiastical Heritage District itself, its national designation, and possibility to apply for other advantageous designations, e.g., UNESCO world heritage site status.

The following sections provide the details of my concerns.

1. Housing/Condos in St John's

Reports have shown that the City has seen a significantly decreased interest in condo ownership over the past decade particularly in the luxury market, attributed in part to the decrease in the price of oil, which shows no indication of increasing anytime soon (see web-page reference following signature). My own recent cursory review of the more obvious real estate web-sites showed that as of November 16th there were some 200 condos for sale in the City. Many of these have been on the websites for more than 6 months. There are 17 condos ranging from \$400,000-\$795,000 for sale at 181 Hamilton Ave alone. The "Star of the Sea" condos on Henry St do not appear to be on the market as yet but will add to the glut. The MIX development, originally planned as condos, was converted to apartment development (2014) due to the lack of interest in condos. The rent for these very small units (500 – 800 sq. ft.) seems to range from about \$1500 - \$2500. And there are other recent approvals (e.g., Churchill Square's 6 storey development) yet to hit the market. There appears to be an overabundance of condos. The prices for rent or purchase of them seem to be out of the range of people beginning their working career or workers in the middle income brackets.

One has to wonder why any investor would want to enter into this over-supplied market. Perhaps the Vancouver syndrome where condos are built as investments not as home and sit empty while ordinary citizens have no viable places to live? Since there does not appear to be a demand or need for these high-end units, and recent information indicates that these would be at the very top of the local market. I would suggest that there be no rush to rezone the area but rather that some consideration be given to what could be accomplished within the current categories to actually supply the St John's need.

The City could not likely question the rationale that a developer would have for entering an oversupplied and flat market. However, it should, I would argue, consider in its decision the housing stock that is required in the City and particularly the needs of the citizens living in that neighbourhood. We hear frequently that there is a considerable need for affordable and/or modest entry-level housing. Could Council not work with the various churches/ parishes in the district to develop some affordable

residences with perhaps offices for social justice groups to address needs? Some of this could likely be achieved within the current zonal designation. The City has programs to encourage this type of activity, as does the Federal Government. Perhaps the Anglican Church could be an active participant in addressing the needs of some of its more vulnerable parishioners.

The open space zone could continue to be “wild” space with perhaps some creative use of the wooded area to reflect the district’s heritage. Not a structured environment such as Bannerman Park but a hidden treasure in the middle of the city. There are many little spaces and commons behind houses in the old city known largely to the bordering homes and to those of us who walk dogs in sun and rain and snow. They have their value for those who live in the neighbourhood, particularly children who now live in an overly structured and mechanised world.

2 Tourism

Every resident in the older part of the city takes a deep breath towards the end of every June, as we know that we will soon be inundated with tourists, including many international visitors who arrive on the cruise ships; they come huffing and puffing up Garrison Hill, taking a sitting break on the steps before they make the last push to the Basilica. They are engaged, lost souls, bewildered by our intersections and “intriguing” street orientations. We do what we can to help. They come to see historic church buildings set amidst rows of colourful clapboarded houses that wind their way around the harbour — all a walkable distance from downtown shops, lively bars and world class restaurants. This is what tourists from all over the world come here to experience. It’s what the municipal and the provincial tourism departments promote.

Cultural tourism is a large segment of the market here. These travellers are drawn to the Churches of St. John’s. They take advantage of guided tours, gift shops, tea rooms, plays and concerts that occur in the churches and parish halls. The revenue from these activities helps maintain the historic buildings and support parish programs. At the same time, the spillover effects support many jobs in the City.

Religious tourism is a growing area. Research suggests the market is more resilient to recessions and is more open to repeat business than secular leisure travel. The global faith-based travel sector is worth \$18 billion and includes 300 million travellers a year. The majority of these people are well educated and with comfortable incomes.

The Ecclesiastical District could be an even larger attraction for religious tourists. Many European religious sites are overcrowded. St. John’s is well positioned to capture some portion of this market.

This one development will not ruin the town for tourists but every inappropriate modern development—and others are planned—takes away from the unique character of the historic downtown. Tourism is one of our few non-resource based, low carbon industries. Unlike some of the others, it has the ability to drive and support other service-based sectors.

3. National Ecclesiastical Heritage District.

While St John’s citizens are accustomed see the structural beauty of the churches and the ecclesiastical district as they go about their everyday lives, this district is unique in Canada. Therefore in 2008, following much work by local citizens and groups, it was designated a national historic site. The

designation was awarded because this cultural landscape represents the breadth of involvement of the Anglican, Roman Catholic, Methodist/United and Presbyterian denominations in the establishment and evolution of the spiritual, philanthropic, charitable and educational institutions of St. John's and Newfoundland during the 19th and 20th centuries. Further, the designation noted that it is important architecturally as its ecclesiastical buildings and spaces are in unusual proximity to one another and located on an outstanding and unique site on a steep hill overlooking St. John's Harbour, where many of them serve as visual landmarks both from the harbour and within the downtown.

This designation has many benefits. The exposure that comes with the designation can help in attracting tourists (see 2 above). It helps to protect and preserve various aspects of our history. And it comes with the quite tangible benefit of enabling matching funding from federal programmes to pay for the necessary restoration of buildings. The Anglican Cathedral is currently conducting repairs to the exterior wall on the Cathedral St side under one such grant. Other Churches could take advantage of this programme as well. The designation comes with expectations including protection of the built heritage, as well as complementary new development. These districts must portray a "sense of history" where intrusive elements are minimal, and the district's historic character must predominate and set it apart from the area that immediately surrounds it.

One wonders how the 10 storey tower component of this development, which would introduce contemporary high rise design into the heart of the St. John's Ecclesiastical District National Historic Site, would impact this nationally recognised site. It isolates one of the designated historic buildings, separating it from the other structures. Thus it effectively divides the district. The tower is not compatible in style, scale, height nor architectural detail with the church buildings, commercial premises or heritage homes that give this area its distinctive character. Approval of this development could set a precedent for other requests for other similar buildings and this type, height and form could cascade across the precinct, further compromising its integrity. While not directly related to this proposal, the City has just recently almost completely isolated Gower St United Church making it almost inaccessible. Actions like these erode the heritage integrity of the district. Ultimately they could lead to loss of the national designation, and will seriously reduce future opportunity for this district to be considered for other designations such as UNESCO world heritage status. I feel the City will rue the day that it allows this and any similar development to negatively impact the esthetic and economic benefits this district brings to the City.

3a. Municipal Heritage Area

This ecclesiastical district is arguably the core of the City's Heritage Area 1.

The current City of St. John's *Municipal Plan. 2003*, pp. 37-38, states:

The built heritage of fine old buildings and streetscapes in St. John's contributes to the enjoyment of its residents and visitors. As the city develops, heritage buildings should retain their original features, although their use can and must evolve over time. Heritage areas also need to accommodate appropriate new buildings and redevelopment. . . . The City shall ensure that renovations and new development are compatible with adjoining buildings in terms of style, scale, height, and architectural detail (emphasis added).

The 2019 draft of the Envision St. John's Municipal Plan, pp. 2-10, states:

The city's Heritage Area (including the Ecclesiastical Precinct set out by the Historic Sites and Monuments Board) will continue to be protected under the new St. John's Heritage Bylaw. Residential districts in the downtown will be preserved to retain the blocks of row housing, streetscapes, laneways and public spaces that are unique to the city. Urban Design Guidelines will be prepared for commercial areas in the downtown, addressing such things as site specific parameters for height, bulk and form of buildings, as well as exterior design elements (emphasis added).

While the 2019 wording does not appear to provide as much protection as the existing plan, one hopes that as the specific guidelines are prepared, they will reflect the intent of the 2003 wording. The built heritage does contribute to the enjoyment of residents, and many citizens—one house, one commercial building; one street at a time—rescued the City from the sorry state it was in in the early 1970s. The City owes the citizens its continued protection, including protection of the core of the Heritage Area.

Conclusion:

It is my understanding that once an area/site is rezoned, the City can have little impact on the design of buildings as long as they comply with the regulations for that zone. If, for instance, the current developer finds that this design is too expensive, a completely different design could go ahead without further consultation. Similarly, if this developer decides not to proceed, a new developer could propose a square block filling most of the site and reaching 3 or 4 stories above Harvey Rd, and Council would have few tools to stop it.

I would encourage Council not to approve the rezoning that would facilitate this development and any other that might in the future be proposed for this site for the reasons discussed above. Rather, Council should work creatively with other players in the district and surrounding neighbourhoods to develop a forward-looking vision for the area.

If rezoning is the only card that Council has to play, I implore you to play it wisely on behalf of all the citizens of the City, not just its elites.

Thank- you for your kind consideration of my concerns.



References:

<https://www.cbc.ca/news/canada/newfoundland-labrador/condo-market-oil-industry-1.3403810> 2016

<https://www.cbc.ca/news/canada/newfoundland-labrador/st-john-s-condos-executive-homes-rent-real-estate-1.3392123> 2016

<https://www.cbc.ca/news/canada/newfoundland-labrador/duckworth-street-condo-development-shifting-to-rentals-1.3188152> Aug 2015 MIX

<https://www.cbc.ca/news/canada/newfoundland-labrador/condo-market-rapidly-cooling-off-in-st-john-s-area-1.2568741> 2014

<https://www.cbc.ca/news/canada/newfoundland-labrador/sluggish-housing-market-nl-1.5249403> 2019

Elaine Henley

From: Hope Jamieson
Sent: Wednesday, November 20, 2019 2:21 PM
To: Elaine Henley
Subject: Fwd: Rezoning under the Rooms

Hi Elaine,

Another one for the package re: 68 Queen's Rd. Thanks!

Warmly,

Hope

From: [REDACTED]
Sent: Monday, November 18, 2019 9:05:25 PM
To: Hope Jamieson <hjamieson@stjohns.ca>
Subject: Rezoning under the Rooms

Hi Hope

I can't attend the public meeting but want to be heard. I think that developing that green space would be a mistake. Tough for the owners but we need green space to soak up water when it rains and the snow melts, to absorb sound, to clean the air etc. Let's be leaders in city planning. Let's be brave and wait to see if we really need more condos downtown at the moment. There are other spots that could be redeveloped. Derelict and run down areas that are not full of trees.

Thanks for reading

[REDACTED]

[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Elaine Henley

From: [REDACTED]
Sent: Wednesday, November 20, 2019 8:47 PM
To: CouncilGroup
Subject: Proposed new condo development

Dear Mr Mayor and Council members,

I have been listening to and reading much discussion on the proposed new condo development in the small forested area at the centre of our city.

I am shocked that such a proposal would even be seriously entertained. I thought we had passed the point of cutting down trees in this city where they take so long to grow and are so precious to us. I am sure we all remember with grief the wanton destruction of trees along West Water Street and in front of the Old Colonial building on Military Road!! Quite apart from all that we have a glut of condo capacity in the city. And a very troubled housing market. The last thing we need is another high-end condo! If we need anything in the housing department it is provision of affordable accessible housing.

And as for that spurious MegaCity argument about density ... while it is an entirely appropriate consideration in many contexts it is hardly applicable in our St John's situation and certainly not in historic Central St John's!!

Friends we have had more than enough development driven inappropriate high-rise buildings in the core of our city. We certainly do not need another one. I hope we who object to this condo development proposal can count on you to reject this totally unacceptable proposition.

Thanks for all you do on our behalf

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, November 18, 2019 8:10 AM
To: CityClerk
Subject: Do not rezone parish Hall greenspace

Hello,

Please take efforts to preserve the green space behind Garrison hill and the parish Hall. The downtown is home to many empty condo and apartment buildings but few green spaces. Please do not rezone this space. It has immense value as it stands. As you voted yourselves we are in a climate emergency and in the words of Coun. Ian Froude, climate mitigation and adaptation must be made a strategic priority and considered in every council decision.

Best,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Thursday, November 21, 2019 3:14 PM
To: CityClerk; Mayor; Sheilagh O'Leary; Sandy Hickman; Hope Jamieson; Debbie Hanlon; Ian Froude; Dave Lane; Deanne Stapleton; Wally Collins; Maggie Burton; Jamie Korab
Cc: TCIIMinister@gov.nl.ca
Subject: Submission Parish Hall Proposal
Attachments: Elegant Letter.docx

City Clerk, Mayor, Deputy Mayor and Councillors

Please find my partial submission re the above. It is a letter I recently sent to The Honourable Bernard Davis about the significant impact the proposed development will have on the original objectives for the Rooms to become a cultural tourism generator for both the Province and the City.

To achieve that objective a significant site selection study was undertaken and other towns were lobbying for its placement in their community. The Province decided to place it in the most strategic location possible within the City's prime heritage and tourism district to maximize economic benefits for all citizens and your City.

The proposed condo development as now outlined will impact significantly on the historical integrity of the District in which the highly successful and world class cultural facility sits.

Thank you for considering this matter

[REDACTED]

Sent from my iPad

[REDACTED]

, NI

[REDACTED]

[REDACTED]

[REDACTED]

November 17th 2019

The Honourable Bernard Davis

Minister of Tourism, Culture, Innovation and Industry

Dear Minister Davis:

I am writing to ask you to protect the important tourism setting of The Rooms that will be impaired if the rezoning of "Open Space" occurs and the intrusion of a modern building design is allowed as proposed by the Parish Hall developer now before City Hall.

Under the current municipal zoning of "Open Space" The Rooms sits within a protected heritage setting strengthening its mandate to be a cultural and heritage iconic tourism facility for the Province. The City and the developer have addressed view planes from the North in their proposal however they have both missed the most important consideration for this proposal and that is of its impact on the heritage setting for The Rooms and its view planes from the South. This protection of this view plane and the historic setting of The Rooms is critical to our tourism industry and to a future application for world heritage designation consideration for this precinct. These are the two critical visible features that helped Quebec City achieve their world heritage status for their old town district.

As information often gets lost to time the historic infrastructure that this district offers and its visibility were the deciding factors in 1999 for the siting of The Rooms at the strategic and historically dominant Fort Townsend site. It was specifically planned for this facility to sit high amongst the splendid and sumptuous ecclesiastical churches and properties in the old town as had Fort Townsend.

As your Government knows in December 1999, at an important Press Conference, the Honourable Brian Tobin along with the late Dr. Mary Pratt, co chair of the Premiers Advisory Committee for The Rooms, announced the construction of the new Rooms facility. At that conference and in other subsequent press releases the following statements were made:

"The site is part of the heritage area, it's development will strengthen cultural tourism in the City and by extension the whole Province,

The direct view through the narrows highlights the traditional gateway to and from the province and will be instantly visible to visitors arriving by cruise ships and from the downtown,

The building will be a major addition to the skyline, without dominating it, and will fit in well, with the other institutional and religious buildings in the neighbourhood,

Culture is expected to become a major economic generator in the 21st century and The Rooms will enhance the future of our economic development and our cultural tourism industry,

Culture is a means of assuring a society in the global marketplace.....it helps generate tourism and trade activities, and

This will be a landmark project with a memorable presence, celebrating our rich cultural heritage. It will serve not only to educate and inspire but also to attract visitors from within and outside the Province.

The Rooms have achieved these above-noted outcomes and it is a highly successful and unequalled accomplishment by a Liberal Government, and one of your very finest.

It is therefore concerning that the importance of the Rooms, and its strategic purpose has not been noted in any of the sections of the City in its Decision and Directions note. It is not specifically listed under "Partners or other Stakeholders" or in the section noted "Alignment with Strategic Directions and Adopted Plans".

The City's adopted new Envision Plan 2-10, 2019 exact wording states....."The City's Heritage Area (including the Ecclesiastical Precinct) as set out by the Historic Sites and Monuments Board, will continue to be protected under the new St. John's Heritage ByLaw, and Residential districts in the downtown will be preserved to retain the blocks of row housing, streetscapes, laneways and public spaces unique to the City".

Modern historically unsympathetic disproportionate design as proposed by the Developer, does not belong in this heritage area.

The need for "consultation with key stakeholders and neighbouring property owner" is a key component however again The Rooms is missing in this section along with other key stakeholders such as your Cultural, Tourism and Heritage Divisions, Heritage NL, City Tourism, operators such as Spirit of Newfoundland, the Peter Lewis Gallery as well as players in the tourism industry and Parks Canada.

Without this directed consultation the City is silencing yours and the voices of the tourism, culture and heritage industries whom rely on this District for their livelihood and the economic benefits it creates. The city's public consultation process does also not have the structure to ensure the above-noted recommended partners are actually heard.

Equally importantly under "Strategic Implications " the City should have recognized all the private and Government investments, over the past 30 years, including the \$40 million invested by the Province in The Rooms, its annual multi-million operating budget, your annual marketing costs for the old town and Federal investments.

These investments have all been made by governments, developers, residents and neighbourhoods on the basis that the City's objectives and vision for its heritage district would be upheld as outlined in its adopted Plan.

St. John's City Plan, Pages 37-38 states thatthe City shall ensure that renovations and new development are compatible with adjoining buildings in terms of style, scale, height and architectural detail. The proposed condo tower if approved will be in complete contravention of this City objective.

I wanted to bring these matters to your attention to ensure that you or your officials have brought these matters to the attention of the City.

The Rooms has been called by the Globe and Mail one of the best small cultural facilities in the world. A recognition of its global appeal and potential to grow as a cultural tourism generator for NL.

A glass tower condo development in front of this world class iconic cultural facility will diminish its current and future world class appeal. This setting for such a world class historic and this cultural facility should be protected.

You have a choice before you and that is to accept a glass condo tower or ensure for a world heritage future, in a district, that is so important to the future of your cultural and tourism

industries. There are so many other designs, reuses and proposals that would be a better fit for this site.

Thank you for your consideration of this matter.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

CC. City Clerk, Mayor, Deputy Mayor and Councillors, City of St John's

Office of the City Clerk

Re: rezoning request by Parish Lane Development Inc.

To Planning Staff and Members of Council,

I would like to elaborate on concerns I raised previously in a letter to some Members (original letter attached). I would like to thank Councillor Maggie Burton and Chief Municipal Planner Ken O'Brien for the valuable information they provided that made me consider more deeply the issue of rezoning institutional and open space to make way for a 10-storey condominium building between Queen's Road and Harvey Road.

What I have found is that this rezoning is incompatible with several stated objectives our city has embraced through its Municipal Plan and the Climate Crisis declaration.

Climate Crisis: The site of the proposed development is a steep slope, with the exception of the Parish Hall itself. To level the area in preparation for a new building, thousands of tons of earth and rock would have to be removed and an urban forest destroyed. As Councillor Burton pointed out, there are many trees in the older parts of the city. However, most exist in manicured settings and do not provide the diverse habitat of a wild forest. I described that diversity in my letter of October 19. I would also add that one family of crows that calls this space home is rare if not unique in that the feathers on the underside of their wings are white; one crow, that was born about five years ago, has a full wingspan of white feathers. Bill Montevecchi, despite his expertise, told me that he had never seen such a mutation. Protecting urban forests is one of the objectives stated in the Municipal Plan.

Residential Districts: The goal to encourage mixed land use and higher density residential districts is wise urban planning. Urban sprawl is a real concern. Access to convenience stores, daycares and other neighbourhood amenities is important to reducing traffic. What councillors should consider in rezoning this particular space is that, in the downtown core, we already live in a mixed neighbourhood. In five minutes, I can walk to any of the following: a grocery store, two pharmacies, a liquor store, three convenience stores, three theatres, three churches, a daycare, a bakery, several restaurants and coffee shops, four banks/credit unions, the downtown retailers on Duckworth and Water Street and City Hall. A commercial-mix zone is unnecessary. We also live in that part of the city with the highest residential density.

Traffic: Despite aspirations of encouraging more people to use public transit rather than personal vehicles, I find that the city is ambiguous. In recent years, more and more of the available land is being turned over to parking. This proposed development would see yet another parking lot. The last thing we need in our neighbourhood is another 40 or more SUVs and pick-up trucks pouring onto an already busy

Queen's Road. I am sure the drivers of the Number 10 buses will not appreciate the delays this causes during rush hour. A fairly new parking garage on Duckworth Street is only a couple of minute's walk away.

Heritage: A shiny new concrete and glass tower does not fit in with the built heritage that surrounds the area at the centre of this rezoning request. Good architecture should enhance rather than detract from its surroundings. There are only two ways to achieve this: my preference is to leave the open space alone and rezone the Parish Hall to Residential Downtown, which is the predominate zoning for the area and would encourage the proponent to tastefully design housing. If Council does not value the urban forest behind Garrison Hill's 19th Century properties and decides it should be used for infill housing, it is crucial that rezoning to commercial-mixed be rejected. Once so rezoned, there will be few restraints on any developer and the change will be permanent. The proposed condominium would be 35 metres in height. Not only will I not have a view of trees and the Kirk steeple, I will be deprived of seeing any sky from my first and second-storey back windows. That is how huge this building will be. Moreover, it is so close to our houses that my small garden will get almost no sunlight. At least with a Residential Downtown zoning, the height restrictions will render it unnecessary for the developer to excavate the entire slope. Instead, the development would more likely respect the geography of the land as well as the Heritage 1 standards.

Thank you for taking my objections into consideration. I implore you to preserve the integrity of our unique heritage neighbourhoods and reject this rezoning proposal.

Respectfully,



October 19, 2019

Maggie Burton
Councillor at Large
City of St. John's

Dear Maggie,

I have lived on Garrison Hill for 46 years. The deed to my house is dated 1843. You can imagine the number of changes I have seen over the decades. Most have been beneficial but there are periodic threats to the character of the heritage areas. I deem the proposed zoning change from Parish Lane Development Inc. for an essentially new-build to be one of the biggest threats.

Before I explain my concerns, I want to assure you that I am not by nature a NIMBY person. Three decades ago, I supported the establishment of Howard House and, more recently, I supported the John Howard Society in its Garrison Place project. I have welcomed restoration and new developments such as the old B.I.S. and its attached townhouses, the condominiums on the old St. Patrick's property on Bonaventure and The Rooms (although the architect's drawings seriously misrepresented the look and especially the height of the building).

I would have no problem with Phase 2, the redevelopment of the Parish Hall, if the developer paid heed to the three-storey height that is reflective of the built heritage of the area and was sensitive to the materials and architecture that characterize the neighbourhood. I don't see that sensitivity in the diagram presented to council.

Phase 1 is a big problem for me. First, I would like to challenge the statement by City staff that the Open Space is unused. It may not have a significant human footprint but it is a natural and pesticide-free habitat for at least seven species of birds. It is not just the number of species but the quantity of birds that nest and feed there. The long grasses provide a safe environment for the bumblebees and butterflies. The wild parsley that flows down the steep slope near Harvey Road stabilizes the soil. Not only do residents of Garrison Hill enjoy this last patch of wild growth and the animals that depend on it; I often see pedestrians stop by the rail to watch the antics of the blue jays and crows or the beauty of the finches, chickadees, juncos, Northern flickers and the occasional robin. The plan calls for saving a few trees. It is unlikely that any bird will use the Open Space during construction and their return is not assured, especially if the opportunities for nesting and feeding are severely cut.

My second objection is that the developer is asking for rezoning to commercial-mixed. If the intent is to build residences, the request should have been to rezone to residential; the development would then be bound by Heritage 1 standards. Acceding to the demands of this proposal would allow the corporation to erect an office tower if it so wished. This reminds me of the years following the approval of Hibernia when developers tried to buy up blocks of residential neighbourhoods in anticipation of profitable commercial ventures. Thanks to councillors like Shannie Duff and Frank Galgay, their efforts were thwarted and new heritage by-laws enacted.

From a selfish perspective, the presence of a 10-storey building behind my house would cast us in shadow during the day and subject us to light pollution by night. I am also concerned that winds would intensify as weather systems blow in from the southwest. Wind speeds have certainly increased around other tall buildings such as The Rooms.

There has always been tension between those who want to turn the Heritage core into a mini-Toronto or mini-Calgary and those who value the unique character of the old city. Allowing a concrete and glass tower to intrude into what is essentially an ecclesiastic and residential area is extremely inappropriate. I question the need for this type of development. Certainly, revitalization of the downtown is essential. However, there is already a mismatch between the needs of residents already living in a densely populated part of the city and the retail sector of the downtown. To purchase the basics for everyday life, residents have to use cars and buses to get to shops at the malls or box stores. I remember when there were a variety of department, hardware and home decorating stores. There was even a lumber yard.

Never did I anticipate that, in my lifetime, the citizens of this city would elect such a progressive council. You have excelled at engaging people and have been exemplary in making St. John's a beautiful and liveable city. However, if you permit this rezoning and the subsequent uphill march of the towers, you might as well tear up the heritage regulations. I trust you will make the wise decision and deny this request for rezoning.

Respectfully,





Elaine Henley
City Clerk
City of St. John's
PO Box 908
St. John's NL A1C 5M2
cityclerk@stjohns.ca

Dear City Council Members:

RE: Rezoning Application for 66 - 68 Queen's Road (Nov 27th)

We are writing regarding the application to rezone the land at 66 to 68 Queen's Road from Institutional and Open Space to Commercial Central Mixed Use (CCM) Zone, to allow the construction of two residential buildings, one fronting Harvey Road and the other fronting Queen's Road.

As longtime residents of downtown St. John's, and owners of 19 Garrison Hill, we are very interested in opportunities for St. John's to become a more vibrant, populated and walkable city. However, we have a number of concerns with the proposed development, and are of the opinion that approving the rezoning of the land designated as Open Space would be contrary to Council's stated goals, as set out in the Municipal Plan 2003 and Envision St. John's Draft Municipal Plan (February 2019). In destroying the last natural green space in the downtown, the city would lose the opportunity for this forest to be enjoyed by future generations. We sincerely hope that this is not the decision of Council.

Our concerns can be broken down in the following categories:

- Importance of walkability in the downtown area;
- Environmental importance of maintaining green space; and
- Importance of preserving the architectural scale of the neighbourhood.

1. Walkability Downtown:

The Envision Draft Municipal Plan sets out the following goal: "To design complete and interconnected, walkable neighbourhoods with efficient infrastructure, facilities and services, including a range of housing options" (p. 4-1). As long time downtown residents, we agree that ease of walking and healthy commercial areas will encourage residents to access services by foot (Envision, p. 4-2, see also Municipal Plan, p. III-12). This is essential for a green future, and to maintain quality of life in the downtown. Towards this end, we applaud Council for the pedestrian friendly redesign of the intersection of Queen's Road and Cathedral Street. The speeding, lack of lighting, narrow sidewalks and long intersection made this area perilous, and it was a daily stressor to cross these streets with a stroller. The traffic calming elements and wide sidewalks are a welcome change, which make the city more liveable.

In light of this, we are generally supportive of the rezoning of the portion of the property that is currently zoned Institutional to CCM. However, consistent with the CCM designation, we would encourage Council to ensure that the Queen's Road frontage property is in fact used to

support retail spaces that provide amenities to improve the quality of life for those who live downtown. In addition, we would encourage any new development to recognise the community not for profits that were previously housed in that location, and to accommodate such services going forward (see Envision, p. 8-7).

We note that, although the rezoning application is from Institutional/Open Space to CCM, the plans do not appear to contemplate the incorporation of retail or service spaces. The street facing elements of the building are set back from both Harvey Road and Queen's Road, which has the effect of shielding the entrance from public view. This design is not conducive to the use of the space for commercial purposes. If the project does not intend to provide opportunities for increased amenities in the neighbourhood, we query whether it would be appropriate to approve a rezoning to CCM.

2. Environmental Impacts:

We applaud Council for taking a strong stand to preserve the City's natural environment and combat climate change, through the Climate Mitigation and Adaptation Declaration, and the 2019 - 2029 Strategic Plan. We see this rezoning application as an opportunity for Council to translate these policy goals into positive action.

In our opinion, the proposal to rezone the Open Space directly contradicts Council's previously stated strategic priorities. On November 4th, City Council unanimously voted to declare a climate emergency, "for the purpose of deepening our commitment to protecting our community, economy, natural assets, and ecosystems from changes in climate" (s. 4). This declaration is consistent with the 2019 - 2029 Strategic Plan's goal of creating "A city that is sustainable today and for future generations; economically, environmentally and financially" (s. 9), including preserving and enhancing "the natural and built environment where we live" (p. 10). We also note the Envision Draft Municipal Plan's goal of improving the urban forests "for their ecological, aesthetic and economic value" (p. 3-1, 3-2), and the current Municipal Plan goal of protecting the natural environment, in particular open spaces (p. III-39) and steep slopes (p. III-40).

The application to rezone the Open Space to CCM would mean losing the only natural forest in downtown St. John's. This forest is currently home to numerous 100 year old trees (36 trees with a diameter of above 0.2m, according to the Land Use Assessment Report (LUAR) (November 6th, 2019), Supplementary Information, p. 5), as well as wildlife and birds. The LUAR contemplates that over half of these trees would be removed, while the brush forest would be converted to a manicured "buffer" zone. In fact, the LUAR refers to "protecting existing trees to the extent possible" (p. 26), which suggests a very low level of commitment to saving any existing trees. We note that we find the table on page 25 of the LUAR to be misleading - it refers to 50% of the landscaping being maintained, however this number includes "hard landscaping", which appears to include the Harvey Road driveway and walkways. If hard landscaping is removed, then much more than half of the green space is converted to pavement and buildings. It should also be noted that the numbers used on page 25 do not appear to align with those provided in Progressive Engineering and Consulting's portion of the submissions (drawings C100 and C101).

Once this forest is damaged, no forestry policy will replace the benefit of this green space, for the community, to counter greenhouse gas effects, and for the wildlife that it supports. We think that it is the responsibility of council to preserve this forest for future generations. If it is replaced with a condominium and parking lot, our children and grandchildren will shake their heads at the shortsightedness of this decision. We think that council should consider the possibility that this forest could be preserved as a public space, where residents can enjoy a

slice of nature in the downtown area. If this rezoning goes ahead then this possibility will be gone forever.

Maintaining the open space for public use is also consistent with Council's goals of developing pedestrian paths in the downtown (Municipal Plan, p. IV-52) and improving open spaces (Envision, p. 10-11), as well as acquiring Institutional land in order to maintain its public use (Municipal Plan, p. III-32; Envision, p. 4-6; 8-15).

3. Heritage

We support the efforts of council to preserve the heritage elements of this property, consistent with the area's Heritage 1 designation. The Ecclesiastic District is "one of the oldest sections of town" (Master List of Heritage Buildings, p. 306) and we agree that special care should be taken to preserve it. However, we are concerned about the impact of this development on the scale and liveability of the neighbourhood.

Garrison Hill is a corridor for tourists walking from the Harbour to the Rooms, and is frequently photographed. If approved, the Harvey Road phase of this development will loom far above the existing houses, undermining the historical feel of the street. Ensuring that new development is compatible with existing neighbourhoods is an essential part of preserving those neighbourhoods (Envision, p. 10-11). If the quality of life in existing houses downtown is harmed through close proximity to large scale development, residents will be unlikely to maintain these houses at the same level. The decline of this neighbourhood will mean a downtown that is less desirable for everyone - including the potential condo residents. Approving the rezoning to CCM would directly contradict Council's stated goal of protecting the architectural scale of downtown (Municipal Plan, p. IV-49; Envision p. 10-9) and respecting the spatial relationship of the neighbourhood (Envision, 4-8). Beyond this, the Municipal Plan specifically calls for the maintenance of the "unique and special elements that define" the Ecclesiastic district, including maintaining "openness of landscape".

To summarise the above, we ask that Council consider the following:

- Reject the application to rezone the open space as CCM, and preserve the green space adjoining Harvey Road for public use, for the enjoyment of future generations and as part of the implementation of Council's climate strategy;
- Ensure that development along Queen's Road is developed thoughtfully, preserving the heritage elements of the Parish Hall, and ensuring that the design improves the walkability of downtown by including space for amenities and community outreach. If there is no intent to include commercial spaces in the design, then the CCM designation should not be granted.

Thank you for considering our views.

Sincerely,

[Redacted Signature]

Rezoning application for 66-68 Queen's Road (Cathedral Parish Hall)

To the City of St John's

As a resident adjacent to the proposed application [REDACTED] **I OBJECT** to proposed rezoning and planned building. Currently there is an application to rezone the space and build a 40-unit "luxury" building. This project would destroy a mix-growth forested green space which is the only one in the neighborhood. It would also require the demolition of a Heritage building. In recent years the City has approved several large building projects (e.g. large houses) in heritage areas (Quidi Vidi and The Battery) which have reduced the historical/cultural values of the area. I do not want to see the historical/value of our neighborhood diminish.

Recent investigations have shown that St. John's has lost a large portion of their historical buildings ("In less than 60 years, more than half St. John's historic buildings have been lost." *The Telegram*. Juanita Mercer). Community activities conducted on this section of Queens Road include: Regular Church services (parking/traffic concerns), Military demonstrations and marching band parades, the Ghost Walks. So, there is a considerable noise level sporadically throughout the year that these new residents may not be aware and could deter them from purchasing a unit. Also, of concern is that it blocks the Rooms. If St. John's is a city that cares about heritage and heritage buildings, then let's hold the big developers' feet to the fire or otherwise let homeowners who live in heritage homes paint them whatever color they want and put in whatever windows they want. Let's be honest they aren't going to keep any of the heritage building. They can say they will but I'm sure they will find a structural reason why they can't keep something siting safety and costs as the reason to demolish it.

In consideration of the units being built and sold in a timely manner. I have seen several condo buildings spring up throughout the city over recent years. The Park Place West apartments located at 181 Hamilton Ave took several years to complete. I know this because I lived directly across the street for a time and a colleague owned a house across the street. The building ruined the view and access to natural sunlight for residents across the street. It took a very long time for units to be sold in pre/during the building process and there are still vacant units in the building.

Also, of concern/consideration is the resale value of the adjacent homes. The condo building located at 16 Water Street also has several units for sale and is in an undesirable location (next to an industrial use site). It is a fairly new building (<10 years old) and several of the balconies have had to be torn down and rebuilt. One must wonder how well these condo buildings are being built and the forethought to go into it. Building next to a huge salt mound and having that blow into your "luxury" condo building deteriorating the structure and furniture. I have a friend who bought a unit in its first years of being open and had to move out of province for work. They have since had a very difficult time finding a buyer and a hard time finding someone to rent it. The MIX is also a new condo building that is has several vacancies open. There have also been several failed/cancelled condo buildings in the recent past with investors losing their money.

As an early career adult looking to buy the real estate in the city and have several friends also currently buying houses, none of us are remotely considering condos.

Regards,

[REDACTED]

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Friday, November 22, 2019 11:45 AM
To: CityClerk
Subject: 66-68 Queen's Road

Hi,

Although I support condo developments of this nature as they increase densification of the downtown, discourage car ownership and facilitate use of downtown businesses and services, I question the lot chosen for this particular proposal. There are a plethora of empty lots in the vicinity of this location—why are these not being considered instead? We should be favouring the redevelopment of existing lots over the destruction of more green space.

Examples of lots that could be considered (I fully admit I have no knowledge concerning the land use agreements governing these properties):

the old CBC building: an empty, dilapidated structure in a prime dt location

the neighbouring BellAliant building: another empty, dilapidated structure in a prime dt location

the empty gravel lot next to the Kirk on Long's Hill: Totally unused space with staircase access to Harvey Road, in a low-traffic area. No removal of green space required, and no impact to neighbouring structures in terms of views, etc.

The old Grace Hospital grounds: A central location between downtown and centre city/west end. Gorgeous city views, and a completely empty lot save for the hideous, spooky skeleton of a former hospital

The Eastern extreme of Water Street: A barren plot of gravel land at the corner of Temperance St. Totally empty, and a prime location for Condos, with the Narrows directly in front, and other condo projects immediately adjacent.

Just curious as to **why** all of these lots are allowed to sit empty while valuable pieces of land such as the grounds of 66-68 Queens Road are being considered for demolition? The people of St. John's deserve an answer. This is our city, our downtown.

Elaine Henley

From: Hope Jamieson
Sent: Monday, November 18, 2019 1:22 PM
To: CityClerk
Subject: Fwd: Building a healthy city

Hi Elaine,

Please see attached for inclusion in the submission to council. Thanks!

Warmly,

Hope

From: [REDACTED]
Sent: Sunday, November 17, 2019 1:21:06 PM
To: Hope Jamieson <hjamieson@stjohns.ca>; Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>; Dave Lane <dlane@stjohns.ca>; Sandy Hickman <shickman@stjohns.ca>; Debbie Hanlon <dhanlon@stjohns.ca>
Cc: [REDACTED]
Subject: Building a healthy city

Hello Councillor Hope, Mayor Breen, Deputy Mayor O'Leary and Councillors at large,

I am writing to urge you to protect the naturalized green space between Queen's Road and Harvey Road that is being considered for condo development.

There are precious few green spaces in the downtown area of St. John's and it would be a great mistake to lose this one. Green spaces in cities are a form of natural capital with multiple benefits for citizens. For example, in their review of the importance of greenspace in urban settings, Barton and Rogerson ([2017](#)) find:

Individuals have less mental distress, less anxiety and depression, greater wellbeing and healthier cortisol profiles when living in urban areas with more greenspace compared with less greenspace.

These aren't just statements of belief or hope. Multiple pathways linking urban greenspace to with health and wellbeing have been demonstrated through research, including: improved relaxation and restoration (critical for resilience and stress management), improved immune system performance, improved social capital and cohesion ([Braubach et al., 2017](#)).

If the health evidence doesn't persuade you, then the aesthetics and economics should: neighbourhoods with greenspaces are perceived as more pleasant and appealing to the eye, and are typically associated with social capital and wellbeing. [For real.](#)

We know that developed and undeveloped greenspaces are necessary for a healthy built environment. And yet St. John's seems to forget this time and again with new suburban developments to the detriment of the families that choose to live there. It is much easier to plan these greenspaces into neighbourhood design than it is to retrofit them afterwards.

Please don't sell the family silver for a condo development that could go in a bunch of other places.

Sincerely,

[REDACTED]

[REDACTED]

PS: I also think those condos are going to lessen the quality of the view of The Rooms from below, and the view from The Rooms of the harbour. Just saying.

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Elaine Henley

From: [REDACTED]
[REDACTED] Sunday, November 17, 2019 9:50 AM
To: Sandy Hickman; CityClerk
Subject: Rezoning concerns

Sandy Hickman
City Councillor

Hello again Sandy

This past week I attended an information meeting about the proposed development on Queens Road. Officials from the City Planning department, Parks Canada, historians and others spoke about the area around Garrison Hill...giving me much more context about its history, importance and its potential.

As with the development replacing the Star of the Sea Hall...where I spoke in favour of developing a condo on the site and then once it started construction it was changed to an apartment building... I am very concerned things will change once rezoning of 66-68 Queen's Road is approved.

As I have said before, the proposed development is disproportional (out of synch) with the neighbourhood and should not be given approval based upon the development as proposed.

Thank you Sandy for your time.

Regards

[REDACTED]

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Saturday, November 23, 2019 1:46 PM
To: CityClerk
Subject: 66-68 Queen's Road

I strongly object to the proposed new development at 66-68 Queens Road.

I object in general because it is completely out of keeping with the Heritage Area of which it is part, and completely at odds with the ecclesiastical area to which it belongs.

And in particular, I object because it interferes with the Rooms.

When building the Rooms was first discussed, there was a lot of controversy about where it should be located.

One of the arguments that swayed the decision in favour of the present site was the intention that not only should the contents of the Rooms showcase the culture of the Province, but that the Rooms should also highlight the heritage of the capital city by providing an expansive, uninterrupted panoramic view of the old city, because that in itself was considered an integral part of the culture of the Province.

The present proposal runs exactly contrary to that intention. The present proposal will crudely interrupt the panoramic view so beloved by both resident and tourist alike, and should not be allowed.

[REDACTED]

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Wednesday, November 20, 2019 11:40 AM
To: CityClerk; Maggie Burton; Deanne Stapleton; Hope Jamieson; jkorqb@stjohns.ca; Ian Froude; Wally Collins; Sandy Hickman; Debbie Hanlon; Mayor; Sheilagh O'Leary; Dave Lane
Subject: Cathedral Parish Hall Development
Attachments: Information Sheet Final.pdf

Mayor and Councillors:

Please find attached an information package about the proposed Cathedral Parish Hall condo development on Queen's Rd. that was prepared by an informed group of residents, culture and heritage advocates, and tourism stakeholders for a public meeting held on November 13th.

We are sending this to you because the strategic importance of the district as a tourism attraction and historic spiritual centre appears to be absent from the package prepared for the City's upcoming November 27 public consultation meeting.

This modern development will sit in the middle of the city's premiere tourism district, in your own designated Heritage Area 1 and in the heart of the St. John's Ecclesiastical District National Historic Site — a nationally designated historic district with the potential to be a UNESCO World Heritage Site.

As you will read in our background paper, this is not just a municipal matter. This proposal has implications for the provincial Department of Tourism, Culture, Industry and Innovation — particularly for The Rooms — and for the federal agency Parks Canada.

Should you approve this precedent setting glass condo tower for the heritage district, you will be in contravention of your own municipal plan which outlines your commitment to protect the Ecclesiastical District and you will be diminishing the city's world class tourism experience.

The decision you have to make is quite clear. You can add another glass condo tower to the downtown or you can support the establishment of a world heritage site for your premier tourism district in one of North America's oldest cities.

Yours sincerely,

[REDACTED]

Proposed Development for the Cathedral Parish Hall Site



Is this too modern and too tall for the historic downtown?

The developer is proposing two buildings at 68 Queen's Rd. on the Anglican Cathedral Parish Hall site.

Phase 1 would be a tower block with 25 units located at the rear of the lot and accessed off Harvey Road. This building will be 10 storeys above grade on Queen's Rd. and 4 storeys above Harvey Road. The Phase 2 building, fronting onto Queen's Road, will have 15 units and be 4 storeys in height.

The 10 storey tower block component of this development would introduce contemporary high rise design right into the heart of the St. John's Ecclesial District National Historic Site and would be yet another encroachment into the City's own designated Heritage Area 1.

It is not compatible in style, scale, height nor architectural detail with the church buildings, commercial premises or heritage homes that give this area its distinctive character.

A building this modern and this tall in this part of the city is contrary to the vision that guides the St. John's Municipal Plan and is in contravention of the heritage bylaws — particularly the one that restricts residential buildings to maximum of four storeys.

From the current *City of St. John's Municipal Plan*. 2003. Pages 37-38

. . . The built heritage of fine old buildings and streetscapes in St. John's contributes to the enjoyment of its residents and visitors. As the city develops, heritage buildings should retain their original features, although their use can and must evolve over time. Heritage areas also need to accommodate appropriate new buildings and redevelopment. . . . The City shall ensure that renovations and new development are compatible with adjoining buildings in terms of style, scale, height, and architectural detail.

From the 2019 draft of *Envision St. John's Municipal Plan*. Page 2-10

The city's Heritage Area (including the Ecclesiastical Precinct set out by the Historic Sites and Monuments Board) will continue to be protected under the new St. John's Heritage Bylaw. Residential districts in the downtown will be preserved to retain the blocks of row housing, streetscapes, laneways and public spaces that are unique to the city. Urban Design Guidelines will be prepared for commercial areas in the downtown, addressing such things as site specific parameters for height, bulk and form of buildings, as well as exterior design elements.

From the *City of St. John's Municipal Plan*. 2003. Revised July 2019. Page III-23

Buildings in a Residential Downtown District shall not exceed three storeys or a Floor Area Ratio of 1.5. Subject to a Land Use Assessment Report, areas may be zoned to allow heights not exceeding four storeys or a maximum Floor Area Ratio of 3.0, subject to the necessary controls to protect the surrounding District.

More about the St. John's Heritage Areas:

Review of the Project by the Built Heritage Review Panel
<http://www.stjohns.ca/sites/default/files/files/agenda/BHEP%20Agenda%20-May%2015%2C%202019.pdf>

St. John's Municipal Plan. 2003
<http://stjohns.ca/sites/default/files/files/publication/St.%20John's%20Municipal%20Plan%20July%202019.pdf>

Envision St. John's Municipal Plan February 2019 Draft
<http://www.stjohns.ca/publications/envision-st-johns-draft-municipal-plan-february-2019>

Heritage Financial Incentives Program
City Of St. John's
<http://www.stjohns.ca/living-st-johns/building-renovation-and-repairs/heritage/heritage-financial-incentives-program>

Downtown St. John's Strategy for Economic Development and Heritage Preservation
<http://www.stjohns.ca/sites/default/files/files/publication/Downtown%20St.%20John's%27s%20Strategy%20for%20Economic%20Development%20and%20Heritage%20Preservation.pdf>

<https://www.cbc.ca/news/canada/newfoundland-labrador/anglican-church-development-1.522252>

Could sensitive adaptive reuse save this significant historic building?

The Cathedral Parish Hall and its surrounding property is so much more than a potential building site.

It's **a place of national historic significance** designated by the Historic Sites and Monuments Board of Canada.

Belonging to **the the oldest Anglican parish in North America** dating back to 1699, the hall is one of a related cluster of buildings around the cathedral that make up the Anglican Precinct.

The Anglican Precinct is **the oldest part of the only designated ecclesiastical heritage district in Canada**. This district includes many architecturally rich and symbolically important church buildings and landscapes of four religious denominations recognized for the major role they played in the spiritual, social, educational and political development of Newfoundland and Labrador. **A district that could well become a world heritage site.**

Preservation of such an historic site within such an historic district should always be a priority. Adaptive reuse is a way to preserve it by renovating it to serve a whole new purpose.

All over the world, the preservation and adaptive reuse of existing buildings is seen as part of a broader context and set of priorities impacting cities. It can help to create a more livable urban environment that retains residents and attracts innovation and investment. It is a way of making communities more attractive for tourists. It addresses the need to decrease carbon emissions and waste through the conservation — a greener option than new construction.

The City of St. John's certainly recognizes the value of adaptive reuse and the need to do it properly. It is outlined in the Municipal Plan on page 38:

In the Heritage Area, the City shall encourage preservation, appropriate renovation, and adaptive reuse of buildings. . . . The City shall adopt regulations to encourage the conservation and continued use of buildings that have architectural or historical significance, and to encourage the preservation of building facades and other exterior physical features of architectural or historical significance. . . . The City shall encourage the renovation of existing buildings to their original designs. . . . The City shall ensure that renovations and new development are compatible with adjoining buildings in terms of style, scale, height, and architectural detail.

Perhaps other developers could find innovative ways to use this property while respecting the heritage values of the site and the district. Here are just a few suggestions:

It could become the site of the new Cathedral Annex.

The existing parish hall building could be renovated to meet the Anglican congregation's changing administrative and community outreach needs and the green space enhanced and incorporated into their programming. Even if they demolished the structure and built new, it would be in keeping with the historic use of the site and much of the natural area could be preserved. The Gathering Place, the Lantern, Stella Burry, the John Howard Society and Cochrane Street Church have all expanded their outreach programs while maintaining the historic integrity of their buildings and the historic district. They have not run away from their heritage buildings because they needed repairs. Just the opposite, they saw this as an opportunity and sought federal and provincial retrofit programs to refurbish and reuse them.

It could be better incorporated into the proposed residential development.

Perhaps the proponents could be encouraged to make the historic hall a part of their plan. The building could be given a new life with a new purpose while maintaining the scale of the streetscape and the historical integrity of the Ecclesiastical District. Just to the east, the Benevolent Irish Society and Presentation School buildings were successfully turned into condos.

It could become affordable downtown housing

An alternative development with a social mandate could be smaller scale and more neighbourhood friendly. And more in keeping with the Anglican parish's philanthropic heritage.

And all of this could be done in ways that were inspired by the building's dignified past.

Here's what the Anglican Cathedral Hall looked like in 1890s when it included the synod and a school.

This building's role in Anglican education has all but been lost. The existing structure stands as a symbol of the major role the Anglican Church played in the denominational school system—one important chapter in the larger story of the essential part religion played in education throughout Newfoundland and Labrador for over 200 years. The Presbyterian school was located to its east as was the Methodist school, known as Holloway. Bishop Feild, the Model School, and Spencer College were constructed later as Anglican educational institutions.



More about the historic site:

Heritage Foundation of Newfoundland & Labrador Cathedral Parish Hall

– City of St. John's Heritage Site

<https://heritagefoundation.ca/heritage-property/cathedral-parish-hall-city-of-st-johns-heritage-site/>

A Brief History of the Cathedral and the Parish of St. John the Baptist

<http://www.stjohnsanglicancathedral.org/resources/Anglican+Cathedral+Tour.pdf>

<http://faculty.marianopolis.edu/c.belanger/nfldhistory/NewfoundlandEducation.htm>

More about adaptive reuse:

Parks Canada's Standards & Guidelines for the Conservation of Historic Places.

<https://www.historicplaces.ca/en/pages/standards-normes>

Will it destroy a valuable green space?

The proposed development would be built on a wooded lot. Cities all over the world are protecting mature trees and planting new ones because they are a cost effective way to mitigate some of the worst effects of climate change. Trees shade heat-absorbing pavement and concrete, absorbing water from the earth and releasing it as cooling vapour. They soak up flood water after severe storms. Even more importantly, they take carbon from the air. Why are we in such a hurry to cut them down?

The climate crises is just one reason to save these trees. A petition recently circulated by downtown residents says it all:

The green space behind the Anglican Parish Hall (68 Queen's Road – across Harvey Road from The Rooms) is the last naturalized forest space in downtown St. John's. It is home to century-old trees, songbirds and other small wildlife – valuable in and of itself – and is part of the historic fabric of downtown.

This space offers a sense of nature to residents and to tourists as they visit famous landmarks of the City of St. John's, such as The Basilica and The Rooms.

It would be a tremendous and permanent loss to our city if this 'Open' space were re-zoned to 'Commercial Mixed' to allow the construction of a 10-storey condominium (currently under consideration).

Further, changing the zoning of this open space conflicts with stated priorities in the St. John's Municipal Plan (2003) and the Envision St. John's Municipal Plan (Feb. 2019 – Draft)

More about urban green spaces:

World Health Organization Urban green space

<https://www.who.int/sustainable-development/cities/health-risks/urban-green-space/en/>

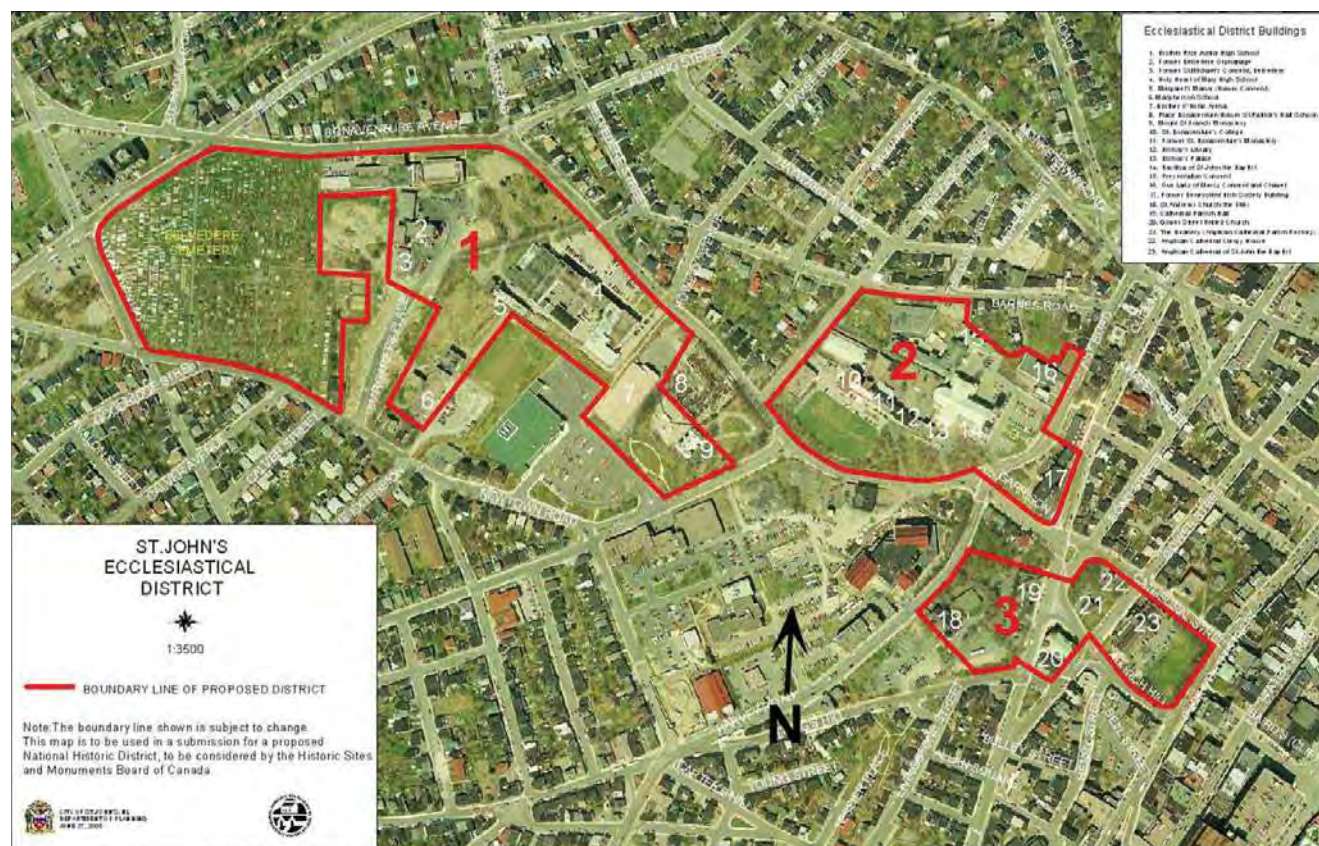
World Wildlife Fund Objectives for urban environments

https://wwf.panda.org/our_work/projects/one_planet_cities/153

<https://www.cbc.ca/news/canada/newfoundland-labrador/green-spaces-make-neighbourhoods-golden-st-john-s-forum-told-1.2586934>

<https://www.theglobeandmail.com/featured-reports/article-cities-turn-to-urban-forests-to-combat-climate-change/>

Could it impact the entire Ecclesiastical Heritage District?



By being out of place in this historic setting?

The tower block's modern design and glass cladding is not compatible with the stone and brick church buildings that surround it. At 10 storeys, it would physically overpower the Lombard Romanesque Revival stone Catholic Basilica, the Gothic Revival stone Anglican Cathedral, the Gothic Victorian brick Kirk and the Romanesque Revival brick Gower Street United Church. It will also visually impact all the other components of this religious precinct — bishop's residencies and manses, libraries, monasteries, convents, chapels, schools, museums, archives, religious affiliated social institutions, four cemeteries and landscape features including stone walls, arches and statues, iron fencing and archaeological remains.

The tall tower block would also isolate the Kirk and the old Catholic Burial Grounds from the rest of the ecclesiastical district. It would block the light and could impede access to their steep driveway impacting on future, more appropriate, development.

You would not put a glass tower in the middle of Historic Trinity or Boavista, or in the nationally designated Historic Port Union District or at the Battle Harbour National Historic District. Why would anyone think it was appropriate in this nationally designated ecclesiastical district? Property owners and developers who do not have knowledge of or value the historical importance of a building within its historic landscape can do great damage.

By diminishing the district's heritage value?

The approval of a tall modern glass tower for the Cathedral Parish Hall property could negatively impact both the historical integrity and visual identity of the St. John's Ecclesiastical District National Historic Site.

Districts of national historic significance in Canada above all must portray a "sense of history" where intrusive elements are minimal, and the district's historic character must predominate and set it apart from the area that immediately surrounds it. Old Quebec City is a great example.

A historic district is a group of buildings, structures and open spaces none of which singly needs to be of national architectural significance, but when taken together, can be identified as a harmonious representation of one or more styles of construction types, building types or periods of history.

The Ecclesiastical District in St. John's is an outstanding harmonious example of stone and masonry church buildings and landscapes including schools, residences, parish halls, convents, palaces, monasteries, stained glass and other art works, graveyards, libraries and open spaces.

It was designated in 2008 because *this cultural landscape represents the breath of involvement of the Anglican, Roman Catholic, Methodist/United and Presbyterian denominations in the establishment and evolution of the spiritual, philanthropic, charitable and educational institutions of St. John's and Newfoundland during the 19th and 20th centuries, as well as the political life of the colony; it speaks to the evolution of the province's unique denominational system of education, established in stages from 1832 to 1879 and lasting until 1998 and especially to the competition among the denominations that brought this system about . . .*

The commemorative designation documentation also cites that *it is important architecturally for its ecclesiastical buildings and spaces in unusual proximity to one another and located on an outstanding and unique site on a steep hill overlooking St. John's Harbour, where many of them serve as visual landmarks both from the harbour and within the downtown.*

The setting — the immediate and extended environment — of each building within an historic district contributes to its significance and distinctive character and helps to explain its origins and subsequent evolution and development. Interventions within the broader setting, such as the addition of a high rise building in the sight lines of a heritage district, impair the ability to interpret the district as a whole for tourists, current residents and future generations.

By negatively affecting future funding?

In the last two years, the Anglican Parish has received \$1.3 million from Parks Canada for the exterior refurbishment of the Cathedral. If the ecclesiastical district designation was impaired, the Kirk and Gower Street United Church might not be able to apply for funding to maintain their buildings and grounds.

By jeopardizing its potential World Heritage Designation?

A tall modern glass building that compromises the integrity of the district, could significantly impact the ability of the churches to apply for UNESCO world heritage designation.

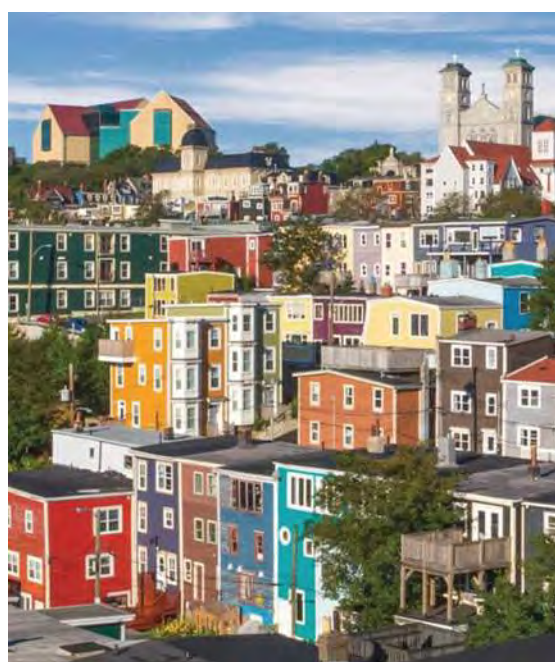
The world renowned historic district of Old Quebec is just one example of what this Ecclesiastical Heritage District could become. Like Quebec City, it has two parts — a lower historic district and an upper historic precinct — with cathedrals and churches constructed on a hill overlooking a harbour with unfettered views from both upper and lower sections. Like Quebec City, our Ecclesiastical District bears eloquent testimony to an important stage in British and European interests in the New World. Like Quebec City, the District has a well preserved historic urban ensemble authentic in terms of architectural form, design, materials, substance and landscape settings.

While over the years restoration and redevelopment have been carried out in Old Quebec, the projects have been done in ways that have not compromised the historical and architectural integrity of the district.

The value of the ecclesiastical heritage district is further enhanced by the fact that it sits in the middle of largely intact 19th century neighbourhoods and blends seamlessly into the historic downtown judicial and commercial districts. Could it negatively impact tourism in the city?



Old Quebec



Old St. John's

More about the Ecclesiastical District:

The St. John's Ecclesiastical District National Historic Site
https://www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=11843

Architectural Design for Buildings in a Historic District
Parks Canada's Standards & Guidelines for the Conservation of Historic Places. Pages 50, 131-133
<https://www.historicplaces.ca/en/pages/standards-normes>

The Historic District of Old Quebec -UNESCO World Heritage Site
<https://whc.unesco.org/en/list/300/>

Religion and Politics, 1832-1855
<https://www.heritage.nf.ca/articles/politics/religion-politics-1832-to-1855.php>

Could it negatively impact tourism in the city?

Awe-inspiring church buildings set amidst rows of colourful clapboarded houses winding their way around the harbour — all a walkable distance from downtown shops, lively bars and world class restaurants. That's what sets St. John's apart. It's what the municipal and the provincial tourism departments promote. It's what tourists from all over the world come here to experience.

This one development may not ruin the town for tourists but every inappropriate modern development — there are many and more are planned — takes away from the unique character of the historic downtown. Building by building, we are losing our built heritage. And it's a nonrenewable resource.



Hospitality Newfoundland and Labrador 2014

Tourism in the Ecclesiastical District

Cultural tourists, a large segment of the market here, are drawn to the Churches of St. John's. They make their way up from cruise ships. They visit by the bus load. They come by taxi, car and on foot. They take advantage of guided tours, gift shops, tea rooms, plays and concerts. The revenue from these activities helps maintain the historic buildings and support parish programs.

Growing the religious tourism market

The Ecclesiastical District could be an even bigger attraction, especially for religious tourists. Many European religious sites are over crowded. We need to be ahead of the curve in North America to capture some of this market. The Ecclesiastical District is well positioned to attract even more people from other countries — Ireland, Scotland, the UK, Portugal, France and Spain for example — who share a common Christian heritage.

To take advantage of such opportunities, all the churches within the Ecclesiastical District could work together to promote each others' activities, to develop joint programs and interpretation, to encourage the municipal and provincial tourism departments to market the district as a whole to this potentially lucrative niche market.

Religious tourism is big. And it's getting bigger. Researchers suggest the market is more resilient to recessions and is more open to repeat business than secular leisure travel. The global faith-based travel sector is worth \$18 billion and includes 300 million travellers a year, the majority well educated and with comfortable incomes.

More about tourism:

The Canadian Vacation Travel Market

https://www.tcii.gov.nl.ca/publications/recreation/2014/summary_canadian_travel_market.pdf

Tourism After Confederation

<https://www.heritage.nf.ca/articles/economy/tourism-post-confederation.php>



Will it block the public views?

The development will include a 10 storey tower that would block one of the last public views of the downtown and the harbour from Harvey Road — view that's now softened by a stand of mature trees.

A building that tall would also intrude into the cascading views of row houses and architecturally splendid church buildings throughout the historic downtown that tourists admire and residents cherish. Church steeples rising to heaven are inspiring. A massive apartment block looming over the houses may be just too tall. And against the City's own height restrictions for the heritage area.



Will it block views of and from The Rooms?

In 2005, the Government of Newfoundland and Labrador opened The Rooms — a \$40 million world class cultural and heritage institution in the historic downtown that references the fishing rooms of the past. This facility was seen as a tourism generator that could grow the cultural and heritage industries in the capital city and around the province. Professionals in this sector had lobbied for it for years. Over 800,000 people visited The Rooms in its first decade. Last year alone, 120,000 people came to see exhibits, take part in programs or to do research.

The building stands as a symbol of our great pride in who we are and where we came from. It was built to be seen and to offer panoramic vistas of the oldest city in North America from its specially designed viewing spaces.

The Rooms' striking modern design is now an iconic part of the city's skyline. The architect's drawings of the proposed Cathedral Parish Hall development show the 10 storey tower block right in front of it. Will this massive modern apartment building eclipse The Rooms from viewpoints like Church Hill, the downtown and the harbour?

The most spectacular of the views from The Rooms are looking southeast — past the impressive church buildings, over the row houses, shops and businesses of the old town, down to the harbour, through the Narrows and out to sea. How much of this panorama of cultural landscapes and natural wonders will be obscured by even four storeys of the tower?



Is there a market or downtown condos?

The demand for high end luxury condos in St. John's has been going down since 2016. The need for affordable and low cost housing continues to be important especially for disadvantaged citizens.

More about housing needs.

More space than renters in St. John's, lower demand for high end digs

<https://www.cbc.ca/news/canada/newfoundland-labrador/st-john-s-condos-executive-homes-rent-real-estate-1.3392123>

Low oil prices affecting St. John's luxury condo, commercial real estate market

<https://www.cbc.ca/news/canada/newfoundland-labrador/condo-market-oil-industry-1.3403810>

Economic weakness and uncertainty drives shift to lower priced housing options

http://publications.gc.ca/collections/collection_2018/schl-cmhc/nh12-269/NH12-269-2018-1-eng.pdf

Housing Needs Assessment 2019. City of St. John's

http://www.stjohns.ca/sites/default/files/files/publication/Housing_Needs%20Assessment.pdf

You can make your views known by:

Attending the City's public consultation session

On Wednesday, November 27, 2019 7:00 pm

At St. Mary the Virgin Anglican Church, 80 Craigmillar Avenue
Canon Stirling Auditorium (entrance off Craigmillar Avenue side of church)

Before the meeting, you can send comments to
The Office of the City Clerk
cityclerk@stjohns.ca
or P.O. Box 908, St. John's, NL, A1C 5M2.

Make sure to include your full name and address.

By contacting the media

The Telegram

Newsroom - News Tips and Inquiries
telegram@thetelegram.com
Phone: 709-364-2323
Fax: 709-364-3939

Letters to the Editor - Letters to the Editor
letters@thetelegram.com
Phone: 709-364-2323 x825

The CBC

<https://www.cbc.ca/news/canada/newfoundland-labrador/contact-us-cbcnl-1.3990861>

NTV

P.O. Box 2020
St. John's, NL
A1C 5S2
Phone: 709-722-5015
Fax: 709-726-5107

VOCM

Main Switchboard
(709) 726 – 5590
Fax:(709) 726 – 4633

Calling or writing politicians

Mayor and City Council Members

Mayor Danny Breen

709-576-8477
E-mail: mayor@stjohns.ca

Deputy Mayor Sheilagh O'Leary

709-576-8363
E-mail: soleary@stjohns.ca

Councillor at Large Maggie Burton Chair of the Built Heritage Experts Panel

709-576-8286
E-mail: mburton@stjohns.ca

Councillor Ward 1 Deanne Stapleton

709-576-2332
E-mail: dstapleton@stjohns.ca

Councillor Ward 2 Hope Jamieson

709-576-7144
E-mail: hjamieson@stjohns.ca

Councillor Ward 3 Jamie Korab

709-576-8643
E-mail:

Councillor Ward 4 Ian Froude

709-576-8217
E-mail: ifroude@stjohns.ca Councillor Ward 5 Wally Collins
709-576-8584
E-mail: wcollins@stjohns.ca

Councillor At Large Dave Lane

709-576-8243
E-mail: dlane@stjohns.ca

Councillor At Large Sandy Hickman

709-576-8045
E-mail: shickman@stjohns.ca

Councillor at Large Debbie Hanlon

709-576-8219
E-mail: dhanlon@stjohns.ca

The Honourable Bernard Davis

Department of Tourism, Culture, Industry and Innovation
P.O. Box 8700
Confederation Building
St. John's, NL A1B 4J6
Tel: (709) 729-4728
email: TCIIMinister@gov.nl.ca

Elaine Henley

From: [REDACTED]
Sent: Wednesday, November 13, 2019 2:59 PM
Cc: CityClerk; [REDACTED]
Subject: Thoughts re: Proposal for 66-68 Queen's Road ("Parish Lane")

Dear City Council Members (cc to City Clerk Elaine Henley for inclusion in the comment package for this proposal)

My wife [REDACTED] and I are writing today to share our thoughts regarding the "Parish Lane" proposal currently being considered for 66-68 Queens Road (the current site of the Anglican Cathedral Parish Hall and it's associated green space). We are the resident owners of [REDACTED], so this is quite literally in our backyard! With that in mind, we do want to note that we are by no means opposed to development or intensification in the area, and we've been looking forward to seeing a proposal for the Parish Hall in particular.

We have also, over the years, been involved in many different conversations around land use and public space in St. John's; we particularly appreciate the public engagement process around the development of the new Municipal Plan and the associated Development Regulations. We endorse the vision of the city outlined and enforced through those documents and we recognize the enormous work that has gone into developing them.

Furthermore, we recognize the legislated limits on the city's powers in this space. While it is a specific proposal that you (and the community) has been presented with, the rezoning is in many ways independent of the proposal; if the proposal itself doesn't go ahead, the rezoning will be in place nonetheless and Council will have little recourse should a future development emerge that fits within the rezoned parameters.

With that in mind, we would urge Council to evaluate this decision primarily in terms of the planning principles involved, rather than on the specifics of the design, since council's power to bring those specifics about is limited (we feel, as we're sure many of you do, that this is unfortunate but we understand that Provincial legislation would need to change to enable more municipal discretion).

To that end, it is worth emphasizing that this proposal is in fact *two* proposals: the first, to rezone the existing Parish Hall structure and its footprint from Institutional to Commercial Central Mixed and the second to rezone the abutting green space from Open Space to Commercial Central Mixed. We would encourage Council to think about each of these component proposals somewhat separately, as their respective merits and their relationship to the Municipal Plan do differ.

Rezoning 1: from Institutional to Commercial Central Mixed

For the portion of the site zoned "Institutional" (which comprises the Parish Hall building itself and the parking areas around it), we entirely agree there is a compelling rationale for rezoning to permit new development on the site.

- **We would welcome a rezoning of the Institutional zoning to "Commercial Central Mixed"** The wide range of permitted uses and the scale permitted under this zoning seems very much appropriate for the site, which has typically had a wide range of uses. Indeed, we note that the maximum height for CM-zoned buildings is increased, in the new Envision Development Regulations; we would suggest that the Queen's Road frontage site can support *greater* height and density than CM normally permits.
- **This part of the rezoning largely fits with the new Envision municipal plan objectives**, particularly sections 4.1 (Housing), 5.4 (Retail), which focus on the development of a denser and more mixed-use character to the city. There is also focus, in the Municipal Plan, on transit-oriented development, and the site in question is among the best-served by transit in the city.

- **We would encourage Council to reduce parking requirements and to encourage the proponent to reduce the parking on site.** Residential parking minimums push up the price of housing by forcing households without vehicles (or with only one) to subsidize the substantial costs of building parking spaces and garages for others. On a site such as this, in particular, units catering to less driving-dependent residents would be ideal, as these people are not well-served by the local market as it stands.

Rezoning 2: from Open Space to Commercial Central Mixed

The rezoning of the rear portion of the land (up to Harvey Road) out of “Open Space” is not so clear-cut a matter, and we would much rather it not proceed. This rezoning appears to contradict a number of objectives of the Envision St. John’s Municipal plan, including:

- **3.1.11** *Protect and expand the urban forest in existing city neighbourhoods and integrate it into new neighbourhoods as they are planned and developed, consistent with the City’s Urban Forest Plan.*
- **4.6.9** *Ensure lands required for public open space are acquired through the development approval process where a proposed development includes lands identified as part of the St. John’s Open Space Master Plan (2014) or as open space land for neighbourhood use.*
- **4.6.11** *Encourage the retention and use of existing privately-owned recreation facilities and open space to supplement municipal parks and facilities.*

Beyond the municipal plan wording is the space itself. It is unique as a piece of forest in the downtown core. Living alongside it, we see the life of that space both for people - we neighbours clean it up, children explore it, people tap the maple trees, people walk their dogs - and just as importantly for nature. It is full of bird life and mature trees. There is certainly ample research out there about the value of these wild spaces in cities - some of that research likely informed the Municipal Plan itself. For what it’s worth, we’d welcome the integration of access to this green space (particularly access via Harvey Road) with a development proposal on the institutionally-zoned lands. It’s a lovely space to be in and more people should share it. That said, the value of urban green spaces isn’t measured in terms of people’s use of them alone. They have ecological value as well.

City staff, in their background provided to this proposal, note that this space was zoned “Open Space” as part of the creation of the city’s first zoning map in the 1950s, and at the time that zoning was applied to all the open areas around churches, with the churches themselves zoned Institutional. It’s a fair point to note that this wasn’t done (as far as anyone can tell) to preserve these areas as green spaces - but that was the result, and that has provided the downtown with spaces that, in the generations since, have become valued open spaces that are worth preservation.

We recognize that the Municipal Plan isn’t unchanging, and that Council is trying to balance many different priorities within it. Removing one of the last pieces of downtown open space, though, is a pretty big ask, and we would encourage council to think carefully about whether the benefits are worth it in this particular case, particularly where a more creative site plan and zoning could add density and improve access to this green space without removing it.

Thoughts on the Proposed Design for “Parish Lane”

With this application for rezoning driven by an application that has a detailed LUAR attached, we do of course also want to comment on it from our perspective as neighbours:

- **A missed chance at social impact:** this area of the city serves many of St. John’s more marginalized people, and is well-served with infrastructure that supports people living with low income or other challenges. We would be much more supportive of a proposal (potentially even one involving removal of open space) should it have involved the provision of affordable or supportive housing and/or space for social services (particularly supporting people with mental health and addictions needs). There are funding streams available to developers wishing to create such infrastructure and we’d love to see them used here. Alternatively, we would also be much more supportive of the proposal should it include cultural and/or educational spaces.

- **A wasted opportunity for mixed use:** although the proposed rezoning to Commercial Central Mixed allows many possible uses (from stores to libraries), the site plan is a traditional single-use residential development. This is unfortunate, particularly in the heart of downtown on a major artery. The Queen's Road frontage would be an ideal space for street-facing commercial units, in particular, which would do much to make this section of the street feel more inviting. Similarly, the Harvey Road frontage could potentially include some commercial spaces (though it is farther from the street).
- **A chance for density bonusing:** in many other cities, developments are granted extra density beyond normal zoning rules in exchange for the provision of some social infrastructure (ie affordable units, a community centre, etc); this site would be an excellent pilot for such an arrangement in St. John's.
- **We appreciate the efforts made to incorporate materials and design elements specific to the site:** the use of red brick, the incorporation of the remaining heritage components are all positives; the design would be much worse off without them
- **Access to the green space from Harvey Road is a positive:** we do appreciate the provision of access to the remaining green space from Harvey Road; while it is unlikely pedestrians will use this as a thoroughfare (given the parallel stretch of Garrison Hill abutting it), we would welcome more public access to the open space here.
- **Too much on-site parking:** the proposal includes 1.5 resident spaces and .5 visitor spaces per unit. This exceeds City requirements and is excessive for a development located downtown, in an area served very well by transit. Aside from the impacts on the site layout, this also imposes a cost on residents, as parking spaces (particularly structured ones such as this proposal has) cost upwards of \$20,000 per space. There is a missed opportunity here to provide units geared towards single-car or carless households at a more affordable price point. There is ample street parking in the immediate vicinity to accommodate additional visitors.
- **Impacts on heritage streetscapes:** it is worth noting that the immediate surroundings, particularly Garrison Hill, make up important heritage streetscapes in St. John's (Garrison Hill is, in fact, the example image on the "Heritage" section of the Municipal Plan, and is surely one of the most-photographed streets in the city). It is important to consider the impact of newer construction at a significantly larger scale immediately behind these buildings.

Broadly speaking, while this proposal could certainly be much worse, it could also be much better. The residents have unfortunately had no contact from the developer or invitation to provide input; should that happen, we do believe a more sensitive site plan could emerge.

An alternative vision for the site

To draw this all together, perhaps the clearest thing would be to articulate our own alternative vision for the site. Assuming that the development would still be primarily condominium residential in character, there are still ways to improve on the proposed plan. Here's what we'd love to see:

- **A shift of density to the Queen's Road frontage:** we would welcome a larger building than planned here on the footprint of the existing building and it's parking lot. Ideally, this would replace the structure marked as "Phase 1" in the LUAR.
- **Mixed use on Queen's Road:** a few commercial units on the ground level would greatly improve this development and be an asset to the neighbourhood.
- **Preserve the Open Space as an amenity for residents and the public:** with density moved to the Queen's Road frontage, there'd be a chance to provide access down to that building and to Queen's Road from Harvey road through the green space, opening it up as a shared public-private amenity. We would encourage the property owners to keep it as "wild" as possible.
- **Work with the Anglican Cathedral:** the Anglican Diocese, who own this land, are also planning a large modern addition to their Cathedral to accommodate office and community space; this has encountered significant resistance on heritage grounds; there is an opportunity here to incorporate those needs to animate the non-residential parts of a potential building here.

Conclusion

We are happy to see something finally happening with the Parish Hall site, but we would strongly encourage council to push the developer to be more creative with the site plan. With that in mind, we hope to see the

proposal to rezone from Institutional to Commercial Central Mixed granted, but the proposal to rezone the other part of the land out of Open Space to Commercial Central Mixed rejected.

We have tried to focus this letter on broader planning considerations, but it is also worth noting here that this project will have a significant impact on us personally. The presence of a large area zoned for open space abutting our home was certainly a major factor in choosing to live here. We love our street, and we're not going anywhere (heaven help us, we've sunk too much money into this creaky old heritage house to leave now!), but it would still be a blow to our quality of life. At the same time, we absolutely support increasing density downtown - the more people that live here, the better for all of us. There is still an opportunity to make that happen here in a thoughtful way.

Regards,

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Sunday, November 17, 2019 7:16 PM
To: CityClerk; CouncilGroup
Subject: Rezoning of 66 - 68 Queen's Road

Hello,

I've been looking over the proposed development for 66-68 Queen's Road and feel that it is much too large a development that will severely impact the trees and creatures in that beautiful wild area as well as have a significant negative impact on current residents in the immediate area. Please do not allow this area to be rezoned.

Sincerely

[REDACTED]

Sent from my iPhone and therefore may contain typos!

Elaine Henley

From: [REDACTED]
Sent: Monday, November 18, 2019 4:17 PM
To: Maggie Burton; Hope Jamieson
Cc: CityClerk
Subject: feedback re: Parish Hall development

Hello Dave and Maggie,

I'm sure you are hearing a lot about this today, so sorry if this seems repetitive in any way. I just wanted to share my thoughts and add them to the public record, so I've cc'ed the City Clerk office in this e-mail.

I've written to you specifically because Hope is the councillor for my ward, and Maggie because you are very active on social media in terms of engagement and you seem open to direct contact between yourself and residents.

I truly hope that the City Council will vote against this re-zoning application and the proposed construction. A city's open, undeveloped green spaces are an incredibly vital resource for its residents, in ways that no dollar amount could ever really measure up to. [This is just one example of an academic paper on this very topic.](#) Green spaces make people healthier, happier, and more in love with their neighbourhoods. It quite literally helps people breathe better. That would only become more painfully obvious if this green space were to be eradicated.

This development is just a bad idea from anybody's perspective, except for the developers and any investors they may have backing them (many of whom who may not even live in the city day-to-day).

The sense of loss that residents would carry with them if this goes ahead would be profound. It would be a loss in the collective sense, the emotional sense and would be felt by many as a physical loss. I don't know if there's any amount of commercial value that could adequately compensate for such an impact on the community.

I guess that, like a lot of things it comes down to some narrow, individual private interests conflicting with the more complex, organic and intangible set of values shared by a much bigger group of people. I really hope you can stand with those of us on the side of preserving the public good and vote against this development.

Thanks,

[REDACTED]

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, November 18, 2019 11:23 AM
To: CityClerk
Subject: 66-68 Queen's Road

This development is unwanted and unnecessary. Please do not allow it.

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, November 25, 2019 9:35 PM
To: CityClerk
Subject: Proposed Condo Development 66-68 Queen's Road

To: City Clerk and All City Councillors

From [REDACTED]

Re: Proposed Condo Development for 66-68 Queen's Rd.

I am writing to express my concerns about the development on Queen's Rd.

1. The downtown has several high rise condo developments already. I see that the MIX development, originally planned as condos, has been converted to rental apartments of 500-800 sq. ft. at a cost of \$1500-\$2500. There are some 17 condos for sale at 181 Hamilton Ave. at prices between \$400,000-\$795,000. Then we have the Star of the Sea condos on Henry Street. They do not appear to be on the market yet. Why? **Do city councillors not have the responsibility to look at why some so many condos are on the market in the city, that have not been purchased, before they change the zoning on Queen's Rd. to allow for another large condo building, especially on a site that has a National Ecclesiastical Heritage Designation, and is within the city's designated heritage area.** Will we be looking at another Vancouver down the road, where the downtown is littered in high rise developments in which the average person cannot possibly afford to live, and which remain unoccupied .

Can city councillors not work with many interested parties such as the church, community groups, architects, developers, social justice groups to come up with a use and design for this space which is fitting of it's designations.

2. **Please don't let it happen that in rezoning this area, you take away one of the few, if not the last open wild space that residents of the area enjoy. It is important to the physical and mental health of citizens that such spaces exist.**

3. Will the number of cars that this large building will undoubtedly produce cause **traffic congestion** in an already quite busy area.

4. Will the introduction of a modern building on the site **impact the designation** of 'National Ecclesiastical Heritage site'? This designation comes with the benefit of receiving matching federal funding for site restoration. But it also comes with the expectation of protecting built heritage. A historic character must predominate. Intrusive elements must be minimal. **Could a development of the nature proposed lead to a loss of the designation and impact the ability of the churches in the area to apply for funding for maintenance of their buildings.** Funding is desperately needed by all the churches in this area.

The churches in this ecclesiastical core are a growing draw for tourists, both religious and cultural. Volunteering at the Gathering Place [REDACTED] I watch the large groups of tourists coming up over Garrison Hill having visited the other churches in the area, and finally making their way into the Basilica. Travellers can easily visit all the churches, because they are within a few minutes walking distance of each other. They take advantage of guided tours, gift shops, concerts, tea rooms and plays. The proposed condo development will do nothing to compliment the historical nature of the church buildings. It's size and scale would in fact probably dwarf them in the overall landscape.

5. I have travelled much, especially to many European cities. I've noted that these cities have taken care to **preserve their old historic cores**, moving modern and larger scale development outside the centres. These places are full of tourists who come to breathe in the sights of historic old houses, cathedrals, universities, town halls, and market buildings that they know can never be reproduced.

St. John's is a unique city. Tourists, as we know, come to see the historic church buildings and the colourful clapboard houses that wind their way around the harbour, all a walkable distance from downtown shops, great restaurants and lively bars. They **DO NOT** come to see the likes of the ALT Hotel's 'shipping containers stacked on top of one another and painted black'! They do not want to see the rusty old parking garage or the glass towers that were proposed by FORTIS a few years back. They come to see what is unique about the city.

While one development alone does not ruin the unique character of the downtown, over the years we have watched inappropriate building development creep across the area. I understand that once this area is rezoned, the city has little impact on building design.

I urge members of council to try and work creatively with other players in the area to try and come up with a vision for this important, historic district that is something other than JUST ANOTHER HIGH RISE CONDO DEVELOPMENT!

Thank you for listening to considering my concerns.

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, November 25, 2019 1:24 PM
To: CityClerk
Subject: Cathedral Parish Hall proposal

Re: Cathedral Parish Hall Proposed Development

To Whom It May Concern,

I am opposed to the current plan.

It disregards many rules federally, provincially and municipally for Heritage, land use and green space preservation as stated numerous times by various skilled individuals, groups and residents.

I am fully aware as are others of serious facts and rule breaking that those like [REDACTED] has identified for this proposal and related proposals.

This city appears to bend and break to developers more often than it does protect and promote what it should. We need to protect our small heritage zones, culture and nature. That building can be utilized under the rules and protections and the developers need to follow the rules. The rules and protections need to be reinforced.

This proposed development is not an extension of the Rooms which is a public museum. This ten story proposal open zone non heritage design is beyond the six story limit anyway that alone is a serious enough issue. Design should be within the heritage environment not what this proposal is. They can make all the statements they want but the fact is this proposal isn't within the rules and it isn't within our heritage standard design. Those are facts.

Also, the remaining views of the harbour and surrounding areas shouldn't be blocked from most persons by those who can give the highest bid and by those who can pay to a developer. We shouldn't be creating darkness, dark gardens, wind tunnels and leaving persons and neighbours' windows with nothing but a tall building and shadow as is done already near Springdale Street.

We should be protecting our heritage and green spaces and certainly demanding and expecting that proposals adhere to the Federal, Provincial and Municipal rules.

Groups selling and developers buying can find solutions and ways to improve within these rules and respecting these rules. They also can and must respect the nature and neighbours/downtown residents. It's been done by other churches and these churches have also created affordable living.

I am concerned by the "coincidental" ongoing work on Harvey Street. Is this work being done over the months to suit the plans within this developers proposal? After-all, the proposal states there will be an exit to Harvey Road which is interestingly in the exact area where the city work has been ongoing.

This is a National Historic Area and this land and the designated building is within this National Historic Area. Again, I state the obvious and the concerning, that this proposal and granting it breaks Federal, Provincial and municipal laws. It also affects other churches and heritage buildings in the area and their opportunity for an additional historic designation. We as residents and the public benefit too from this.

I stress that it is beyond disturbing and exhausting that we continuously have to remind the council of the three level rules plus other serious considerations and impacts upon residents, heritage and green space. Developers and certain

groups submit proposals that clearly and obviously break these rules; if they knew they couldn't get away with it they wouldn't.

Technically, they can't and they shouldn't but ...

This is a root issue that needs to be addressed but for now I will continue with the latest concerning proposal at hand.

This proposal also flies on the face of the councils climate emergency declaration.

Green space needs to be preserved for multiple reasons: for the environment, for healthy clean neighbourhoods and so on.

I am against the open space rezoning, I am against removing the heritage status and I am against the proposal and accepting it.

It's time to evoke the rules and they need to respect the rules.

It can be done; it should be done and it must be done.

Sincerely,

A black rectangular box redacting the signature.

Sent from my iPhone

Karen Chafe

From: [REDACTED]
Sent: Tuesday, November 26, 2019 11:21 PM
To: CityClerk
Subject: Cathedral Parish Hall Development

Hi,

I have several concerns about the proposed development. They are as follows:

- The National Historic District and violation of national requirement for same. This may negatively affect the status and available funding.
- The loss of the green space and the perpetual shadow cast on the rear of the adjacent homes on Garison Hill.
- The height of the larger proposed structure. We have height restriction for a reason and this is far beyond it.
- When standing in the middle of the intersection in the districts and looking around the full 360 degrees, there is a near uninterrupted view of impressive heritage structures, both ecclesiastical and residential, or formerly residential, with historic features intact. There is nowhere else like this in the city. This should always be preserved. The totality of the structures in this district is as important as any of them individually. There is no going back once it is lost. We've lost so much already.
- In the images of the proposed structures, it appears that part of the view of The Rooms from below is obscure by the 10 storey building. It will also block the lower city and harbour viewscape from directly behind it on Harvey Road.

I am generally fine with redeveloping the existing two building on Queen's Road as long as the design conforms to the surrounding area and heritage guidelines and entrance to the Parish Hall is saved.

Thanks,

[REDACTED]

Brief on Parish Lane Development Proposal, St. John's

Submitted by Heritage NL

November 2019



Introduction:

Heritage NL, a provincial crown agency, has designated all of the major structures located within the National Ecclesiastical District as Registered Heritage Structures, including the four churches and the entire Roman Catholic Basilica complex. Recently it elevated a number of these to Registered Heritage Landmark status, in recognition of their high level of provincial significance. Part of the significance of each designated building lies in their relationship to one another and their close proximity. As a collection of historical ecclesiastical buildings they are unparalleled in Canada. While some of the individual churches within the district – particularly the Basilica complex and the Anglican Cathedral – host tours on a regular basis in the summer, the full potential of the National Historic District has not fully been realized.

Development within the district can enhance the city by adding density, more people, and more activity to the downtown core. It is critical that any new development supports the heritage values of the district, the surrounding neighbourhood, and the social values of the city (i.e., for healthy neighbourhoods, inclusion, environmental sustainability).

Guidelines for New Development within Historic Places

The *National Standards and Guidelines for the Conservation of Historic Places in Canada*, developed in a collaboration between the federal government and the provinces and territories, provides guidance on the treatment of historic structures, neighbourhoods, districts and other heritage features. The three main criteria to be used when undertaking significant interventions in a heritage structure or district (e.g., additions) are: distinguishable from; compatible with and; subordinate to existing heritage fabric. It is useful to picture these three as forming the points of a triangle with new construction needing to find a balance or sweet spot between the three. Where that sweet spot is depends, in no small way, on the importance of the heritage resource itself. For example, for heritage sites and districts of national or provincial significance we will likely want to favour subordination to and compatibility with more than distinguishable from. For a heritage district as significant as the National Ecclesiastical District this would suggest that new development should lean toward the “compatible with and subordinate to” side of the equation.

Comments and Recommendations on the Parish Lane Proposal

“Compatible with” in the case of this proposal suggests the use of materials and building forms drawn from the significant heritage structures found in the district (masonry, gabled roofs, approximate ratio of wall to windows). In an article in *The Evening Telegram* of November 22, the developer behind the proposal suggested he was seeking the design to be “an extension of The Rooms.” It would seem more appropriate for the design to respond to the impressive historic architecture of the district rather than The Rooms which is a contemporary building that was meant to evoke the architecture of traditional fishing structures along the waterfront. The proposal should provide a clear analysis and demonstration of how it responds to the historic features of neighbouring heritage structures which include the four church buildings within the district. This does not mean that a new structure needs to be a literal interpretation of the historical; rather it needs to respond in a respectful way.

“Subordinate to” would suggest a scale and building massing that does not compete with the major buildings within the Heritage District. This proposal is not subordinate to the scale of these structures nor to The Rooms, which is a contemporary iconic structure and provincial cultural institution that is visible from many vantage points within the city. The proposed building, which will partially block views from the lower levels of The Rooms, should be more subordinate within the overall townscape of downtown St. John’s.

The majority of downtown development proposals recently approved or under consideration by the city place parking garage structures at the street levels of the main downtown commercial streets. These generally provide blank facades to the street (sometimes with fake windows) and change the use of building frontage from commercial to parking. This serves to deaden these sections of the street as nothing of visual interest (shop front windows or interesting architectural details) or function (shopping, services, institutional) is offered to passing pedestrians. This goes contrary to the *Envision St. John’s Municipal Plan* which states: “ensure that ground and lower levels of buildings contribute positively to the public realm and streetscape, and are designed at a pedestrian scale.”

At the Queen’s Road elevation, a significant portion of the Parish Lane proposal offers a blank facade that forms the front wall of a parking garage. It is recommended that this section of the façade offer a more public face, ideally, with some sort of public function or service. Integrating more mixed use functions into the proposal over all would support a more integrated and healthy neighbourhood.

The proposal offers parking spaces in excess of the city’s requirements. So much of the historic fabric and vitality of the downtown area has been lost over the last number of decades to attempts to accommodate automobiles either in the form of wider streets or more parking garages. There needs to be a shift away from accommodating autos at the expense of pedestrians, heritage fabric, and street vitality. It is strongly recommended that the parking provision in the proposal **not exceed** the city’s requirement.

The Need for Better Consultation Processes

In order to avoid the pitting of public against private development interests as so often happens in the downtown areas of St. John's, better public engagement processes would be helpful. Comprehensive and early consultation for development proposals has numerous advantages:

- i. Ensures that the full range of community values and perspectives are considered in the development conceptualization and design stages.
- ii. Helps to ensure that development proposals meet not only the private interest of the developer but the interests of the neighbourhood and broader public. While property may be private, the streetscape belongs to, or at least, impacts everyone.
- iii. Under the current process developers generally come to the city with fully developed concepts in which they have often made a considerable financial investment. This often makes them reluctant to consider significant changes in response to city hall and the public. Early public input would mean that a developer likely has less need to make changes saving money and time in the approval process. See Appendix A on case studies on community consultation for development projects prepared by ERA Architects, Toronto. One of the examples cited is for "Mirvish Village" which saw an extensive public consultation process for an ambitious proposal to redevelop the former Honest Ed's site. One of the benefits of the consultation was a high level of public acceptance.
- iv. When proposals more fully meet the needs of the community and the market, projects sell/lease faster thereby improving the bottom line for the developer. Quo Vadis, a development company based in Montreal has adopted a "3 P bottom line: people, profit, and planet." The value they place on meeting community needs, on mixed use development, and on environmentally sustainable design, means that many of the projects are leased before they are finished resulting in less money being spent on marketing and a faster rate of return, thereby demonstrating that what's good for the community and the planet is good for profit.

Heritage NL would be willing to facilitate a design workshop that engages key stakeholders: the developer; architect; the City of St. John's; neighbours; heritage and urban advocates; and other designers to consider ways in which the existing proposal could be amended to better integrate within the Heritage District and neighbourhood. The goal of the workshop would be to develop concepts/options that allow the building to better fit into the National Ecclesiastical District and the neighbourhood.

Conclusion: The appropriate redevelopment of sites like the Anglican Parish Hall can strengthen and reinforce the special character of downtown St. John's and the downtown neighbourhood. It is critical that any development of this site respects the National Ecclesiastical Heritage District and the overall cultural landscape of the city's historic core. **We need to get it right for this site.** This proposal needs to reconsider a number of facets in terms of over all scale, massing, architectural vocabulary and street address, not to mention, preserving neighbourhood and other values.

Appendix A – Building a More Inclusive Heritage Planning Process: Case Studies in Community Engagement for Development Projects

Building a More Inclusive Heritage Planning Process

St. John's, NL

OVERVIEW & CASE STUDIES

E.R.A. ARCHITECTS | OCTOBER 3, 2019

DRAFT

E.R.A.

165

Building a More Inclusive Heritage Planning Process | Overview

Goal:

- *The creation of developments that are well-designed, conserve and interpret heritage resources and contribute to St. John's sense of place; and*
- *Development processes that are democratic, inclusive and allow for informed decision-making.*

Objectives:

- **More opportunities for staff to comment** on an application;
- **More opportunities for the public to comment** and participate in the development process; and
- **More opportunities for developers and architects** to integrate place-based design considerations into each project.

Recommendations:

- **Consider requiring a Heritage Impact Assessment report:** This will engage the proponent in a detailed discussion about heritage resources with the City. The report would require due diligence of:
 - The historic significance of the site;
 - The potential impacts of the proposal on the site's heritage attributes;
 - The ways in which this potential impact will be mitigated; and
 - The ways in which the proposal will address its cultural, historical and environmental context.
- **Explore ways to initiate requirements for meaningful public engagement initiatives:**
 - These strategies can and should go beyond public meetings led by City staff; and
 - A robust public engagement strategy will reach a wide range of stakeholders and help build consensus.
- **Work with proponents to administer public engagement:** City staff and City Council can work together with proponents of development applications to create a comprehensive public engagement strategies.
 - These partnerships can build the capacity of both parties to conduct far-reaching and sustained public engagement;
 - This approach pools resources, technical knowledge and expertise; and
 - These partnerships foster accountability to respond to stakeholder input.

Public Engagement Strategies:

The following pages explore case studies of various public engagement strategies, including:

- Bricks and mortar public consultation centres;
- Temporary informational tables at community events;
- Art-based workshops;
- Interactive walking tours;
- Town hall question and answer sessions;
- Artist residencies focused on commemorating a place or historic narrative;
- Temporary activation of historic and culturally significant places;
- Focused multi-day technical workshops;
- Exhibitions documenting aspects of the history of a place;
- Neighbourhood working groups;
- Design charrettes;
- Interactive websites that collect personal narratives about the significance of a place;
- One-on-one interviews with residents and key stakeholders;
- Focus groups;
- Online surveys; and
- Open house information sessions.

The appropriateness of one or more of these strategies depends on the:

- **Stakeholders:** All stakeholders affected by a decision should have the opportunity to be involved in some way. Strategies should consider the skills, background knowledge and interests of stakeholders, as well as cultural, scheduling, child care and accessibility needs that could serve as barriers to participation.
- **Objectives:** Strategies should fit the objective of the engagement, whether it be to inform, consult, involve, collaborate or empower the stakeholders to make a decision. This will depend on the context, scale and scope of the project and how far along it is in the development process.

Case Study #1: Mirvish Village | Toronto, ON

Project Summary:

Westbank Corporation purchased the landmark Honest Ed's site at Bathurst and Bloor Streets, with the intention of creating a mixed use transit-oriented development. Realizing the potential of the site and its very prominent role in the eyes of the Torontonians, they engaged in a 1-year process to gather input from community members of the surrounding 4 neighbourhoods (Palmerston-Little Italy, Seaton Village, The Annex and Harbord Village) to conceptualize a plan that will result in:

- 100% purpose built rental units, some at below-market rents;
- almost half of units designed for families;
- fine-grained retail spaces;
- generous public spaces;
- micro-tower design to minimize shadowing and bulk; and
- retained heritage facades, along Bloor, Bathurst and Markham Streets.

Project Team:

West Bank Corporation & Peterson (Clients), Henriquez Partners (Architecture), E.R.A. (Heritage), Janet Rosenberg & Studio (Landscape), Brook Pooni (Public Engagement)

Stakeholders:

- Community Members of Palmerston-Little Italy, Seaton Village, The Annex and Harbord Village;
- Business Improvement Associations (BIA) of (Palmerston-Little Italy, Seaton Village, The Annex and Harbord Village) and businesses, such as A Different Booklist; and
- Local organizations, such as the Centre for Social Innovation and artists such as Chinedu Ukabam.

Public Engagement Strategies:

1. **Markham House City Building Lab:** a bricks and mortar location for year-long engagement located in a heritage house once home to Annie Mirvish's studio on the Site. Markham House offered drop-in hours, hosted evening and weekend events and was used as an exhibition space;
2. **Biographical book about Albert Jackson:** "A Different Publisher" partnered with E.R.A., Clinton Public School, the Jackson Family, the Ontario Black History Society, and others to author the History of Albert Jackson, the story of the first African-Canadian postman in Canada;
3. **Welcome to Blackhurst Street:** This exhibition held at Markham House was curated by local artist, Chinedu Ukabam. It explored black artistry, activism, and entrepreneurship on Bathurst from the 1960s to present/future using photography, archival materials, sound and found objects;
4. **Street Team:** The West Bank team along with consultants and volunteers helped increase outreach on a range of topics from sustainability to housing by attending community events: street fests, park movie nights etc. and gathering feedback.

Public Engagement Strategies in Action

1



3



2



4

2



Case Study #2: Laneway Suites Consultations | Toronto, ON

Project Summary:

In response to Provincial policy, the City of Toronto resumed previously stalled work on the viability of laneway housing in 2015. Evergreen, Lanescape, Councillor Mary-Margaret McMahon (Beaches-East York) and Councillor Ana Ballão (Davenport) studied the opportunities, issues and concerns and development performance standards for laneway suites in Toronto. Through public consultation, which art-based community workshops and walking tours, the team worked to create a unique Toronto-made vision for laneway housing that addressed previous and existing concerns. This informed the draft laneway housing policy, introduced in 2018. Community members and elected officials were able to weigh in on the draft policy as a part of the statutory public meeting process. This successful public engagement strategy led to the passage of the Toronto laneway housing by-law in 2018.

Project Team:

Project Team:
City of Toronto, Crazy Dames, Evergreen, Lanescape, Councillor Mary-Margaret McMahon (Beaches-East York) and Councillor Ana Bailão (Davenport).

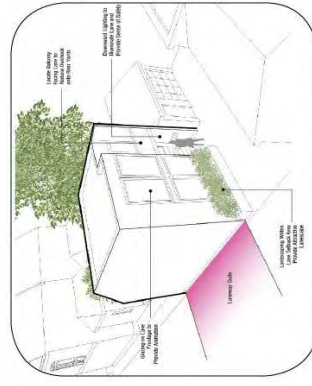
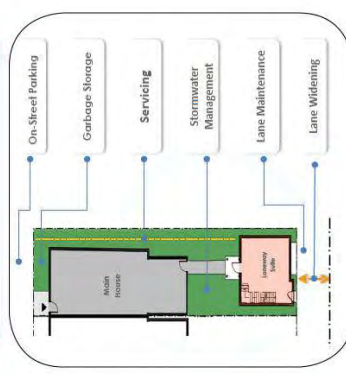
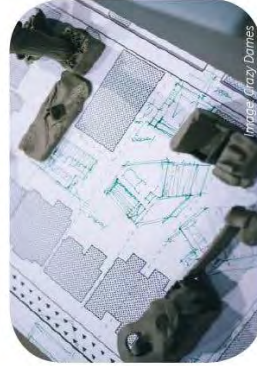
Stakeholders:

- Community members;
- The development community i.e. developers & designers; and
- Policy makers, including housing experts.

Public Engagement Strategies:

1. **Arts-based workshops:** In 2016, Crazy Dames led 3 arts-based community workshops along with Evergreen and Lanescape. This included a presentation by an architect to provide context and details about laneway suites, including updated provincial policies and precedents within Toronto and across Canada. A clay-based collaborative design modelling session then allowed participants to articulate design considerations for laneway suites. Three workshops were hosted, one in Davenport, one in The Beaches, and one City-wide event, to reach the widest number of participants.
2. **Interactive Walking Tours:** as a part of both ward-specific arts workshops, interactive walking tours were scheduled with ward councillors and laneway design specialists. Crazy Dames encouraged groups to collectively explore the design features of the laneways and identify potential sites for secondary suites.
3. **Planning Division Community Consultation Events:** Beginning in 2017, following the Crazy Dames community consultation events, the City of Toronto began its official series of statutory public meetings on laneway housing policies. A kick-off meeting in November 2017 brought in 250 people and included a staff presentation, a town hall style question and comment period, and an open house. In March 2018, another community meeting was held to present a set of draft policy changes and regulations and solicit community feedback before policies were considered by Council.

Public Engagement Strategies in Action



Case Study #3: WRECK CITY | Calgary, AB

Project Summary:

Wreck City is an organization of local artists in Calgary, who share the goal of activating, advocating, engaging and experimenting with how art interacts with the built environment. The group has activated sites pre-demolition in partnership with property owners, developers and arts festivals.

(Taken from Wreck City Website) – WRECK CITY is a Calgary-based collective that curates experimental art exhibitions in alternative spaces. Founded in 2013 by [a group of] artist-curators WRECK CITY has a mandate to:

- *Identify relevant spaces for site-specific public art exhibitions*
- *Instigate projects that are temporary in nature, constantly adapting to changing situations*
- *Create exciting, significant, subversive, raw, inclusive, and nurturing circumstances for a diverse community of participants*
- *Build an infrastructure for participants to experiment, collaborate, and grow within a professional and transparent framework*
- *Challenge the passive role of art within society at large by facilitating connections between artists, artworks, and a broad demographic of people*
- *Contribute actively to underground countercultures and institutional critique*
- *Catalyze conversations, debates, sharing, and curiosity within the urban landscape*

Project Team:

Wreck City

Stakeholders:

- Community members;
- The development community i.e. investors, architects, designers, planners; and
- Policy makers;

Public Engagement Projects:

1. **Wreck City & Wreck City Residency:** These exhibitions began as a 2013 community-based art experiment transforming 9 houses slated for demolition into temporary art, installation, and performance spaces. In 2018, an Artist Residency + Exhibition in Calgary, across four venues showcased 21 Artists-In-Residence's site-specific works.
2. **Phantom Wing:** Wreck City organized another pre-demolition project in the 1960s wing of the historic King Edward School that invited 30 artists to transform the abandoned wing, creating an "infestation, a psychedelic portal, a fire-bell installation, a Girl Gang Dance Party, water sculptures, a poltergeist, pre-apocalyptic beasts, intercom performances, and more".
3. **Demo Tape:** Wreck City partnered with the Sled Island Music & Arts Festival to create a site-specific art exhibition at the old Penguin Car Wash in the Calgary neighbourhood of Ramsay. WRECK CITY invited 50 artists, musicians, writers, and performers to respond to the defunct car wash, working on site for one month.

Public Engagement Projects in Action

1



2



3



Case Study #4: Franklin for a Lifetime Campaign | Franklin, NH

Project Summary:

Franklin, New Hampshire, is a small rural community (pop: 8,477) located at the junction of the Pemigewasset and Winnepesaukee Rivers, covering 27.3 square miles. Franklin is defined by a strong cultural and historic identity grounded in its rich industrial manufacturing past, largely reliant on the surrounding rivers. Historic mill buildings, while vacant, remain part of the fabric of Franklin's downtown streetscape.

In 2015, Franklin sought ways to bolster employment opportunities, revitalize its downtown and ensure the availability of affordable housing options for seniors, who often leave the city to find housing elsewhere. The City was chosen as a recipient of the Citizens' Institute on Rural Design workshop program, which brought in experts in economic development and urban design to work with the community to set a course forward. Since then, five action groups have met to implement ideas and projects generated by the workshop.

Project Team:

Citizens' Institute on Rural Design, City of Franklin, University of New Hampshire Cooperative Extension, Plan New Hampshire, National Endowment for the Arts, US Department of Agriculture, and Housing Assistance Council and Building Community Workshop.

Stakeholders:

- Community members;
- The development community (i.e. investors, architects, designers, planners; and
- Downtown businesses and arts organizations.

Public Engagement Strategies:

1. **3-Day Workshop:** The workshop, "Franklin for a Lifetime" focused on creating a healthy and vibrant community and a reinvigorated downtown for all ages to enjoy and was held on April 9 – 11, 2015. Architects, designers and community development specialists attended the events and led charrette-type design workshops, which focused on potential affordable housing sites, adaptive reuse and main street development.
2. **Participatory Working Groups:** Five ongoing community working groups were established as a part of the workshop (volunteerism, recreation and community events, arts and culture, marketing, and housing and economic development). By 2016, the 5 action groups had created a community newsletter, facilitated citizen-led volunteer projects to enhance the city and collaborated with property owners and developers to expand downtown housing options and re-purpose boarded-up mill buildings.
3. **Downtown Walking Tour:** One year after the workshop, residents were invited to participate in a walking tour of the progress downtown, including destinations such as a newly opened outdoor outfitter company, cafes, art installations and a cleaned up riverfront.

Public Engagement Strategies in Action

1



Image: CRD

2



Image: Tole-Rog

3



Image: CRD



Image: Plan NH



Image: Elodie Reed, Concord Monitor



Image: Plan NH



Image: CRD



Image: CRD

Case Study #5: Regent Park Interpretation Strategy | Toronto, ON

Project Summary:

In 2005, the City initiated plans for the redevelopment of the 69 acre Regent Park community, one of the oldest social housing communities in Toronto. The Daniels Corporation (a developer and builder) entered into a public-private partnership with the Toronto Community Housing Corporation (TCHC) to undertake redevelopment that would create "a healthy, sustainable community that will bring new vitality to Toronto's Downtown East."

With all of the buildings slated for demolition as a part of the redevelopment process, and realizing the immense social, cultural and historic value of the Site, TCHC and E.R.A. set out to document the real stories of residents to holistically commemorate the Site and its significance to the community. Key questions E.R.A. sought to tackle as a part of the Commemoration Strategy were: *How do you commemorate the heritage of a complex, evolving neighbourhood that is still in the throes of change? How do you interpret the vibrancy of a neighbourhood while considering the significance of its buildings, most of which no longer exist?*

Project Team:

TCHC (Client), Swerhun Facilitation (Public Consultation) and E.R.A. (Heritage).

Stakeholders:

- Current and past Regent Park residents;
- Key community stakeholders (i.e. local church leaders and business owners).

Public Engagement Strategies:

1. **Tenant Meetings & workshops:** E.R.A. helped facilitate meetings and visioning workshops on site with Regent Park residents to help envision commemoration strategies. An overview of commemorative precedents was shared with tenants and brainstorming sessions were held.
2. **Regent Park Stories Website:** a website platform was designed by E.R.A. and Swerhun Facilitation for TCHC, to provide a way for people to share their stories about Regent Park. E.R.A. outlined five broad categories for submissions: individual/family stories, collective/community stories, migration stories, place-based stories, and neighbourhood evolution/built heritage stories. Storytellers had the option to submit photos, videos, audio clips or written tales;
3. **Interviews:** E.R.A. sought out one-on-one discussions with key stakeholders to collect their personal narratives about what Regent Park means to them.
4. **TCHC Public Meeting:** E.R.A. presented its draft commemoration strategy recommendations at a public meeting in January 2016 to gather feedback and create a transparent process.

Public Engagement Strategies in Action

1



Image: ERA

3



Image: ERA

3

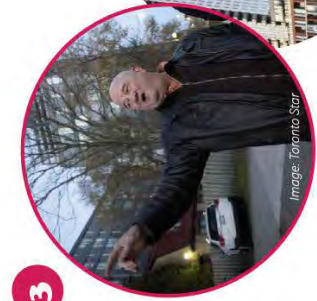


Image: Toronto Star



Image: Toronto Star

4 Draft Recommendations: Summary

Project	Methods	Themes	Story types	Locations	Initiator	Collaborators
Signage project	Scale model, urban design, wayfinding	Community and landmarks	Individual stories, collective place-based stories	Dispersed	TCHC	TCHC, Cabbagetown Regent Park Museum, Heritage Toronto
Scale models	Scale model, urban design	Neighbourhood evolution and geographies	Place-based stories, neighbourhood evolution	Public space	TCHC	TCHC, Cabbagetown Regent Park Museum
Building markers	Urban design, artifact display	Neighbourhood evolution and geographies	Individual stories, collective place-based stories, neighbourhood evolution	Public space	TCHC	TCHC, Heritage Toronto
Website, and public programming	Storytelling, oral history	Community and landmarks, neighbourhood evolution and geographies, migration, upheaval and resilience	Individual stories, collective place-based stories, neighbourhood evolution	Digital	Heritage Toronto, Regent Park Museum	TCHC, Heritage Toronto, Regent Park Museum
Museum	Storytelling, artifact display, public programming	Community and landmarks, neighbourhood evolution and geographies, migration, upheaval and resilience	Individual stories, collective place-based stories, neighbourhood evolution	Centralized location, possibly dispersed	Cabbagetown Regent Park Museum	TCHC, Cabbagetown Regent Park Museum, TCHC



Image: ERA

2



Image: ERA

Case Study #6: Hamilton Built Heritage Inventory | Hamilton, ON

Public Engagement Strategies in Action

Project Summary: Beginning in 2013, E.R.A. worked with the City of Hamilton to update their Downtown Built Heritage Inventory (DBHI). The project reviewed 789 properties of architectural and historical value in an effort to understand the built heritage resources within the downtown core and how they contribute to Hamilton's character. E.R.A. consulted with Hamilton residents to identify precincts, create corresponding historic context statements and identify properties of interest.

Public outreach incorporated input to create historic context statements, guiding documents that aid in identifying which properties contribute to the unique qualities and character of a neighbourhood. The inventory has informed funding programs, provided context for designations and educated the public. The project methodology was designed to be replicable for the remaining 6,000 properties in the city's inventory. In 2015, E.R.A. began a second phase of the inventory in Durand, using the same methodology.

Project Team:

City of Hamilton (Client) and E.R.A. (Heritage)

Stakeholders:

- Hamilton residents, including Durand Neighbourhood Association; and
- City of Hamilton Staff.

Public Engagement Strategies:

- Open House:** During both the Downtown inventory and Durand inventory projects, E.R.A. and the city invited residents to participate in open houses, where the project was introduced, the heritage planning process was discussed and project members were available to answer questions.
- Public Meeting:** E.R.A. and the City hosted a public meeting immediately following the open houses for each of the Downtown and Durand inventory projects. A formal presentation was given on the projects' objectives and status, and breakout sessions were planned to solicit the feedback of attendees. Activities included cognitive mapping activities, whereby distinct precincts and landmarks were identified by participants.
- Focus Group:** During the Durand inventory project, E.R.A. created a special focus group of neighbourhood residents residing in tower neighbourhoods. This group included members of the community underrepresented at the open house and public meeting, such as newcomers, women and those renting versus owning homes, allowing for their unique perspective to be heard.
- Online Survey:** An online survey was made available to residents on the City's website. This increased participation and feedback received.



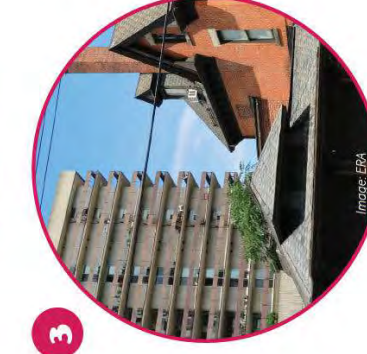
1

Image: ERA



2

Image: ERA

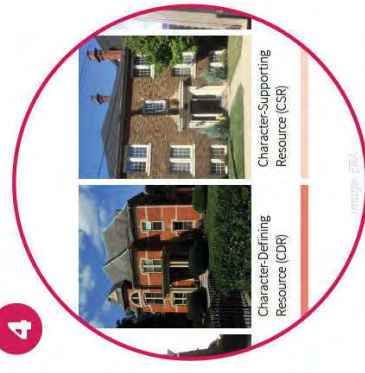


3

Image: ERA



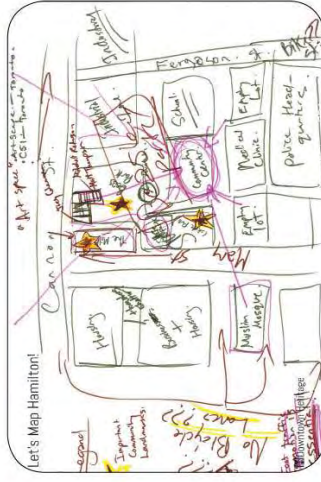
4



Character-Defining Resource (CDR)

Character-Supporting Resource (CSR)

Image: ERA



Case Study #7: Booth Street Redevelopment | Ottawa, ON

DRAFT

Project Summary:

In 2015, following a secondary planning process for the area, Canada Lands Company (CLC) acquired the vacant 6.5-acre 'Booth Street' property, bounded by Orangeville, Booth, Norman, and Rochester streets, and Highway 417. The property comprises seven buildings, five of which were designated as "Recognized" federal heritage buildings in recognition of their association with federal research, testing, and development of fuels, minerals, and metals, and for their architectural design.

E.R.A. was retained to advise CLC regarding heritage conservation strategies for the property. The mixed-use development proposal, which was the result of extensive public consultation calls for the partial and full retention of most heritage resources on the site. The City of Ottawa designated portions of the site in 2019, under Part IV of the Ontario Heritage Act and granted CLC zoning approvals in February.

Project Team:

Canada Lands (Client), City of Ottawa (Governing body for approvals process), E.R.A. (Heritage), Urban Places Group (Planning), Stantec Consulting Ltd (Urban Design, Engineering), Hill + Knowlton Strategies (Public and Government Relations)

Stakeholders:

- Ottawa residents;
- Nearby business improvement districts (BIDs) and organizations; and
- the City of Ottawa.

Public Engagement Strategies:

1. **Information Session & Survey:** CLC hosted a information session in January 2017 to introduce themselves, the consultant team and the Booth Street redevelopment project, and to seek feedback on their proposed community engagement approach through a survey.
2. **Public Advisory Committee Meetings:** CLC organized two PACs: one with an initial public advisory meeting with key stakeholders, such as local organizations and BIDs and one with the wider public to introduce them to the project and inform them of the design process.
3. **Walking Tour:** E.R.A. helped to facilitate an interactive walking tour of the site, which has been historically fenced off. This allowed the public a rare chance to interact with the site and get a sense of its scale and architecture, enabling them to more effectively participate in the design process.
4. **Design Charrette:** E.R.A. participated in design-related engagement activities to solicit public feedback on height, current problem areas, and parks and public spaces.
5. **Open Houses:** CLC organized one intermediary and one final open house to display the development proposal as it was in the process of being developed and just before making their submission to the City. This gave residents two chances to review potential designs and give comments.

Public Engagement Strategies in Action

1



2



3



4



5



Karen Chafe

From: [REDACTED]
Sent: Monday, November 25, 2019 1:24 PM
To: CityClerk
Subject: re Queen's Road proposed development

Without Prejudice

BIG MISTAKE!! I can't understand how council would even consider rezoning that green-space area to allow such a commercial monstrosity to be put there - to eliminate one of the very few green-spaces left, not to mention the beautiful view from Harvey Road. Too much of "old" historic St. John's is being gradually eroded away. If this keeps up, there soon won't be much of historic St. John's left - and therefore a big loss for the tourist industry. We have such a magnificent history and it should be preserved, not frittered away for the sake of the almighty dollar.

Please - reconsider, I beg of you!!

Sincerely,

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Wednesday, November 27, 2019 7:38 AM
To: CouncilGroup
Subject: Proposed re-zoning in ecclesiastical district downtown

Please — don't do this frivolous re-zoning! Destroying or diminishing classical views of the Narrows and the City, ruination of trees and green space that contribute to responsible conservation of the environment, and ruination of yet another important piece of our unique downtown core is not in the best interest of the people of St. John's. And for what??? A bunch of high-end condos - really???

Why are city councils so often lead down the garden path by promise of a few short-term jobs and a few tax dollars? Zones are not carves in stone, I know, but once rationalized and agreed upon should not be changed at the whim of special interest groups!

So far, you have been doing a great job - don't slip back to the bad old days!

Thank you.

[REDACTED]

November 26, 2019

Office of the City Clerk
City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2

**RE: Rezoning Application for 66-68 Queen's Road
Parish Lane Residences Proposal**

Dear Mayor Breen and Council Members,

I am writing on behalf of the Board of Directors of The Rooms Corporation of Newfoundland and Labrador to ask Council not to approve the rezoning application for 66-68 Queen's Road.

We offer our comments based on our review of the most recent version of the Land Use Assessment Report by the Proponent. Based on the illustrations provided, it is our assessment that the development as proposed will have a permanent and highly adverse impact on The Rooms' iconic view of the City of St. John's, a view that is becoming known around the world.

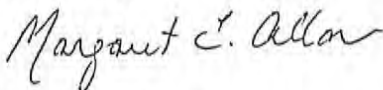
Testimonials from our visitors - provincial, national and international - indicate that the panoramic view of the cityscape and harbour is a highlight of their visit to The Rooms. This magnificent view figures large in our visitors' memories, comments and photos. The view from The Rooms is regularly the subject of enthusiastic social media posts, inviting visitors from afar to come and share this experience, similar to comments we receive about our permanent exhibitions.

As the custodians of this view, we feel obligated to oppose the change in zoning. A change in zoning would permit this view to be significantly altered - either by the current proposal or by future proposals which may be contemplated.

We offer these comments in the firm belief that the many visitors, repeat or new, will share our disappointment should the view from The Rooms be altered so significantly.

Thank you for your consideration.

Yours truly,



Margaret E. Allan
Chair, Board of Directors
The Rooms Corporation of Newfoundland and Labrador

Karen Chafe

From: [REDACTED]
Sent: Tuesday, December 3, 2019 8:53 AM
To: CityClerk
Subject: 66-68 Queen's Road

I just had an opportunity to flip through the LUAR for the proposed redevelopment of 66-68 Queen's Road. While I noticed there was extensive consideration of views from public spaces on Levels 3 and 4 of The Rooms, I noticed there was no similar consideration of views from Level 2.

When the Rooms was designed, it had a private arts assessment room located on level 2 in behind the public lobby and theatre that had an equally magnificent view of the Narrows and the downtown. Unbeknownst to almost everyone today is the fact that portion of the interior of The Rooms was gutted two years ago to make way for the future development of a new public space once funding is raised that would encompass this view; a view that appears will be negatively impacted by the proposed development as currently presented.

I am guessing The Rooms may be silent today about the proposed development given that its operational mandate for the immediate future is to "keep low" and remain in a holding pattern while a new CEO is recruited. I even suspect they will may be reluctant to even acknowledge the existence of the gutted space on Level 2 as this would give the space a public profile long before they are ready to deal with the issue. Having said that any new dynamic CEO will immediately see the potential of this Level 2 space at The Rooms, and the magnificent views from it, and commence a strategy to see its development in the mid-term.

On this basis I would like to see the LUAR amended to reflect this new information.

Signed,

Concerned Citizen

Elaine Henley

From: Maggie Burton
Sent: Wednesday, December 4, 2019 8:25 PM
To: CityClerk
Subject: Fwd: Re-zoning Cathedral Parish Hall at Queens Road/ Garrison Hill/ Longs Hill

Maggie Burton
Councillor at Large, St. John's
709-740-0982
mburton@stjohns.ca

From: [REDACTED]
Sent: Wednesday, December 4, 2019 6:29:43 PM
To: Sandy Hickman <shickman@stjohns.ca>; Danny Breen <dbreen@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>; Hope Jamieson <hjamieson@stjohns.ca>
Subject: Re-zoning Cathedral Parish Hall at Queens Road/ Garrison Hill/ Longs Hill

Dear Councillors:

I went to the meeting last week about the site of the Cathedral Parish Hall at Queens Road/ Garrison Hill/ Longs Hill. I heard a lot of quite nuanced statements. I heard about the historical nature of the building, the importance of the district as a historical monument, the state of repair of the building, and separate entirely, the woodlands. I heard about the financial plight of the parish, the loss of light and space for the residences of the area, the loss of access to the view by non-paying Harvey Road viewers and the loss of access to the view by paying Rooms goers, the potential digging away of the soil that absorbs the flooding waters of Long's Hill area, the undetermined archeological significance of the site, the significance of the site for women, the needs of low income residents who live in the area, one of the pro-this-particular-development, Parish members even lamented that there was no safe-needle location near this area, bringing up the other issues in this area and the undetermined effect a condo would have on the needs of some of the frequent visitors to this area (someone mentioned the two homicides nearby as well). I heard statements about the fact that other areas had been re-zoned for condos and the state of the economy has left us with holes and gravel pits. I heard that the business men proposing this project have no obligation to continue with this particular proposal once re-zoning happens - there were citations of both the holes, gravel pits and changes in the architectural plans in the recent past. I heard statements about the effect of the development on tourism, on the traffic burden on Harvey's Road, the accuracy of the proposal particularly its assessment of the number of trees and kind of trees, etc

I want to let you know that I came away concerned for the burden of responsibility the Parish has and the plight they are in, but more concerned about the City executing its responsibility of the city - it was clear that we are not ready to rezone this area. There is so much more information that has not been gathered that needs to be gathered. My main interest in attending this meeting is that I do not want to lose one of the last - in fact at this meeting it was acknowledged as THE last view of the city from the outside in this region of the city that can be had by poorer residences like myself. I hadn't known but learned at the meeting that the residents in the area that have eyes and bodies on the street right now will have their right to light and enjoyment compromised, and the specialness of the woodland will be lost. In addition - I do not think you can rezone without some of the studies recommended and still be doing due diligence as a City Council. Most of all I was concerned that the residents of the area - I live nearby in Georgetown on McDougall Street - said over and over were not engaged by the City in a discussion about this development or re-zoning.

Please do not vote to rezone.

Thank-you for hearing my voice,



Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Submission to the City of St. John's Re: Application for Rezoning 68 Queen's Rd

Introduction

The property being considered for rezoning is an integral part the St. John's Ecclesiastical Historic District National Historic Site and as such needs to be assessed using tools specifically designed to help those making decisions about these special heritage places.

Importance of National Historic Sites

National historic sites are places of profound importance to Canada and to all Canadians. They bear witness to this nation's defining moments across Canada and represent thousands of years of human history and hundreds of years of nation building. Each national historic site tells its own unique story, which in turn is part of the greater story of Canada, contributing a sense of time, identity, and place to our understanding of Canada as a whole. They are symbols that help define us as Canadians. As Newfoundlanders and residents of St. John's we should be so proud that this piece of Newfoundland and Labrador's history is recognized at a national level. It means that the rest of Canada recognizes the important role that Newfoundland's religious institutions played in the development of not only our province but our country.

Importance of the St. John's Ecclesiastical District NHS

National historic sites can be buildings, people, events or in this instance cultural landscapes. As noted in the statement of historical significance: "the St. John's Ecclesiastical District was designated a National Historic Site of Canada in 2008 because: this cultural landscape represents the breadth of involvement of the Anglican, Roman Catholic, Methodist/United and Presbyterian denominations in the establishment and evolution of the spiritual, philanthropic, charitable and educational institutions of St. John's and Newfoundland ..." Designations such as these (especially cultural landscapes) are not done in isolation, they require the full support of all parties involved, and as such those involved made a commitment to each other, to us and to all Canadians that they would be stewards of this piece of our heritage.

Standards and Guidelines for the Conservation of Historic Places in Canada

To help those involved in NHSs, Parks Canada collaborated with agencies across Canada to develop a set of tools to guide decisions on the conservation of historic places and guide them especially when interventions and additions are being considered. They are *the Standards and Guidelines for the Conservation of Historic Places in Canada*. We are now at a point when decisions are being made about a major intervention to the St. John's Ecclesiastical District NHS, but there has been little effort to ensure that the heritage values associated with the national significance of the site and the district will not be impaired. Therefore I want to emphasize that this proposal needs to be considered not only within the context of the City's municipal plan and policies, but also within the context of being an integral part of a national historic site.

Applying the Standards and Guidelines

So if we start to apply the S&Gs to the present proposal we need to consider the values and character defining elements associated with the historic district as a whole and to its "nodes" as defined in its Statement of Significance and of course to the individual site.

Submission to the City of St. John's Re: Application for Rezoning 68 Queen's Rd

Location and Viewplanes - Heritage values associated with the district as a whole include its location and siting (including sight lines from the harbour and downtown) and its single use character. How will rezoning to permit increased massing and height affect sight lines? Will the view from the harbour or downtown on this section of the historic district be overwhelmed or diminished by the height and massing of the tower? In a cursory assessment yes they will and obviously,

Open Space - Another important value that this site contributes to the district is its open space. Open spaces, trees and shrubs have all been identified as having heritage value and are specifically identified as character defining elements of the historic district as a whole. Open spaces and landscaped areas around church properties played an important role in the spiritual life of residents; they set church properties apart from the urbanization that surrounded them and in cases such as this site, contributed to educational aspects of the church's role in the community. The heritage values associated with the open space of this site will be lost, and will thus diminish the integrity of the whole district.

Architecture -The heritage values and character defining elements in which this site is located includes the architecture of St. Andrew's Presbyterian Church and Gower Street United Church. The towers and spires of these buildings reflect their spiritual nature, but also reflect a hierarchy in the early development of St. John's...the towers and spires of religious buildings being the tallest. Will the heritage values associated with the Kirk's single spire and Gower Street United's towers be diminished when they are overwhelmed in height? Will the portion of the Kirk's architecture as experienced from Harvey Rd. be affected by the new tower development along Harvey Rd? These are important questions that need to be answered before decisions affecting the historic district can be made.

In relation to the site itself, the two storey, red brick Anglican Parish Hall has been identified as a character defining element and is itself a national historic site because it lies within the historic district. It contributes to the rich architecture of the district by being one of the "varying" architectural styles. Within the district, we are looking at many old architectural styles that were in some instances the first "European" styles introduced in Canada. To respect the history of this building, according to the S &Gs -- an understanding of the design principles used by the original designer is needed before any interventions or additions are made. What were the aspirations of the owners of this building? How were they reflected in the architecture? An understanding of all of this is needed before design of new additions that are compatible and complimentary can be pursued.

These are only a few of proposal's impact that need to be considered. I have provided them as examples of how this site needs to be more thoroughly assessed using the Standards and Guidelines.

Conclusion

In closing, I would like to reiterate that this proposal should not only be treated as a rezoning request that affects the downtown heritage area, but should also be treated as a special case because it is within the St. John's Ecclesiastical District National Historic Site and as such decisions that are made should be in keeping with the *Standards and Guidelines for Heritage Places in Canada*. Indeed, the owners, other partners within the Heritage District NHS and the City of St. John's all supported the designation of the district as a national historic

Submission to the City of St. John's Re: Application for Rezoning 68 Queen's Rd

site and committed themselves to have a role to play in ensuring its integrity not only for their congregations, but for the other residents of our city and province, and for all Canadians.

[REDACTED]

[REDACTED]

[REDACTED]

My Background

I am a former management planner with Parks Canada and have been involved in the conservation and management of most of the Parks Canada owned national historic sites (NHS) in this province as well as in the development of contemporary facilities and services within them (i.e. new additions.) I also served as a Certification Agent to the National Parks Canada Cost-Sharing Program which helps owners of NHSs to preserve historic properties recognized by the Government of Canada as being nationally significant. In my capacity as a Certification Agent I was responsible for assisting proponents in the development of proposals to ensure adherence to the Parks Canada Standards and Guidelines for Historic Places in Canada (S & Gs) and assessing projects against them to meet funding eligibility criteria. These projects included alterations and additions to national historic sites owned by municipalities, religious organizations and commercial developers (in an earlier Commercial Cost Share program.) My educational background is in planning and architecture and I have over 20 years experience in heritage work with Parks Canada and more with other park agencies in Newfoundland.

Karen Chafe

From: [REDACTED]
Sent: Wednesday, November 27, 2019 4:13 PM
To: Danny Breen; Hope Jamieson; Sheilagh O'Leary; Mayor
Cc: CityClerk
Subject: Please do not approve rezoning or the proposed development on Queen's Road near Garrison Hill

I am writing in reference to the proposed condo development in the ecclesiastic heritage area near the Sergeants Memorial, at the bottom of Garrison Hill. I am against it. It takes too much away from the public whether resident or visiting – it removes space, sightlines and history.

What makes our city unique and special, to residents and tourists alike? It is not condominium towers. It is the particular ambience of the harbour, hidden away from the heavy seas of the North Atlantic behind sheltering hills. What a treasure it must have been to the sailors of old! And the meandering paths, now lanes and roads, that wind up from the harbour area through the old residential parts of the city to the spiritual core, carry the city's long history forward.

This proposed development would remove another big chunk of the viewscape of the harbour, the narrows, the southside hills. It seems that the City does not have a plan or an intent to ensure the magnificent views of our city remain available to all, not just to the few privileged folks who are able to buy the view, as was done with BIS development. We are being reduced to having only a few glimpses.

It may be possible to create a project that would provide some money-making features compatible with the present zoning while preserving the view for all to enjoy and without destroying the remarkable and recognized ecclesiastic heritage. The present proposal does not do either and should not be approved by Council.

[REDACTED]

Elaine Henley

From: Shanna Fitzgerald
Sent: Wednesday, December 4, 2019 9:57 AM
To: CityClerk
Subject: 66-68 Queen's Road

██████████ called the front desk on the City Clerk's office and wanted to express her feelings on 66-68 Queen's Road and put them on record:

She is against this proposal and thinks the Rooms has a fantastic view and she has been speaking to tourists and has been told it is the highlight of their trip. She feels this development will block the view from the Rooms.

She expressed how strongly she opposed this development. She feels it would be a big loss in every way. To ruin the view would be a travesty.

Shanna Fitzgerald

Legislative Assistant, Office of the City Clerk
City of St. John's
10 New Gower Street
PO Box 908
St. John's, NL A1C 5M2
(709) 576-2241



Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Karen Chafe

From: [REDACTED]
Sent: Wednesday, November 27, 2019 4:13 PM
To: CityClerk; Mayor; Sheilagh O'Leary; Deanne Stapleton; Hope Jamieson; Jamie Korab; Ian Froude; Wally Collins; Maggie Burton; Dave Lane; Sandy Hickman; Debbie Hanlon
Subject: Objection to the Proposal for Cathedral Parish Hall Development

Dear Honourable Mayor Danny Breen, Dear St. John's City Councillors,

Take Heed Caretakers!

I am an international expert in Heritage Tourism worldwide, and have been working the past 20 years in tourism all over the world. I have seen first-hand the tremendous growth and prosperity that tourism brings world wide. St. John's is only experiencing a drop in the bucket with respect to tourism here right now. Tourists are attracted to beautiful old architecture, well-planned walkable historic downtown old towns, cities that protect what makes them special. There are countless examples of places which receives millions of tourists and millions of their tourism dollars— all wanting to see and experience the old charm of a place, places which have been strictly preserved because the successive mayors and city councils have fought tooth and nail to preserve and protect and enhance: York and Bath in England/Colmar, France/Adare, Ireland/Rothenburg, Germany/ and numerous more in Italy, Spain, Denmark, etc. I have spoken to hundreds of visitors to St. John's and all are blown away with what we have here and love our 'old town.' They are completely appalled at how haphazard and how easily this can all be thrown away all because we and our elected officials cannot and will not proactively protect and enhance places which have the potential to bring us much needed tourism dollars.

[REDACTED] and we deliberately bought a 150 year old heritage home which we have painstakingly restored since arriving. Seeing now how 'heritage' gets treated in our old town we are coming to regret our decision. Why would the individual even bother when the almighty developer can enter nilly-willy and place whatever they want, wherever they want and we have a team of 'modernists' at city hall backing them at every turn. I really wonder how many of you who will vote on this actually live in a downtown heritage home or in the cookie – cutter subdivisions that are exactly like every other city in North American?

Here in St. John's we are now at a crossroads. We have the perfect example of how we can preserve an already protected National Historic Site – a unique Canadian district in a 'still' unique city that tourists continue to flock to when visiting. Instead of tearing down the old parish hall, why not enhance it? How about bring it back to its former glory before it was damaged in a fire? Why on earth do we need more condos on this site? How about sending the developer to the site of the old Grace Hospital or why not at the available land in Pleasantville, or to other more modern parts of the city and tell them to develop there? For a city with so much heritage, how about upping the pittance you give to heritage owners here in the city? \$50 000 in a budget of \$300 000 000? That is 0.017%. Minuscule compared to other cities. Other cities have way higher heritage budgets because they know how much a cash cow preserving heritage is. Why doesn't the city buy the land and find the best solution that we can with help from the feds if needed?

The whole process of how development in our downtown heritage area needs to be addressed. You can already sense that this development has already been agreed by the mayor and each counsellor individually already. Why is the back retaining wall along military road being fixed already before the vote even happens? Why would that be happening now? Because our city planner has already his stamp of approval on this development and the meetings with the developer have already happened. This has already been decided. It's like, oh yeah, before we push this through, we might want to think about the public and the residents and our visitors who may have some input before some modernist developer gets their hands on it.

It seems like there is nothing sacred in our historic city anymore. Each mayor and councillor need to be fully aware, they are only caretakers of our great city. And they need to take heed before all is lost and we are left with a place and a downtown that no one wants to live in because of the hideous developments that were allowed to happen. Our future generations will ponder ' what were they thinking?"

An angry heritage advocate living downtown!



Karen Chafe

From: [REDACTED]
Sent: Saturday, November 30, 2019 7:33 PM
To: CityClerk
Subject: 66-68 QUEENS ROAD

I want to write that I have reviewed the plans on file with the city.

I am a home owner on [REDACTED].

I have the following objections to the proposed development:

- 1) The Heritage building is not specifically beautiful and the loss of this property does not seem to be a public loss, it should be demolished, the door arch can be recycled into a landscaping garden feature. DEMOLISH IT
- 2) The proposed replacement building is ugly. Specifically it resembles a 1970's university dormitory. It is unimaginative, looks more like an office building or hospital than a residence, and I have strong reservations that the project NOT be approved with the existing unimaginative lifeless soul-sucking structure. A Pakistani freelance architect on FIVERR could do a better job with this building for \$50. Its appalling.
- 3) The use of large amounts of conniferous trees in landscaping is also objected to as they tend to do poorly in the downtown region and should be replaced with flowering crabapple or ornamental cherry. The landscaping is not sufficient and should be increased and lacks imagination. Current plan is OPPOSED
- 4) The architectural firm needs to be changed as the landscaping, renders, exterior facade are terrible quality are per 1995 quality. Please inform the builder it is now 25 years later we live in an era of photo realism either update your presentation quality or go home. DO NOT APPROVE this as while I support the redevelopment of the property I object to the PLAN as filed and the PLAN quality is not sufficient for the public to get a real feel of the building. Real world renders are \$35 Cad online, there is no economic reason for such shitty drawings. PLANS ARE OPPOSED AS FILED
- 5) The building should seek a minimal level of LEED certification or at least a 40% reduction in heating costs over the actual code requirement with an actual thermal load study included with the proposal..

[REDACTED]



November 27th, 2019

Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillors Burton, Collins, Froude, Hanlon, Hickman, Jamieson, Korab, Lane, and Stapleton
City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2

Re: Parish Lane Residences, 66-68 Queen's Road

Dear Mayor Breen, Deputy Mayor O'Leary, and Councillors Burton, Collins, Froude, Hanlon, Hickman, Jamieson, Korab, Lane, and Stapleton:

We are writing to express our concern with the proposed rezoning of 66-68 Queen's Road and the design of the Parish Lane Residences presented in the LUAR of 6 November 2019.

We would, first of all, like to clarify that the Newfoundland and Labrador Historic Trust supports infill development. Building density is essential to increasing the number of people living in, working in, and supporting our historic downtown. We would also like to commend the proponent for their intention to conserve the existing residence and historic masonry entrance to the Anglican Cathedral Parish Hall. So often proposals start from clean slates, i.e. demolition.

While generally supportive of infill and retention of surviving character-defining elements, we have several concerns with this particular proposal from a conservation perspective. Namely:

- Deconstructing the masonry entrance will likely result in significant loss of material and storing it until Phase 3, which may never be built, will add to both risk and cost. Logistically the plan for the historic entrance is unlikely to proceed as proposed.
- From a design perspective the masonry entrance is not integrated into the proposed building. Its door will be non-functional or enter into a parking garage, it is illustrated as distinct from the slope-roofed residences, and close to a third of the surviving façade will be displaced to allow access to a surface parking lot. Relegating historic fabric to mere decoration increases the likelihood that retention will be cut in the name of cost-savings. The proponent has missed an opportunity to make this the gateway to the project, instead moving the door to the west.
- The ground level of the Queen's Road façade, aside from the existing house, will be the blank exterior of a parking garage. Indeed if Phase 3 is not constructed Queen's Road and the National Historic District may get only parking at the street.

The Newfoundland and Labrador Historic Trust is dedicated to the preservation of the province's buildings and landscapes and their importance to communities.

- The proposed surface parking lot is detrimental to the historic character of downtown. Surface lots represent unusable open space, limit density, and encourage car use. They are often symbols of historic failures, popping up where buildings have been lost. Comprehensive new developments such as this must incorporate parking within the structure and should strive to minimize vehicular traffic in general.
- The height of the Phase 2 structure, which appears to top Harvey Road by more than five stories at its peak, obscures The Rooms from many angles and will likely have unstudied impacts on other views including those of and from the Basilica. A modest reduction in height would avoid the worst of these impacts.

Development need not be all or nothing and we encourage the proponent to revise their current design based on this and other feedback. With respect to the issues above we have three recommendations:

- 1) revisit the historic masonry entrance as an asset and focal point, securing it in situ and integrating it into the design of the Phase 3 structure,
- 2) reconfigure both structures to eliminate surface parking and bring usable residential or commercial space down to the ground floor of the Queen's Road façade, and
- 3) reduce the maximum height of the development by as little as one storey, as part of the above reconfiguration, to preserve views to and from some of our most valued institutions.

We hope you will see this decision as more than a “yes” or “no” and work with the proponent to enable densification of the site while better reflecting the wishes of the community.

Sincerely,

Board of Directors
Newfoundland and Labrador Historic Trust

The Newfoundland and Labrador Historic Trust is dedicated to the preservation of the province's buildings and landscapes and their importance to communities.

Karen Chafe

From: [REDACTED]
Sent: Friday, November 29, 2019 7:36 PM
To: CityClerk
Subject: 66-68 Queens Road public comments

Good Day

I was unavailable to attend the public meeting. I would like to express my concern over the possible destruction of a precious green space in our beloved downtown. We are all impacted by climate change. I know this council can and will do things better going forward so I ask you not to approve the destruction of the green space. There are several species of birds which inhabit that space permanently. It was a delight to spot a perfect tiny songbirds nest from the sidewalk. Nature can be a vital part of our downtown. If you wish to demolish the building and rebuild a similar size building please go ahead. Please do not crush the baby birds nests of our community.

You may use my public comment for any of your purposes. thank you!

Regards

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Friday, November 29, 2019 9:42 AM
To: Hope Jamieson
Cc: Danny Breen; Sheilagh O'Leary; Deanne Stapleton; Jamie Korab; Ian Froude; Wally Collins; Maggie Burton; Dave Lane; Sandy Hickman; Debbie Hanlon; CityClerk
Subject: Parish Lane developments

Dear Hope,

As you are our ward councillor, we are addressing this to you first, but are copying it to all members of the Council and to the City Clerk. There are more than several points that we want to make, which indicates how important this particular proposal is to the City and its residents.

It is obvious that the present Parish Hall is in bad shape and should be replaced. Its architectural appeal is in the attached house and the entrance arch, as recognized. We need to much more closely, however, look at what would best fit in the area as well as fulfill more of the needs of the residents of the City. We do not need more condos and large apartments, especially as the people who buy or rent them are not in need. With the gentrification of the downtown core (of which we have been a part), more and more of the mix of downtown residents is being forced out. That includes artists of all types, students, and older long-term residents. They are the people in need of new suitable residences, usually smaller and cheaper.

A new building could address different needs, as expressed at the meeting of Wednesday night at St Mary's Church. The arts: theatre, dance, a non-commercial gallery (as the replacement for the one at the LSPU Hall disappeared soon after its opening); a Parish Hall; low-cost housing for one or two people each (of which size there is little in the city) and possibly more. The footprint of this building could be greater than what is there now, with room at the back still allowing parking on the side as at present, and it could be three to four stories high. In appearance, at least its facade could more approach the original building destroyed in the fire. The attached house could remain, and the original entrance still reused as planned.

Mentioned at the meeting was unwelcome present use of the site. That would be found in the parking areas and at the back of the present building only (going into the sloped wooded area is too difficult for such use - drinking, drug use and sex), and could be alleviated with use of a sound building with more people around it, upgrading of its immediate surrounds, and more lighting.

The green space behind the building is on a steep slope. It is important to retain as is, therefore, for reducing possible flooding further down the hill. With increasingly stronger storms we need as much green space as possible to reduce their impact. This is not only green space, but it is untouched wild space. That makes it even more effective in absorbing excess water.

This alone should lead to retaining its present zoning. There are many cities that would love to have such wildness in its core. The few cities that we know of that have such a space guard it carefully. We think of Perth in Western Australia and Philadelphia in Pennsylvania. Whether or not it is used by many people is not an issue. Wildness is important in its own right, and includes diversity of growth that is never replicated in other green spaces. The fact that people do use it is an extra. One of us has explored parts of it, and always looks into it carefully any time walking along Harvey Road. What look to be young trees can be much older than appearance would indicate, with most Newfoundland trees having very narrow growth rings due to difficult growing conditions. There is also the enrichment of undergrowth, which completely disappears in other city green spaces. As already mentioned by others, there is rich bird life present,

but there would also be small mammal life and an uncountable amount of insect life, all valid and important in this ecosystem, especially so in such an urban environment.

To change the zoning of this space opens up the possibility of even more unsuitable "development" than presently planned. All of us who use the downtown core know that plans get changed or discarded, and once rezoned, it would be impossible to change it back. Besides, by that stage, the land would have been largely cleared, or altogether cleared.

But even with the present plans, apart from what we have written so far, it is far too high, and some of the apartments are far too large. We love living downtown, and resent the new buildings that take away the character of the city and cater to those with more money than most of us. The townhouses on the side of the original BIS building were put up a storey, without planning permission, so that their occupants could have the luxury of garages, which very few people in the downtown core have. So we lost an important sightline for the sake of a few people who could afford to disregard the practices of the residents around them. That is just one example. Now we are talking of reducing one of the few remaining sight lines. The City has a Plan, which over the years has been constantly changed at the whim of developers. We don't want that extra tax money from that source, and would rather pay more ourselves. We have what few cities in the world have, and we are throwing it away.

This time it is not just what we acknowledge as a remaining strength in the city that is planned on being diminished, but what has been acknowledged through City and National heritage listing. This area is part of a cultural, historical, religious, educational and visual/architectural district found nowhere else that we know of. Please protect it. One possible means of doing this is pursuing Heritage funding for at least part of what is needed to replace the present Parish Hall, which would be more likely found if a replacement building was closer in concept to the original building burnt down in the sixties. It doesn't have to be the same, but needs to be more sympathetic. The uses to which the building is put would also influence possible funding, therefore not more condominiums and large apartments.

We sincerely hope that the Council gives grave consideration to the needs and wishes of the residents of this area of the City rather than to the developer.

Yours sincerely,

[Redacted signature]

[Redacted signature]

[Redacted signature]

Karen Chafe

From: [REDACTED]
Sent: Wednesday, November 27, 2019 5:16 PM
To: CityClerk
Subject: Proposed re-zoning of 66-68 Queen's Road (Cathedral Parish Hall)

Greetings.

I am writing to express my UNEQUIVOCAL OPPOSITION to the proposed re-zoning and (eventual) commercial development of the naturalized green space on Queen's Road. I was born and raised in St. John's and have been a downtown resident for over 25 years. St. John's does not need another condo development. Such a development will bring very little of value to the city and its residents, while causing damage to the ecological, social, cultural and economic life of our city.

The City of St. John's has just declared a climate change emergency. Allowing a developer to cut down trees, destroy an ecosystem that is functioning just fine on its own, and potentially destroying more than can be replaced with landscaping flies in the face of this declaration.

The space is home to crows, sparrows, jays, finches, as well as insects, small mammals, and a multitude of trees, shrubs and flowers. These would all be displaced or killed by the destruction of their habitat; their disappearance would have a strong negative effect on the humans who live in both the local area and the downtown at large. The importance of green growing things and wildlife in counteracting the stresses of urban life is well known - and this includes not only sculpted and organized park lands, but also wilderness areas.

Culturally, Newfoundlanders' connection to wild areas and the land around them, for sustenance, entertainment, and inspiration in art, is an important part of how we view ourselves as a people. We sell ourselves in tourism advertisements as a place of wild woods, unexpected pleasures, hidden treasures both out in the wilderness AND in our towns and outports. Destroying one of these hidden treasures for something so tedious as yet another condo development is both embarrassing and foolish. On top of this, allowing a developer to "partially demolish" a registered designated Heritage Building is both regressive and short-sighted. Again, how does destroying our built heritage support the ideals we promote through tourism? Our cultural heritage - the natural landscapes, the intangibles such as stories and songs, and the built heritage so unique to our place are what appeal to our visitors. So why allow them to be destroyed?

Economically, there are already a number of condo developments in the downtown area, which do not appear to be filled to capacity. There are also a number of empty buildings slowly falling into disrepair. Allowing developers to continue to build more of these buildings, which benefit very few of the city's residents, and destroying a unique area within our city, is regressive and short-sighted. Why not seek alternative means to obtain income from that area, if that is the city's interest in allowing re-zoning? Finding ways to use buildings already in the downtown for the benefit of more citizens, and keeping natural treasures and historic sites in the area - and promoting them! - will draw more people to the downtown, which will encourage commerce, tourism, and citizen retention.

Please, please carefully consider - the cultural, social, ecological, and economic values of our downtown is worth far more to us as a city, as a people, than the short-term commercial value of another condo development.

Sincerely,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Wednesday, November 27, 2019 3:35 PM
To: CityClerk
Subject: Hello-Queens Road green space-Please do not allow development

Hello,

I am a citizen of St. John's writing to express my dismay at the prospect of a development in the last natural green space of St. John's.

Since some of the building that is said to be torn down to make the new development is a heritage designation, how is that allowed? Also, didn't the city of St. John's recently come out and say they were committed to fighting climate change and helping the environment? Surely, keeping our last natural green space as it is would help support that initiative.

I am hoping to attend the meeting tonight on Craigmillier Avenue, but I may have to work.

Please, please, please let's not allow this to happen,

[REDACTED]

December 5, 2019

City Clerk,
City of St John's
Newfoundland, Canada

Re: Proposed Parish Lane Development located at 68-70 Queens Road, St. John's Heritage Area 1.

The proposed 40 residential unit development is described as comprising two contemporary buildings ranging in height from 4 to 10 storeys ; covered residential , and above ground visitors parking spaces with an estimated total of 80 parking spaces, which is in excess of City requirements. In addition, the development plan includes walkways; two viewing and sitting areas, one off Harvey's Road and the other off Queen's Road; large cement planters, modern street lights, and floating metal steps extending from Harvey's Road to Queen's Road, with various forms of screens and greenery as buffers to separate the site at the rear of Garrison Hill private homes and the John Howard Society main building and adjacent 10 unit rental apartment house. .

The proposed development appears to be incongruent in both scale and of the Heritage 1 area historic structures and streetscapes.. This gives rise to ramifications and queries regarding its appearance ,its functionality, the timeliness of construction, and the impact it will have on neighboring properties in addition to tourists/visitors to the Province inasmuch as this particular section of the City contributes significantly to the Province's tourism.

It is apparent that the proposed Parish Hall site posed many challenges in the design and location..

*In the Preliminary Plan, the Developer described the proposed site as follows: “**Ecclesiastical District**” ,”in the heart of the downtown, “in the institutional core which stretches from the Court House to the Rooms and the Basilica”; the “**central downtown area**”; and the City's “**inner- core**” as it relates to housing.*

Master List of Heritage Buildings reads:

Statement of Significance:

The Ecclesiastical District is large, linear shaped parcel of land located in the center of St. John's in one of the oldest sections of the City. This district includes churches, convents, monasteries, schools, fraternal meeting houses and cemeteries and evokes a visual panorama of imposing masonry building of varying architectural styles....The natural evolution of the area is evident through

its architecture, mature green space and newer buildings included within the district boundaries have been designed to be sympathetic to the styles of the original buildings. The designation is purely commemorative, and includes all buildings, lands, landscape features, structures that remain within its boundaries.

The Ecclesiastical district is located within the larger Heritage 1 area (“primary heritage area”) which extends beyond the parameters of Parish Lane, the Rooms, and the Basilica. *Adjacent to the proposed site is the intersection at Harvey Road, Bonaventure Avenue, Garrison Hill, and Military Road. It is the nucleus of the primary heritage area . It provides direct expedient access to other parts of the historic sites. This section of the primary heritage area hosts hundreds of visitors annually travelling from abroad on cruise ships, visitors from North*

America, and visitors from elsewhere in the Province travelling to the City during the year for vacations and holidays to attend sporting events, conference, etc. Children arrive by bus on field trips. They visit the Rooms, theatres and beyond to the , St. John’s City Hall, Mile One Stadium, Water street, the Convention Centre, George Street and hotels. .

This historic neighborhood, is a unique, balanced and socially connected community with varied amenities.. *Within its parameters, there are private homes , condominiums;, non- profit organizations providing affordable housing, supportive services for youth and individuals struggling with health issues; schools, churches; easy access to transportation to community centres for the elderly ,and new Canadians; chain grocery stores and small businesses; theatres; a large park which provides summer and winter activities for children and people of all age groups; professional offices (lawyers, medical/mental health and addiction programs, clinics and pharmacies); the courthouse, and the central City Fire Department and Police Station .*

Page 2 – Proposed Parish Lane Development

The primary one heritage area does not identify with the more densely populated, commercial/industrial “center of downtown”. *It is the section of the City that preserves the heritage character of the buildings, streetscapes with commemorative statues, and natural green spaces, all of which Canadians, Newfoundlanders, and tourists value, and expect to see when they arrive . It is representative of a society built by people who stood fast and sacrificed much for what they believed in as exemplified by the different religious denominations, the early war memorial, commemorative statues, and the government buildings beyond the Ecclesiastical district .*

Over the years I have had the occasion to speak directly to many tourists who have commented on how beautiful the City is. Most often they describe not one particular structure but the ambience as they make their way up Garrison Hill to the Harvey Road/Military Road intersection and onward to the Rooms , Basilica, Bannerman Park, the Colonial Building, the Lieutenant Governor's House, St. Thomas' Church, around the corner to the Commissariat House on Kings Bridge Road and down towards the harbour to see the "jelly bean" row houses".

Both the scale and scope of the proposed development come into question as to how they relate to the primary heritage area . Not all tourists from elsewhere or visitors from within the Province appear to readily recognize the significance of the architectural design of the Rooms as being a part of Newfoundland's history. Therefore the scale and scope of the proposed building development would instead appear massive and would mask the oldest and most significant of the surrounding primary heritage area structures and streetscapes to include the natural greenspace on the proposed site..

Typically, neighborhood heritage conservation district plans use a conservation gradient according to general standards and guidelines to assist in the protection and conservation of the unique heritage attributes and character of the civic centre neighbourhoods. For example: Primary 1- preservation, rehabilitation, and restoration standards; Primary 2- general standards; and Primary 3, general guidelines. Discretionary policies are also applied..

St. John's new and existing structures within the primary heritage area have not only been regulated by the City but also encouraged through funding of renovation projects, to design facades and new building structures in order to maintain heritage architectural elements and landscaping features. Developers, small business and home owners, have not only complied but have gone through much effort and expense, to comply with standards and guidelines for existing and newly built structures in the primary heritage area. . The more recent examples are the John Howard 10-unit housing extension on Garrison Hill; the Stella Burry residence on Rawlins Cross, and several buildings renovated and newly built by Nolan and Hall Nolan on Garrison Hill, Queens Road, and Bonaventure Avenue (see attached photos).

The following ramifications raise concerns inasmuch as the property is reported by the Developer to include condo units, transient rental units, in addition to commercially owned businesses, and onsite public access, all of which will exponentially increase pedestrian and vehicular traffic in the immediate area, and prompt questions regarding maintenance, privacy, security and liability.

*The Preliminary Plan, indicates "**Key Objectives**" to include : "**views from the Rooms and Harvey Road; and massing and imagery in Heritage 1 area**". The*

Developer indicated these issues were met by massing and reconfiguring the roofs of the buildings to protect the views from the Rooms. The view from Harvey's Road however, would be far more limited to the proposed onsite viewing areas near Harvey Road.

*The Developer proposes **Public access of walkways and onsite floating steel steps** : In addition to the Parish Lane residents, and tourists, there would be increased public pedestrian usage: City residents walk to and from work on Church Hill and beyond, and sometimes in the early morning hours.*

How will the Developer address issues regarding privacy and security of neighboring property? Will there be an onsite security person(s) and/or computerized visual security systems ? Who will shovel snow and debris from the walkways , floating steps and viewing areas? Will there be an onsite maintenance person(s).

*The Developer concluded in the Preliminary Plans that the “ **Parish Lane development would be a positive contribution to the urban fabricResidential use presents a change from the existing, and is reflective of the changing nature of the downtown. It is in keeping with the (City's) objective of increasing inner core housing.***

Adjacent to the proposed development on the corner of Garrison Hill and Queens Road is the newly built 10- unit John Howard housing structure. A concern is that the proposed residential development will more densely populate that particular site to the point it will impact the existing community and possibly strain the City's ability to provide adequate services. In addition , noteworthy is the fact that there are

Page 3 – Proposed Parish Lane Development

currently vacant condominiums and older two and three storey residential buildings for sale in the primary heritage and downtown area of the City..

The scope of the Parish Lane Development to include 80 parking spaces, for residents and visitors, (an amount which is in excess of standard requirements) will significantly increase the traffic flow on the surrounding intersection at Garrison Hill and in particular at Harvey Road where the proposed “Drop off ‘area will be situate. Traffic currently becomes congested at this intersection and introducing more would pose risks for safe passage of emergency vehicles (Fire Department, hospital, RNC), and public transportation (metrobuses, chartered tour buses). and vehicles driving cross- town to work in the down area, and to events on Water Street.

Increased vehicular traffic also introduces more noise and pollutants via vehicular emissions. Toxins of this sort not only affect people, but heritage structures as well and

risk jeopardizing the community ecosystem. Noteworthy is the fact that there are other large parking lots in close proximity to the site, on the Basilica grounds; and on Longs Hill at the west side of the site, adjacent to the St. Andrews Presbyterian Church.

In the Preliminary Plan, the topic of landscaping and commitment to protecting trees and neighboring property are repeatedly indicated:

Key Issues: *protection of trees and neighbouring properties;*

Main Concept Components: *tree and property protection; landscaping, trees and property as far west as possible, and destruction of trees.*

Landscape Key concepts: *Protection of existing trees;*

Protection of neighbouring property and trees: *Buffering includes existing and new trees, privacy screens, and fencing; an inventory of 4 inch trees and larger has been prepared. Trees directly affected by the work will be protected.*

City Council, reported at a recent Council meeting comments regarding trees as being vital to the ecosystem, and more so in urban areas, where the City has planted a thousand trees within the last decade or so. . The rear of the proposed site on Harvey Road is zoned "Institutional Open Space. It had, however, been previously designated as "green space" in 1955. Fortunately, it is the only natural forest left in the City. The forest has trees of different species. Some are hundred year old veteran trees, and others are younger. Veteran trees with large canopies require adequate light and a sufficient water source for their roots, which could extend meters beyond the trunk of the tree. To date, they have survived and are part of the historic landscaping in the primary heritage area. These trees are not only aesthetically appreciated but are also an environmental asset.

Significant concerns are that the proposed building structures would not only obscure sunlight from these trees but also neighbors' backyards on Garrison Hill. In addition, there are concerns surrounding the loss of trees damaged and unintentionally destroyed during a lengthy construction project owing to revisions to the initially estimated measurements; the use of industrial equipment, building materials, and possible runoff of toxic materials, all of which could affect existing trees and neighboring property..

In addition, and most importantly, there are no timelines indicated for the construction phases and completion of the proposed development. Again, these concerns raise questions regarding noise, privacy and security to include rodent control . Construction activity of this magnitude would no doubt lead to rodent infestation in neighboring homes and property. Since the 1992 cod moratorium, this City and Province has acquired over the years an annual tourism revenue of over a billion dollars, through maintaining primary heritage infrastructure, and promotion of tourism activities.

Developers and realtors recognize the historic assets of this City (see attached photos - newspaper clipping).

The proposed Parish Lane development is located in the St. John's primary urban historic area which represents Newfoundland's history and ideology. ` It is perceived by community members and others, that the City of St. John's is the custodian of these historic sites, not just for the current generation but to be a focus of pride and inspiration for future generations Hopefully, revisions to the proposed project will be implemented to reduce the scale and scope of the project and to modify the design so as to be more congruent with the Heritage 1 Area historic structures and streetscapes and to include the existing natural greenspace at the rear of the property..

Very truly yours,

Elaine Henley

From: [REDACTED]
Sent: Monday, January 27, 2020 12:03 PM
To: CityClerk; Sheilagh O'Leary; Hope Jamieson
Subject: Cathedral Parish Hall Project

Dear Sir/Madam;

I write to protest the plans for the above property. I attended the presentation in November and I was dismayed by Pratt's design. It stood out like a sore thumb in an area that has religious and historic significance. May I suggest keeping the footprint of the Parish Hall, and keeping the facade, but gut and rebuild the inside of the building so that they could have more housing? The tax base for the city would be enhanced if this concept was applied to other historic houses/buildings. This is done in Europe and I know in Manhattan, NY it is mandatory to keep the historic features of old buildings and rebuild the facade to the original design. You can then build a modern interior.

In addition, possibly they could hire a landscape architect to assist with maintaining the trees and shrubs so we can keep and enhance the green space.

Thank you for considering this matter.

Kind regards,

[REDACTED]

Re: Cathedral Parish Hall Site Re-zoning Proposal

February 10, 2020

Dear Mayor Breen, Deputy Mayor O’Leary, Councillors and City Clerk,

I am writing to raise my objections to the proposal for the re-zoning of the rear of the Cathedral Parish Hall site from “Open Space” to “Commercial Mixed”.

But, first, let me express my support for the re-zoning of the front section of the site that is currently zoned “institutional”. Construction of 4-storey residential building and rehabilitation of the brick house on the site’s westward corner is proposed for this area. This development would be in keeping with the City’s current 2003 and draft 2019 Municipal Plans. It retains the design texture and height allowances of the Queen’s Road streetscape, and is compatible with the established precedent of the BIS building in the adjacent block.

With regards to the proposed 10 storey tower block on the rear of the property, the proposed height for the building is entirely out of keeping with its location within the Heritage Area and the City’s 2003 Municipal Plan commitment to “ensure that... new development (is) compatible with adjoining buildings in terms of ... scale (and) height..”

There are many reasons – each sufficient in its own right – to deny the request for re-zoning.

1. The view of the City from The Rooms has become iconic. It attracts visitors to the City and delights residents during each visit to The Rooms.

The recent reduction in the height of the tower proposed by the “Parish Lane Residences” developer is simply a token gesture. It now ensures that views of the Anglican Cathedral, the Narrows and Signal Hill are retained. However, ironically, it also emphasizes the presence of Atlantic Place and other outsized high-rise intrusions into the City’s Heritage area.

Most significantly, the proposed Parish Lane tower blocks the foreground views of the colourful residential housing – Garrison & Church Hills most notably - and pushes the view of Gower Street to a distant peek over the height of the tower.

Given the significant and on-going public investment that has been made in establishing The Rooms as a signature location for the province and in tourism advertising featuring the jellybean houses of the City’s Heritage area, it is insupportable that these should be blocked from view. Why throw away millions of taxpayer dollars in this way?

2. The experience of the proposed development from street level is equally objectionable.

There is no other development on the harbour side of Harvey Rd. that exceeds a maximum of 3 storeys in height. For pedestrians and people travelling by car alike, the proposed “Parish Lane Residences” would be a looming presence – entirely out of sync with the scale and height vision of the Municipal Plan.

Furthermore, the tower would block one of the few remaining views to the harbour from the level of Harvey Road.

One of the distinctive benefits of the City's Heritage area is its walk-ability – again both for residents and for tourists visiting from away. The proposed development would significantly diminish the pleasure of walking in this epicentre of tourism attractions between the core Ecclesiastical sites – the Cathedral, the Kirk and the Basilica – and The Rooms.

3. The Cathedral Parish Hall site falls within the Ecclesiastical Precinct designated by Canada's Historic Sites and Monuments Board. Continued protection for this area is proposed by the draft Envision Municipal Plan and is in keeping with the existing 2003 Municipal Plan. The City is truly blessed with such an extraordinary density of historic churches and related infrastructure. As the City moves forward to enhance tourism in the downtown Heritage area, the potential of the nationally significant selling proposition presented by the Ecclesiastical Precinct deserves careful attention. I urge Council not to take any action that could endanger the existing heritage designation or threaten future development of the heritage tourism potential of the area.
4. The City is to be congratulated on its recent acknowledgement that we are faced with a Climate Change Emergency. The future of the "open space" at the rear of the site must be considered in light of this commitment to mitigation of negative environmental impacts as a strategic priority for the City. Given this, I urge Council to deny any re-zoning request that seeks development of this uniquely wild area. Furthermore, I ask Council to seek out opportunities for collaboration with the not-for-profit sector that might spotlight the environmental and human benefits of this beautifully treed area.

I urge you to deny the request for rezoning of the "Open Space" component of the Cathedral Parish Hall Site. Your decision otherwise would be an irreversible blight on the future of our precious Heritage area and the City's commitment to Climate Change action.

Sincerely

[REDACTED]

[REDACTED]

c.c. Minister, Tourism, Culture, Industry and Innovation, Hon. Bernard Davis,
MHA, St. John's East-Quidi Vidi, Alison Coffin
The Rooms Chairperson, Margaret Allan
The Rooms CEO, Anne Chafe

Karen Chafe

From: Ken O'Brien
Sent: Friday, May 8, 2020 3:22 PM
To: CityClerk; CouncilGroup
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Lindsay Lyghtle Brushett; Planning
Subject: Letter regarding the Cathedral Parish Hall, 68 Queen's Road, and potential World Heritage Site status

To members of Council:

Before the ideas contained in this email get much circulation, I want to let members of Council know that some of them are mistaken.

The email states that the Cathedral Parish Hall is a National Historic Site. That is wrong. I, too, have been in touch with Rebecca Kennedy, Acting Manager of International and Intergovernmental Affairs with Parks Canada in Gatineau, Quebec. (I met her over a decade ago when she worked in Halifax with the Nova Scotia Historic Places Initiative.) She consulted her colleagues, and I have it in writing that the Cathedral Parish Hall, while it falls within the St. John's Ecclesiastical District National Historic Site of Canada, is not in itself a National Historic Site. That is definitive.

The Cathedral of St. John the Baptist, the Basilica of St. John the Baptist, and other buildings in the district are national historic sites, but not this building. This building was a gorgeous gem with a steeply sloped roof and a tall tower with spire that was damaged by fire in the 1960s and then cut down to what is left today. Most of its heritage value is gone.

Regarding the pursuit of World Heritage Site status for the Ecclesiastical District, this is a worthy goal and one that will take years, if not decades, to accomplish. The City will have a role to play. However, saving the Cathedral Parish Hall or demolishing it will have little or no impact on the outcome of that pursuit. And the letter below from Parks Canada doesn't say anything different from that.

For Council's information.

Ken

Ken O'Brien, MCIP
Chief Municipal Planner
City of St. John's – Planning, Engineering and Regulatory Services
John J. Murphy Building (City Hall Annex), 4th floor (but now working from home)
Mail: PO Box 908, St. John's NL Canada A1C 5M2
Phone 709-576-6121 (rings to my home) Email kobrien@stjohns.ca www.stjohns.ca

From: CityClerk <cityclerk@stjohns.ca>
Sent: Friday, May 8, 2020 2:57 PM
To: [REDACTED]; CityClerk <cityclerk@stjohns.ca>
Cc: CouncilGroup <councilgroup@stjohns.ca>; Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Dave Wadden <dwadden@stjohns.ca>; Jason Sinyard

<jsinyard@stjohns.ca>; Karen Chafe <kchafe@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>

Subject: RE: [EXT] Fwd: Letter from Parks Canada re: Requirements to qualify for World Heritage Site status; need for jurisdiction (the City) to "demonstrate high standards of protection and management" of potential World Heritage Sites.

Good Afternoon [REDACTED]

As discussed, I have copied Council on this email to ensure they receive a copy of your submission directly.

Further, this submission and all others will be presented to Council for consideration prior to a final decision being reached on this application and become part of the public record.

Elaine

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]

Sent: Friday, May 8, 2020 2:45 PM

To: CityClerk <cityclerk@stjohns.ca>

Subject: [EXT] Fwd: Letter from Parks Canada re: Requirements to qualify for World Heritage Site status; need for jurisdiction (the City) to "demonstrate high standards of protection and management" of potential World Heritage Sites.

Ms. Henley,

Attached please find a letter which I sent (or which I thought my computer had sent) on 27 March 2020. I re-send it today to ensure that it might be considered as part of documentation considered by Council when the Parish Lane Development comes before Council for consideration.

Thank you,

[REDACTED]

Begin forwarded message:

From: [REDACTED]

Subject: Letter from Parks Canada re: Requirements to qualify for World Heritage Site status; need for jurisdiction (the City) to "demonstrate high standards of protection and management" of potential World Heritage Sites.

Date: March 27, 2020 at 5:22:38 PM NDT

To: Danny Breen <dbreen@stjohns.ca>, Sheilagh O'Leary <SOLeary@stjohns.ca>, Maggie Burton <mburton@stjohns.ca>, Dave Lane <davelane@gmail.com>, Jamie Korab <jkorab@stjohns.ca>, Hope Jamieson <hjamieson@stjohns.ca>, Sandy Hickman <shickman@stjohns.ca>, Debbie Hanlon <dhanlon@stjohns.ca>, dstapleton@stjohns.ca, Ian Froude <ifroude@stjohns.ca>, Wally Collins <wcollins@stjohns.ca>, CityClerk <cityclerk@stjohns.ca>

Your Worship and Members of Council,

Further to my recent comments to Mayor Breen voicing concern over the impact that the demolition of the Anglican Parish Hall in St. John's, a National Historic Site of Canada, will have on the Ecclesiastical District National Historic District, and our plan that it become a World Heritage Site, I have this afternoon just received this e-mail from Ms. Rebecca Kennedy, the Acting Manager of Intergovernmental Relations for Parks Canada. For your convenience I have attached it. I wrote her asking if demolition of the Anglican Parish Hall, a National Historic Site of Canada within the Ecclesiastical Precinct of St. John's National Historic District, and its replacement with a new structure, would impact negatively on our ability to preserve the heritage values of the district and eventually get World Heritage Status for the district.

In short, it will.

In paragraph three of Ms. Kennedy's letter (below) she says: "planning decisions that adhere to heritage planning guidance under your jurisdiction" (that would be the City of St. John's, and the Province) "and that are sympathetic to heritage value would also likely be beneficial in seeking any sort of future heritage designation." World Heritage Site Status is exactly that, a heritage designation, the highest form of international heritage designation. Ms. Kennedy continues: "It is also important to note that inscription on the World Heritage List does not confer new protective measures or guidelines on a place. These must be established before the property is nominated. The nomination dossier for the property must demonstrate high standards of protection and management under the managing jurisdiction, and must clearly protect the heritage values for which the property is proposed as a World Heritage site."

In other words, the City, and the Province - the jurisdiction (not the owners, or developers), in the view of Parks Canada, must ENSURE that the properties have been protected and that the heritage values are PROTECTED if we have ANY CHANCE of ever getting World Heritage Status. And not just protected, but given HIGH standards of protection and management. The City allowing the demolition of National Historic Sites and potential elements of a World Heritage Site or District is NOT a "high standard of protection."

As you know, World Heritage Status is highly coveted internationally and places the heritage resources and reputation of a country, province, or city very clearly in the international spotlight. It is an exceptional standard to meet, and to aspire to, and it confers outstanding benefits on the heritage, tourism, hospitality, food, beverage, and service sectors of the economies of the communities which possess these World Heritage Sites. We are convinced and our group has had first-class advice (from individuals including a former Canadian member and chair of the UNESCO inscription committee) that our Ecclesiastical District has all the right characteristics to meet these standards.

Therefore, as a first step, I ask you and Council to act accordingly and protect the Anglican Parish Hall by rejecting any application to develop the multi-storey condo tower on the site of the Anglican Parish Hall. It might be a piece of garbage in your view, but, the Anglican Parish Hall is in fact a National Historic Site of Canada within the Ecclesiastical District, and, according to this best advice before us now from Parks Canada, the City of St. Johns and the Province must protect it to a high standard" our community has any hope of obtaining World Heritage Site Status.

As a second step, I am able to inform you that a number of heritage specialists including myself, [REDACTED] have met as a steering committee, and we are working towards the creation and development of a World Heritage Site Management plan (which is required by UNESCO as a prerequisite for designation) in partnership with

representatives of the downtown churches. I have already met with representatives of the Kirk (St. Andrew's Presbyterian Church) and Gower Street United Church, and next will be representatives of the Anglican Cathedral. In due course, once this COVID-19 crisis has passed, we will be seeking to bring the churches, the City and the Province together to pursue this multi-year process and goal. We need and look forward to your whole-hearted support of this important goal.

Ms. Kennedy's letter follows.

Sincerely yours,

A large black rectangular redaction box covering the signature and name of the sender.

From: Rebecca Kennedy(PC) 3:37pm Friday 27 March 2020

To: 

Dear ,

Thank you for getting in touch regarding your interest in World Heritage sites and the process by which places are added to the UNESCO World Heritage List. I know that area of St. John's well and agree with you that it is a beautiful area, within a beautiful city.

As I believe you are aware, a public process was launched in August 2016 inviting Canadians to nominate the country's most exceptional places to Canada's Tentative List. A Ministerial Advisory Committee of Canadian experts in the field of natural and cultural heritage was tasked with reviewing all applications, and recommending to the Minister which sites should be added to Canada's Tentative List. The Committee recommended eight additions to the List, which were announced in December, 2017, and Canada's Tentative List now is now comprised of twelve sites. Under the World Heritage system, each country can submit only one nomination per year. For this reason, and in consideration of the time required to develop each nomination, a new process to identify candidate sites for Canada's Tentative List is not anticipated for the near future.

Because that process will not be established for some years to come and may differ from previous approaches, it is difficult to advise specifically on what would be required in a future submission. However, planning decisions that adhere to heritage planning guidance under your jurisdiction and that are sympathetic to heritage value would also likely be beneficial in seeking any sort of future heritage designation. It is also important to note that inscription on the World Heritage List does not confer new protective measures or guidelines on a place. These must be established before the property is nominated. The nomination dossier for the property must demonstrate high standards of protection and management under the managing jurisdiction, and must clearly protect the heritage values for which the property is proposed as a World Heritage site.

World Heritage nominations drawn from the Tentative List then take many years and significant resources to develop, which is something for your community to consider. There is also a section devoted to Canada's World Heritage on the Parks Canada website with details about the Tentative List process that may be of interest: <https://www.pc.gc.ca/en/culture/spm-whs>.

I hope this information is useful to you, and that you are keeping well during this challenging period.

Best wishes,
Rebecca Kennedy

Rebecca Kennedy
A/Manager / gestionnaire, p.i.
International and Intergovernmental Affairs / Affaires Internationales et Intergouvernementales
Indigenous Affairs and Cultural Heritage Directorate /
Direction générale des affaires autochtones et du patrimoine culturel
Parks Canada / Parcs Canada
30 rue Victoria, étage/floor 3, #15 (PC-03-X), Gatineau, QC J8X 0B3
tel: (819) 420-9155
rebecca.kennedy@canada.ca

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: Elaine Henley
Sent: Monday, May 4, 2020 11:40 AM
To: Karen Chafe
Subject: FW: Queen's Road Condo Development

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Monday, May 4, 2020 11:37 AM
To: CouncilGroup <councilgroup@stjohns.ca>
Subject: Queen's Road Condo Development

St. John's City Council

May 4, 2020

185 Gower St.
St. John's NL A1C 1R1

Dear Council,

I am writing to share my views about the proposed condo development on Queen's Road / Garrison Hill. The Ecclesiastical District National Historic Site is one of the most special neighbourhoods in St. John's, the most special one in my opinion. I and many in this neighbourhood feel that putting any kind of condo development in the greenspace behind Garrison Hill will compromise this uniqueness, and harm chances at it becoming a Unesco World Heritage Site. We *all* support a tasteful redevelopment or renovation of the dilapidated Parish Hall, but not developing the greenspace behind it. I have no doubt that the architectural firm employed to design the project has done the best possible job for that site, but the fact will remain that the site itself is inappropriate for development.

Literally 100m away there is a huge, empty crater, namely the old Holloway School site, which is currently an unsightly parking lot. It seems so obviously the better site for any new development in the area that I can't understand why it, and not the proposed site, was chosen. From a planning perspective, surely this empty site of a previous building would be better suited for any new development in this area, not an established greenspace full of trees (which also directly contravenes the city's declaration of a Climate Emergency - was that just lip service?). Residents in the neighbourhood could then be consulted and be part of the planning process - something which never happened for the current development. Perhaps there are regulations or other issues standing in the way of the Holloway School site – either way, these could be dealt with and overcome with time and action on Council's part I'm sure. It could be a community-building process that could bring people together, whereas the current project being imposed on us threatens to pull us apart.

The opposition to this project at the public meeting I attended at St. Mary's church was overwhelming and passionate. The past 40 years have seen development after development go through in St. John's despite public opposition: the harbour fence, Memorial Dominion, Atlantic Place, the Fortis, TD and Scotia buildings have all marred the heritage and liveability of our unique, historic city. As councillors, you have a chance to change that course, and I sincerely hope that, this time, you listen to our voices and stop this project. There are much better, exciting options that beg to be explored. The prospect of a Unesco World Heritage Site in our city would be a huge boon and is not one to be marred by this unsuitable development.

Thank you very much for taking my feedback, and I look forward to your response.

Yours sincerely,



Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

From: [Shanna Fitzgerald](#)
To: [Shanna Fitzgerald](#)
Subject: FW: (EXT) Re-submission of Petition and Public Comments against 66-68 Queen's Road zoning change application
Date: Friday, January 22, 2021 10:22:55 AM
Attachments: [Petition public comments to Save the Last naturalized Green Space in St. John's- 21Jan2021.pdf](#)
[Petition signatures to Save the Last Naturalized Green Space in Downtown St. John's -as of 21Jan2021.pdf](#)

From: Elaine Henley <ehenley@stjohns.ca>
Sent: Thursday, January 21, 2021 5:08 PM
To: [REDACTED]
Cc: [REDACTED] CouncilGroup <councilgroup@stjohns.ca>; Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Dave Wadden <dwadden@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Karen Chafe <kchafe@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>
Subject: FW: (EXT) Re-submission of Petition and Public Comments against 66-68 Queen's Road zoning change application

Good Afternoon:

Thank you for the updated petition and public comments re the above and will replace the previous submission.

As previously noted, all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Thursday, January 21, 2021 4:40 PM
To: CityClerk <cityclerk@stjohns.ca>; Shawn Skinner <sskinner@stjohns.ca>
Cc: [REDACTED] CouncilGroup <councilgroup@stjohns.ca>
Subject: (EXT) Re-submission of Petition and Public Comments against 66-68 Queen's Road zoning change application

Good afternoon Elaine,

Please find attached copies of a petition entitled **Save the Last Naturalized Green Space in Downtown St. John's**, that we are re-submitting to be presented to Council. The previous version of this was submitted to yourself on 21 November, 2019.

This petition, consisting of both physical and online components, currently has **4,637 signatures** demonstrating **resounding public objecting to the proposed zoning change** from Open Space of the land behind Parish Hall at 66-68 Queen Road, which would allow a 10 story building to be placed in the last naturalized green spaces in St. John's.

Also attached, please find for Council's attention are **209** brief public comments that we collected while sharing the petition. These are from a cross section of the people who signed the petition and effectively show the outrage the public feels for this proposal.

If you would prefer a hard copy of either document, I would be happy to drop it by your office at your convenience.

If you have any questions, please give me a call at [REDACTED]

Best regards,

[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

21 January, 2021

Attn: St. John's City Council and St. John's City Clerk

The following document is being submitted to be presented to City Council and is to be part of the Council information package regarding the proposed zoning changes to 66-68 Queen's Road.

Greetings,

Please find below a compilation of brief public comments (209) collected from people who signed the petition **Save the Last Naturalized Green Space in Downtown St. John's**. These comments voice why a significant portion of the public objects to the re-zoning proposal of the piece of land behind 66-68 Queen's Road from "Open Space", to allow a 10 story building development.

Respondents to the petition were informed that any comments they recorded would be submitted on their behalf to St. John's City Council.

The petition has been submitted to the St. John's City Clerk for presentation to City Council.

Sincerely,



Matthew Graham

Comments

Name	Location	Date	Comment
Tiffany Smith	Torbay, Canada	2019-07-25	"I'm signing because open space / nature space is more important than the pending developments"
Jill Sterner	St. John's, Canada	2019-07-25	"We need to keep as much green space downtown as possible!"
Deanne Elms	St. John's, Canada	2019-07-25	"This is a historical district - how can this even be proposed. This is a city that should conserve the green spaces we have. Green space has many known factual benefits for people and communities. We need to stop moving backwards on these issues."
Stacy Nugent	Fort McMurray, Canada	2019-07-25	"There are a lot other places that could be developed besides this space."
Gillian Marx	St. John's, Canada	2019-07-25	"I believe there are lots of condos being built and there are other places where they can add more. I would like to see a plan for the natural space. develop it to be enjoyed by all."
Annemarie Nagle	St. John's, Canada	2019-07-25	"This space needs to be preserved at all costs"
Erin Power	Bonavista, Canada	2019-07-25	"Green space matters so much to a city!!!!!! Please leave some alone!"
barbara houston	Bonavista, Canada	2019-07-26	"trees, songbirds and other small wildlife are part of the richness of St John's"
Dana Pike	St. John's, Canada	2019-07-26	"We're facing a climate crisis; conserving mature trees and other green spaces (as well as cultivating new green spaces) is crucial if we are to mitigate the damage humans have already inflicted. It's basic stuff - we need the oxygen provided by trees to breathe. More overpriced Condos will not help the local community or the world."
David Malone	Mount Pearl, Canada	2019-07-26	"Animals in St. John's need this area not to be deforested and cities need greenery around to prevent depression and maintain luster. Noone likes concrete jungles."
Julie Kelly	St. John's, Canada	2019-07-26	"There are plenty more spaces in the city that can be developed without destroying this downtown spot. We should be focusing on creating MORE green spaces in the city, not getting rid of the few we have."
Cullam Bruce-Lockhart	St. John's, Canada	2019-07-26	"Green space massively matters to quality of life in a city. Leveling it to put a 10 story condo right on top of our famous downtown skyline is a terrible idea."
katherine neil	st.john's, Canada	2019-07-26	"I'm signing because natural green space is vital to the wellbeing of citizens. Green spaces are known to reduce stress when living in cities."
Jillian Rowe	Paradise, Canada	2019-07-27	"Who buys all these freakon condos anyway"
Kelly Lance	Canada	2019-07-27	"Love it there. Know families who enjoy it."

Name	Location	Date	Comment
Terri-Lynn Rimmer	St. John's, Canada	2019-07-28	"There are so many condos downtown already. Buy one of those?"
Eric Richard	Torbay, Canada	2019-07-28	"Urban green areas have been proven to be a vital resource in carbon capture and fighting climate change. We need this exponentially more than we need commercial properties."
Kathleen Robins	Napier, New Zealand	2019-07-28	"Heritage is important. Green spaces in cities are crucial."
Linda Fitzpatrick	St. John's NL, Canada	2019-07-28	"Once it is gone, it is gone forever and that's just wrong in and of itself!"
Dee Riggs	Torbay, Canada	2019-07-30	"I'm signing because St. John's needs to retain and preserve every blade of grass it can in the city centre. And every tree. And how is this even on the table. 臘💎♀️#"
Judith LeMoine	St. John's, Canada	2019-07-30	"I just bought a house in this area. All cities need trees and green space not to mention the historic aspect of this part of St. John's."
David Dunn	Emeraldvale, Canada	2019-07-30	"This is also one of the last views of the harbour from that site."
Don Smith	St. John's, Canada	2019-07-31	"No need to destory that space"
Deborah Rehner	St. John's, Canada	2019-08-01	"I'm signing because "changing the zoning of this open space conflicts with stated priorities in the St. John's Municipal Plan (2003) and the Envision St. John's Municipal Plan (Feb. 2019-Draft).. " What's the sense of planning, if you're going to ignore the plan!"
allison brown	St. John's, Canada	2019-08-01	"We need green space to keep the air clean."
Timothy Ford	Portland, Oregon, US	2019-11-16	"Will save folks from having to journey"
Zsuzsanna Magyarosi	St. John's, Canada	2019-11-16	"Green spaces are important in the cities."
john lannon	st.john's,nl, Canada	2019-11-17	"True consultation starts at the terms of reference.2020 vision would have the community design the terms and business will rise to the legislation (by it's nature it will externalize costs)."
April White	Montreal, Canada	2019-11-17	"leave the green space alone!"
Dan Rubin	Pouch Cove, Canada	2019-11-17	"Please wake up and make your promises real. For many reasons we need these trees."
Delia Warren	St. John's, Canada	2019-11-17	"Green space in our downtown is important"
Peter Dawe	St. John's, Canada	2019-11-17	"Saving trees..... while a bit of a cliché is also great stewardship."
Jessica McDonald	St. John's, Canada	2019-11-17	"In our current political & environmental climate, this would be completely unacceptable as we are trying to work towards reversing climate change and we are urged to make effective and forward decisions. Removing this space is wrong."

Name	Location	Date	Comment
Michael Woodford	Kitchener, Canada	2019-11-17	"It's essential the city maintain this current green space for its environmental and historical value. Downtown St. John's needs green space, especially that with mature trees."
Brittney Hollett	Southern Harbour, Canada	2019-11-17	"PRESERVING THE TREES ARE WAY MORE IMPORTANT THAN NEW CONDOS also f*** capitalism 💎"
James Forbes	Toronto, Canada	2019-11-17	"This mess happens all over the Atlantic region and it's enough of it."
Esther Oosterbaan	Stephenville, NL, Canada	2019-11-17	"Green spaces are the lungs of any city."
Kathryn Nicholson	Young's Cove, Canada	2019-11-17	"It is common sense!"
Vincent Payne-Hannon	Saint John's, Canada	2019-11-17	"These condo units have a negative impact on our economy. It drives up the price of living while leaving empty buildings to converted into something else that usually doesn't serve the people either."
Mary Lou Short	Marystown, Canada	2019-11-17	"I love the history of St. John's as well as the history and open spaces of our beautiful province of Newfoundland and Labrador! It will be a shame to lose this last piece of 'green' property in our downtown section of the city when there is so much property I. The outlying areas of our capital city."
Darren Hayward	St. John's, Canada	2019-11-17	"The last thing we need is another condo. Soon our beautiful city will end up like all the rest."
Emily Ferren	Dartmouth, Canada	2019-11-17	"One of my favourite thing about downtown St. John's is the little pockets of green space, it makes our city unique and so special! We need to keep them and even encourage more to be in place."
Margaret Hild	Toronto, Canada	2019-11-17	"Keep St. John's beautiful, keep it that way! Stop destroying green space for development!"
Eric Short	Marystown, NL, Canada	2019-11-17	"We need to protect green spaces not only for our environmental health but also our mental health. Green spaces provide a place to relax from the daily stressors. We also need more affordable housing not Condo's for the wealthy."
Susan Clarke	St. John's, Canada	2019-11-17	"I believe we need this green space for so many reasons. I have been deeply saddened by seeing our beautiful downtown core lose its historical beauty and become more modernized. Our city needs to maintain some of its character. As well, we need these green spaces for our physical, mental and environmental health."
patsy evely	bay roberts, Canada	2019-11-17	"We need more green spaces"
Tammy C	St. John's, Canada	2019-11-17	"Please don't - downtown has a lack of greenery already: this would be sad."

Name	Location	Date	Comment
Anne Malone	St. John's, Canada	2019-11-17	"We should protect and develop green spaces, and divert development to the multiple empty/detelict building and empty sites thay exist in the city."
Cory Young	St. John's, Canada	2019-11-17	"I would love to see more green space in St Johns downtown"
barbara richards	CBS, Canada	2019-11-17	"I love the tall oak , birch trees the flowers and the grass. I would hate to live on a planet that was dry & barren & didn't have shelter from the trees ."
Debra Kuzyk	Annapolis Royal, Canada	2019-11-17	"Why would you cut down this living treasure? A forest, downtown.....what a brilliant idea. How much would it cost to plant one? It can't be done. This is the envy of so many all over the world...living together with nature, don't take it for granted. Be leaders."
Kimberley Devlin	St. John's, Canada	2019-11-17	"Save our green space!"
NicK follett	St johns, Canada	2019-11-17	"we need nature!!"
Chelsey Gobi	St. John's, Canada	2019-11-18	"We need to value the green space."
Dennis Dober	Conception Bay South, Canada	2019-11-18	"I believe there should be a preserving of habitats."
Chad Middleton	Denton, Texas, US	2019-11-18	"When I visit, as a tourist, natural spaces like these are just as interesting and attractive as historical sites and local flair. If you need to build more housing, please consider cleaning up already developed areas before wiping out this one."
Laura Fox	St. John's, Canada	2019-11-18	"I live downtown and wouldn't want to see the greenery go!"
Cherie Squires	St. John's, Canada	2019-11-18	"Green space is an important part of city planning. We should be creating more of them, not taking them away."
Pudden PlumPants	Torbay, Canada	2019-11-18	"Save green space"
Eleanor Jones	St John's, Canada	2019-11-18	"I'm signing this petition because I strongly object to the loss of yet more green space especially in the downtown area."
Michael Charland	Vancouver, Canada	2019-11-18	"My childhood playground. Shame to see more condos in historic St. John's."
Darlene Brown	St. John's, Canada	2019-11-18	"Keep nature where we can!!"
Linda Mackey	St. John's, Canada	2019-11-18	"Green space is important to the physical and mental health of everyone in the area."
Elizabeth Holloway	Glovertown, Canada	2019-11-18	"we need green spaces in our communities for mental and physical health, and the environment."
Mary Hood	St. John's, Canada	2019-11-18	"We need more green spaces and fewer empty expensive condos."

Name	Location	Date	Comment
Beth Ryan	ST. JOHN'S, Canada	2019-11-18	"Green spaces in cities are good for the environment and for our individual health. They also make our historic downtown attractive to visitors!"
Joan Dohey	St. John's, Canada	2019-11-18	"Oh, for God's sake, would you leave it be? Green spaces make a city livable, attractive. Taxes seem to be a driving force for city hall- please look beyond \$\$ and preserve our natural spaces. It's gems like this that make our city attractive, and the mental health benefits of green spaces should not be underestimated.."
Sandra Abbott	Mount Pearl, Canada	2019-11-18	"The City Council won't be satisfied until they have totally destroyed our heritage in favour of the almighty Dollar. Shame on them for even considering this."
Samantha Janes	St. John's, Canada	2019-11-18	"Yesss yess and yesss"
Stella Dinn	Stella Dinn, Canada	2019-11-18	"I"
Theodora Ryan	Madoc, Canada	2019-11-18	"This is my home and that green space is precious."
Lorraine Jackson	St. John's, Canada	2019-11-18	"We need the trees!"
Meaghan Harding	Seongnam, South Korea	2019-11-18	"Green space is so crucial to healthy communities and healthy environments. Plus St. John's doesn't need more condos!"
Milly Meaney	Mt Pearl, Canada	2019-11-18	"Trees are crucial for cleaning our air."
Lynne Loveys	St. John's, Canada	2019-11-18	"Once this greenspace is gone it can never be reclaimed. Let it co-exist with the downtown as it has so far!"
Candace Collett	Calgary, Canada	2019-11-18	"Not everything needs to be developed for the purpose of making money. Please leave this piece of nature the way it is so everyone can enjoy it."
Jackie Furlong	St. John's, Canada	2019-11-18	"I believe in keeping the few green spaces we have left."
Kathie Rose	Canada	2019-11-18	"Why not think about the future generations that need mature and greenery in their lives? Come on St. John's stop chopping down trees and developing...be the change and hold on to what's left!"
Lorraine Walsh	St. John's, Canada	2019-11-18	"We need this"
Lynn Derradji-Aouat	St. John's, Canada	2019-11-18	"We need to leave our green spaces alone."
Catherine Donovan	St. John's, Canada	2019-11-18	"Downtown needs green space. Green is necessary for the mental health of those who live, work and move through the downtown."
Gwen Daly	St. John's, Canada	2019-11-18	"We need more green spaces in St. John's, not more condos!"
Fred Tucker	St. John's, Canada	2019-11-18	"Green space is important to our kids and mental health"
Carol Devereaux	Trepassey, Canada	2019-11-18	"We need more green spaces not more condos"

Name	Location	Date	Comment
Erin Holland	St. John's, Canada	2019-11-18	"Although it's not a "pristine forest" or a beautiful park space for people to spend time in, I believe we need to maintain green spaces for the health of humans, other creatures and our planet."
Josephine Fillier	St John's, Canada	2019-11-18	"Nature is more important than buildings"
Mark Brown	St John's, Canada	2019-11-18	"This is a beautiful part of the city and should remain as it is."
Sydney Ryan	Canada	2019-11-18	"not only is it a green space but it is also in the ecclesiastical zone , and as such is not zoned for a condo development."
Sheena Chaytor	Avondale, Canada	2019-11-18	"I believe in green space in cities"
Michelle Hall	St. John's, Canada	2019-11-18	"This beautiful space needs to be preserved."
Joanne Blyde	St. Johns, Canada	2019-11-18	"There soon wont be any beauty left in our St. John's!!"
Lynn Moore	Mount Pearl, Canada	2019-11-18	"We need trees. And we don't need condos."
Robert Howard	St.John's, NL, Canada	2019-11-18	"I'm signing this because there are many places in this city that are eye sores, and this isn't one of them. Develop the eye sores, not the beautiful historic locations."
Marilyn Coady	St. John's, Canada	2019-11-19	"I think we have enough condo /apartment style living in downtown St. John's, with many empty units, already. To sacrifice a beautiful green space ,specially considering climate change, we need more green space in our downtown community."
Lynda Younghusband	St John's, Canada	2019-11-19	"We need to save the historical sites in St. john's. A huge condo building is not needed in this area and would be to the detriment of this area."
CaroleAnne Coffey	Canada	2019-11-19	"It's beautiful the way it is and there are enough buildings in this area already."
jean Day O' Keefe	Stephenville, Canada	2019-11-19	"It helps make the city more beautiful and the area will become more congested if a condo is put in this area of town.The more of nature's beauty the better to improve the quality of life for the residents of the area."
Carol MacDonald	Pictou NS, Canada	2019-11-19	"It is absolutely the right thing to do. A city needs trees in fact our planet needs trees to decrease Co2 levels."
Donna Conran	St. John's, Canada	2019-11-19	"Save the green!!"
Rosalind Kean	Edmonton, Canada	2019-11-19	"I'm signing because I'm from Newfoundland and will be coming home."
Heather Burness	Australia	2019-11-19	"As a tourist visiting from overseas it was beautiful having this area when visiting The Rooms. To build a multi story condominium in that area would harm if not ruin the appeal of St John's"
Shannon O'Rourke	Saint John, Canada	2019-11-19	"As Newfoundland and Labrador continue to urbanize (at the same time the population Is falling), we need to be more conscious of

Name	Location	Date	Comment
David Douglas	Guelph, Canada	2019-11-20	"While not knowing the details of the case, I am very familiar with St. John's (family and friends there, and 18 visits). The principles in play here are self-evident; we are in a climate crisis, green spaces and places are at a premium, and urban green spaces have additional heritage, cultural and other significance. All contemporary and progressive urban design principles point to re-developing, re-purposing and otherwise regenerating grey and brownfield sites first, rather than greenfield sprawl or the erasing of internal and increasingly endangered green sites, such as parks, woodlots, waterways and other valuable community assets. Urban green places must move the "the front of the queue". Times have changed; urban policy and concrete actions must change. The case for a re-zoning here is in principle alone, not supportable."
Chantel Matthews-Burry	clarke's beach, Canada	2019-11-20	"It is important to keep these remaining places green! We have a beautiful province! Keep it that way"
Tara Connolly	Mount Pearl, Canada	2019-11-20	"Fed up with the greed of companies and their affiliation towards the destruction of history and green spaces in our city. The damage needs to stop so our future can look green for the benefit of ourselves and the generations to come."
Jeanette Maher	Victoria, British Columbia, Canada	2019-11-20	"I want this beautiful space left as it is, there is enough overpriced condos, we need the trees."
lyly fortin	St John's, Canada	2019-11-20	"we NEED that green space !"
max mullins	St. John's, Canada	2019-11-20	"Right thing to do, beep, beep"
Jennifer Johnson	St. John's, Canada	2019-11-20	"We could save the planet by each person on the planet planting 3 new trees each. Not everyone has the resources to plant even 1 new tree. We just planted 100 new ones on the west coast of Newfoundland- PLEASE don't undo this work by cutting down MORE!"
Laurie Brown	Toronto, Ontario, Canada	2019-11-21	"more green space!!"
William Rose	Portugal Cove - St. Philip's, Canada	2019-11-21	"A 10 story tower has no place in the center of a lot surrounded by buildings that are 2 to 3 stories in height."
Tim Warren	Oromocto, Canada	2019-11-21	"I grew up in St. John's. Stop destroying the downtown area."
Kristian Alexander	St. John's, Canada	2019-11-21	"It's important to keep as much natural green space in our downtown sector as possible. Don't ruin it building condos."
Barnett Massey	Charlotte, North Carolina, US	2019-11-21	"I want to preserve the character and history of my hometown."
Cj Whiffen	Fox Harbour, Canada	2019-11-21	"Look elsewhere for development. Try Danny landLeave the trees alone"
Pamela Slaney	St. John's, Canada	2019-11-21	"Pamela Slaney"

Name	Location	Date	Comment
Cynthia Hiebert	Waterloo, Canada	2019-11-21	"St. John's is my favourite Canadian city and I don't want it to lose its charm and beauty."
Joan Sharpe	St. John's, Canada	2019-11-21	"Downtown has become unrecognizable. Vistas have vanished. Fences have been erected. Looking like downtown in any big city. Stop the willy nilly development. Recognize it as a place of honor. It is a burial ground . Have some respect"
Jeremy Goodyear	Little Catalina, Canada	2019-11-21	"With all the empty housing in the city, this is a unnecessary development."
Christine Norman	Canada	2019-11-21	"We should be preserving our green spaces to the best of our ability. Build somewhere else... And let's refrain from building on any further swampland areas... Enough is enough. We're not the only species here."
Brenda Lockyer	St. John's, Canada	2019-11-21	"We need to protect our green spaces. City Hall is concerned about climate change and wants to plant more trees - hello - there are trees in this space!"
Michele Williams	Toronto, Canada	2019-11-21	"Mankind needs to do a reset 📌 Stop raping our natural environment"
Nathalie Gagnon	Canada	2019-11-21	"Les espace verts sont essentials dans une ville"
Mona Matthews	St. John's, Canada	2019-11-22	"This space should be preserved as it is. Part of our city charm and beauty"
Millie McClintock	Seekonk, Massachusetts, US	2019-11-22	"St. John's is a beautiful city full of magnificent views of historic architecture, the hills, and the harbour. The trees and green spaces are as vitally important as Jelly Bean Row, Cabot Tower, and the ships in the harbour to the nature of this historic city."
Cathie Horan	St. John's, Canada	2019-11-22	"Saving urban green spaces should be a priority for all the reasons stated in this petition. Recently the city lost a heavily treed 4-acre lot along with a 160 year old historic landmark, Richmond Cottage. What replaced it is a barren and battered eyesore. Let's not sanction another one!"
Joan Nelson	St. John's, Canada	2019-11-22	"Enough is enough, stop tearing up the beauty of our heritage."
Jackie Drodge	Clareville, Canada	2019-11-22	"Green spaces matter!"
Pamela Hiscock	St. John's, Canada	2019-11-22	"Need to keep the trees and any green space. Important for people and the environment."
Cindy Ducey	Marystown, Canada	2019-11-22	"We need trees more than condos."
Joan Scott	St John's, Canada	2019-11-22	"I'm signing because every breath I take includes oxygen made only by greenery, and because greenery is beautiful and we do not have enough of it now, so we cannot afford to lose any."
Noreen Greene-Fraize	St. John's, Canada	2019-11-22	"This is a disgrace. Why say that you have a green initiative and then agree to this. Wake up City Council."

Name	Location	Date	Comment
Matthew Vardy	Peterborough, Canada	2019-11-23	"It's very important to retain green space"
Shawn Wells	Ottawa, Canada	2019-11-23	"Absolutely disgusting at the mere thought of ruining this area. I was home the summer w a friend and I bring them to this area..."
Nancy Shouse	St. John's, NL, Canada	2019-11-23	"Greed trumps green. Greed trumps green?In the end, is that what our climate emergency is all about?"
Nancy Shouse	St. John's, NL, Canada	2019-11-23	"Greed trumps Green.Is that what our climate emergency is really all about?"
Vivian Connolly	Mount Pearl NL, Canada	2019-11-23	"I care! St.John's is a beautiful city,Can you please leave it that way."
Fran Fraize	Mt Pearl NL, Canada	2019-11-23	"I'm signing because I'm so sad at all the tearing down of old St John's. It amazes me how they can throw away our heritage in the blink of an eye. We have lost so much if our old city !! We wi ll have nothing left over time .Why can't they get architects make sure this building can't be saved look at all the old cities that are still standing. If not make it a beautiful place to sit and look over the city ."
Faith Piccolo	Halifax, Canada	2019-11-23	"Save the city from the greedy developers. If not we'll be just another city filled with steel, glass and asphalt."
Stephanie Verge	Paradise, Canada	2019-11-23	"Green space is vital to our community, we need to keep as many trees for birds, wild life -- and people, to flourish!"
Sherry Gulliver	Mount Pearl, Canada	2019-11-24	"Climate change matters"
Kathy Hickman	St. John's, Canada	2019-11-24	"We must preserve this final green space in our historic centre."
Bernice Frye	Canada	2019-11-24	"Bernice Frye"
tim gibbons	Halifax, Canada	2019-11-24	"Cities need to keep some spaces green."
Carolyn Hickey	St. John's, Canada	2019-11-24	"Agree it should be saved - but in its current state it's just a mess. Fix it up - put in some flowers, a bit of a play ground, a grassy hill to roll down over - something so that it's usable."
Theresa Walsh	Portugal Cove-St. Philip's, Canada	2019-11-24	"We need our green space. St. John's doesn't need to be a concrete jungle!"
Олег. Виноградов	Таллин, Estonia	2019-11-24	"Ддерживаю и подписываю петицию !"
Natasha Jeffery	St. John's, Canada	2019-11-24	"We have enough condos and or homes available already in the downtown area. There are many houses for sale that could renovated to suit the needs of potential home owners. Destroying this beautiful and valuable green space to blindly build more infrastructure that is not needed is a disrespectful and unnecessary move."

Name	Location	Date	Comment
Genevieve Kennedy	Holyrood, Canada	2019-11-24	"This is A BEAUTIFUL PLACE and it adds to the city and keeps St. John's Special. It has to stay. Shame just to think about destroying this little Bit of Nature!!!"
Alicia Decker-Gushue	St.John's, Canada	2019-11-24	"Please save what we have left of our environment. We have ruined enough!!"
Todd Sharpe	St. John's, Canada	2019-11-24	"We are know to be one of the greenest cities in Canada lets keep it that way! We have space available outside of downtown St.John's available, if developers are really that interest on building more condo's I am sure they can find a place that will work without having to destroy more of St.John's green spaces. We want more green spaces. This type of development is dated and needs to be stopped. Take a closer look and what can be done to enhance the lives of people living here not just developers pocketbooks."
Jessi Simms	Canada	2019-11-24	"Nice green spaces add much more value than another Condominium that is half empty because nobody wants to live in it. We should value and promote greenery in the city, it makes the city much more beautiful and appealing to all. It's one thing that our city is really lacking on."
Elizabeth Feehan	Conception Bay South, Canada	2019-11-25	"We need to keep "GreenSpace" in this Downtown area. We will never get it back."
Bill Ryan	Goulds, Canada	2019-11-25	"Everything new doesn't have to go downtown."
S S	stAvesta. John's, Canada	2019-11-25	"All you have to do is look at the ugly house the city is allowing to be built on the east end of Empire ave to see they have no care about the "heritage" areas of the city. Heritage is certainly not even on the councils agenda"
Erynn Kiffiak	St. John's, Canada	2019-11-25	"Being from Edmonton, I believe this city needs more accessible green spaces - within city limits. Swapping pre-existing ones out, for something that will cause more congestion is not the way to go."
JANE CONNORS	St. John's, Canada	2019-11-25	"Mother Nature already has this space occupied!"
Gerry Tilley	Paradise, Canada	2019-11-25	"I am signing this petition because we need to protect what little green space we have in downtown St. John's and prevent condos from rising."
Dinah Helpert	Torbay, Canada	2019-11-25	"We need more green space for our mental health; where can we go to feel at peace when there is nothing around but concrete and ugly buildings. The birds and other small animals belong in our cities too, not just perching on window ledges of tall buildings. Keep our green space please."
Joni Johnson	Edmonton, Canada	2019-11-25	"I believe downtown should be preserved as is. No further developments needed especially in the name of money. I see cities now enhancing these green spaces. You need more of these for city people to enjoy and meet and give a sense of community. Get your taxes somewhere else. You also don't have the infrastructure to accommodate the additional traffic."

Name	Location	Date	Comment
Zak Noseworthy	St. John's, Canada	2019-11-25	"Stop destroying the downtown skyline! Stop making us into a gray mess of a city! Keep our city green!"
Hilary Cole	Vancouver, British Columbia, Canada	2019-11-25	"Please St. John's - do the wise, thoughtful, progressive and sane thing. If you're going to touch this space, make it more accessible to more people. Celebrate it. Honour and protect it. Please don't destroy it. Condos and stores don't make a city. Uniqueness does."
Patricia Kean	Bedford, Canada	2019-11-25	"I know this area and treasure it. It does not have to be developed; leave it alone and let it grow."
Scott Manuel	Mount Pearl, Canada	2019-11-25	"If council approves this after they declare a climate emergency, they will be the biggest hypocrites I've seen."
James McKeown	St. John's, Canada	2019-11-25	"We need green space and once its gone we all lose."
Tammy Butler	St. John's, Canada	2019-11-25	"Seriously?!?! NO!!! Absolutely NOT. This city needs to hold on to its green spaces ... Convert old decaying schools and other unused buildings, but leave this space alone!!"
Dianne Gibbons	Mount Pearl, Canada	2019-11-26	"Because without it we will become a concrete jungle."
Erin Taylor	Mount Pearl, Canada	2019-11-26	"Shameful to destroy such beautiful wildlife for the sake of over priced condos that won't sell anyway"
Anne Marie Dalton	Halifax, Canada	2019-11-26	"We need all the green spaces we can get. There's lots of room in NL -- you don't need to develop this space!!"
Mark Hayward	Canada	2019-11-26	"There is no need. There's empty condos/appartments all over this city. Plus, we need to keep natural greenspace a. Next thing this place will loose all its adorable character and no tourists will find it attractive."
debbie petite	St. John's, Canada	2019-11-26	"I live on Queen's Road and really appreciate having this green space"
paul miller	South River, Canada	2019-11-26	"They change zoning at the drop of a hat or should I say \$. We don't need or want this. Stop destroying our downtown core. There are enough issues with parking and congestion. A 10 story condo is not going to help."
Mike Morey	Oshawa, Canada	2019-11-26	"I like nature."
Ruth Canning	Halifax, Canada	2019-11-27	"This incredible Church District speaks to our early history to our present day. It is a great story and an important part now of Canadian history. Important enough for UNESCO world Heritage designation"
Michelle Peach	Conception Bay South, Canada	2019-11-27	"Even big cities like New York City have their green space and are trying to get more! We need the eco system in order to sustain our environment.. don't go backwards.."
Sherry Gosse	Paradise, Canada	2019-11-28	"Sherry Gosse"

Name	Location	Date	Comment
Kat Brown	Windsor, Canada	2019-11-28	"I don't want the beauty of my favourite city to be destroyed. We. Need. Green Space!!"
Dennis Knight	St. John's, Canada	2019-11-29	"This is an important natural resource. The argument has been made that this will contribute to densifying the downtown. This is not the way to do it."
Kathie Saunders	St. John's, Canada	2020-01-07	"We need to keep our nature"
Cara Lewis	St John's, Canada	2020-01-14	"I'm siding with the informer and responsible citizens of this neighbourhood."
BethAnn Bartlett	St John's, Canada	2020-01-14	"This green space is beautiful. St. John's is beautiful because it's so green in the summer!"
Teresita Dziadura	St. John's, Canada	2020-01-15	"Other cities are creating green spaces, we're looking to destroy them. For housing, while I drive through a city where homes for sale stay empty for up to a year or more because of cost & population. We don't need more housing."
Alan Catto	st johns newfoundland, Canada	2020-01-16	"Its so crucial that greenspace is preserved for noise cancelation and sheltering for wildlife"
Sarah-Dena Harnum	St. John's, Canada	2020-01-16	"We need natural green space much more than condominiums!"
judy adams	Halifax, Canada	2020-01-19	"I grew up in St. John's and visit twice a year. Please keep this as a green space for all the reasons that cities need green spaces."
Dan Hickey	St. John's, Canada	2020-01-21	"To save us from more ugly condos by saving our greenspaces. St. John's is being destroyed."
Patrick Handrigan	St. John's, Canada	2020-01-21	"The environment should always remain more important than architecture"
Ken Jones	Paradise, Canada	2020-01-22	"Green spaces need to be saved and enjoyed"
Dominique Granville	Gander, Canada	2020-01-26	"SAVE THE DAMN TREES!!!"
Jeff Haley	St. John's, Canada	2020-02-05	"Not the place for a new condo. We. We need to preserve our green areas the same way we try to preserve heritage homes, as they are becoming just as rare. Save the trees!"
Dei Lono	St. John's, Canada	2020-11-17	"St. John's is critically short of green space. It is not critically short of condos, retail space or commercial space."

21 January 2021

Attn: St. John's City Council and St. John's City Clerk

The following document and petition is being submitted to be presented to City Council and is to be part of the Council information package regarding the proposed zoning changes to 66-68 Queen's Road.

Greetings,

Please find below a petition entitled: **Save the Last Naturalized Green Space in Downtown St. John's** demanding that the City Council of St. John's **reject the proposal to change the zoning of the land behind the Old Parish Hall at 66-68 Queen's Road, St. John's to be changed from Open Space.**

The petition was collected in two parts, one with signatures recorded on paper and one with signatures collected online. The online portion can be found at <http://chnng.it/sXktkL94BC>. The count of the two part of the petition below is **4,637 signatures** (529 from the paper petition, 4108 from the online petition). A clear statement that the general **public does not support a zoning change** of this land.

The petition was introduced to the public with the below statements:

Do not permit the zoning of the land behind the Old Parish Hall at 68 Queen Road, St. John's to be changed from Open Space

Save the Last Naturalized Green Space in Downtown St. John's

These are the reasons for this Petition:

The green space behind the Anglican Parish Hall (68 Queen's Road- across Harvey Road from The Rooms) is the last naturalized forest space in downtown St. John's. It is home to century-old trees, songbirds and other small wildlife—valuable in and of itself—and is part of the historic fabric of downtown. This space offers a sense of nature to residents and to tourists as they visit famous landmarks of the City of St. John's, such as The Basilica and The Rooms.

It would be a tremendous and permanent loss to our city if this “Open” space were re-zoned to allow the construction of a 10-storey condominium (currently under consideration). Further, changing the zoning of this open space conflicts with stated priorities in the St. John’s Municipal Plan (2003) and the Envision St. John’s Municipal Plan (Feb.2019-Draft).

The online Portion of the petition has an additional statement:

A paper version of this petition has been circulating in the community. If you have signed the paper version, please refrain from signing this online version as well.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew Graham', with a stylized, flowing script.

Matthew Graham

Signatures

Name	Location	Date
Tiffany Smith	Torbay, Canada	2019-07-25
Jill Sterner	St. John's, Canada	2019-07-25
Marnie Graham	Bauline, Canada	2019-07-25
Mandy Seain	St. John's, Canada	2019-07-25
Kate Wilson	St. John's, Canada	2019-07-25
Angela Teske	St. John's, Canada	2019-07-25
Deanne Elms	St. John's, Canada	2019-07-25
Ashley Hawco	St. John's, Canada	2019-07-25
Kimmy Picco	Saint John's, Canada	2019-07-25
Rachel Hoyles	St. John's, Canada	2019-07-25
Trish Simmons	St. John's, Canada	2019-07-25
Michelle O'Connell	St. John's, Canada	2019-07-25
krista collins	st.john's, Canada	2019-07-25
Lisa Machin	St. John's, Canada	2019-07-25
Peter Woodman	St. John's, Canada	2019-07-25
Danielle Irvine	St. John's, Canada	2019-07-25
Adam Hogan	St. John's, Canada	2019-07-25
Allison Blackwood	St. John's, Canada	2019-07-25
Alison Newell	St. John's, Canada	2019-07-25

Name	Location	Date
Nick White	St. John's, Canada	2019-07-25
Sarah O'Keefe	St. John's, Canada	2019-07-25
Allison Cocker	St. Johns, Canada	2019-07-25
Keith Vokey	St. John's, Canada	2019-07-25
Marnie Niefer Cheeseman	St. John's, Canada	2019-07-25
Sarah Best	Newfoundland, Canada	2019-07-25
Vincent Lecours	Gainesville, US	2019-07-25
Anne George	St. John's, Canada	2019-07-25
Stacy Nugent	Fort McMurray, Canada	2019-07-25
William small	gander, Canada	2019-07-25
Vivien Wass	St. John's, NL, Canada	2019-07-25
Kathy Tucker	St. John's, Canada	2019-07-25
Wanita Bates	Toronto, Canada	2019-07-25
Eugene Hann	Mount pearl, Canada	2019-07-25
jimena martinez	madrid, Spain	2019-07-25
Gillian Marx	St. John's, Canada	2019-07-25
Graham Cox	Durham, Portugal	2019-07-25
Sharon Short	Gander, NL, Canada	2019-07-25
Nathalie Daoust	Montreal, Canada	2019-07-25
John Johnson	Brantford, Canada	2019-07-25
David Cartwright	Cambridge, Canada	2019-07-25
Annemarie Nagle	St. John's, Canada	2019-07-25

Name	Location	Date
Clare Tasse	Eastern Passage, Canada	2019-07-25
Oliver Dunnam	Independence, US	2019-07-25
Margaret Way	St. John's, Canada	2019-07-25
Erin Power	Bonavista, Canada	2019-07-25
Shannon Reid	Ottawa, Canada	2019-07-25
Deborah Coombs	St. John's, NL, Canada	2019-07-25
Wendy Hinch	Harrowsmith, Canada	2019-07-25
Lora Caruso	Toronto, Canada	2019-07-25
Nicole Ramsay	Cawston, Canada	2019-07-25
Nick Yusuf	Toronto, Canada	2019-07-25
vicki hartnett	sioux lookout ontario, Canada	2019-07-25
Shambhavi Dwivedi	Cumming, US	2019-07-25
Andrea Stritt	Zurich, Switzerland	2019-07-25
Elizabeth Burden	Waterloo, Canada	2019-07-25
Natalia Hennelly	St.John's, Canada	2019-07-25
Nick Sullivan	US	2019-07-26
Jose Oliveira	Toronto, Canada	2019-07-26
Stephane Denis	Gatineau, Canada	2019-07-26
Duncan McAndrew	Victoria, Canada	2019-07-26
Nancy White	Petty Harbour, NL, Canada	2019-07-26
Donna Conran	St. John's, Canada	2019-07-26
Daria Levandovskaia	Worcester, US	2019-07-26

Name	Location	Date
Lindsay Rasor	Salem, US	2019-07-26
Joyce Olarte	Toronto, Canada	2019-07-26
barbara houston	Bonavista, Canada	2019-07-26
Josh Case	St. John's, Canada	2019-07-26
Aileen rosin	Longueuil, Canada	2019-07-26
Chris Doyle	Torbay, Canada	2019-07-26
Marie Jones	St. John's, Canada	2019-07-26
Karen Humby	St John's, Canada	2019-07-26
India Ross	Toronto, Canada	2019-07-26
Katie Massie	Whitby, Canada	2019-07-26
Michael Michail	Toronto, Canada	2019-07-26
Kailla D'Armiento	Toronto, Canada	2019-07-26
Dana Pike	St. John's, Canada	2019-07-26
Mark Hoffe	St. John's, Canada	2019-07-26
David Malone	Mount Pearl, Canada	2019-07-26
Erika Benteau	Torbay, Canada	2019-07-26
Richelle Abbott	St. John's, Canada	2019-07-26
Jessica Crocker	Paradise, Canada	2019-07-26
Jonathan Kennedy	Hamilton, Canada	2019-07-26
Amber MacKeen	Buffalo, US	2019-07-26
Elizabeth Fahey	Fermeuse, Canada	2019-07-26
Shelley Abbott	Canada	2019-07-26

Name	Location	Date
Maureen Malone	St. John's, Canada	2019-07-26
Lian Morrison	St. John's, NL, Canada	2019-07-26
Cheryl Abbott	Sydney, Canada	2019-07-26
Julie Kelly	St. John's, Canada	2019-07-26
Jane Burke	St. John's, Canada	2019-07-26
Amanda Stellisano	St. John's, Canada	2019-07-26
Lukas Stritt	St. John's, Canada	2019-07-26
Pegeen Stopford	Wolfville, Canada	2019-07-26
Rachel Starratt	Aberdeen, North Carolina, US	2019-07-26
peter oettgen	Hamilton, Canada	2019-07-26
Nicole Smed	St. John's, Canada	2019-07-26
Matthew Clark	St. John's, Canada	2019-07-26
Danielle Cossar	Logy Bay, Canada	2019-07-26
Nathan Crewe	St. John's, Canada	2019-07-26
Frances Hautz	Hagerstown, US	2019-07-26
Christene Binet	Toronto, Canada	2019-07-26
Ashley Peddigrew	St. John's, Canada	2019-07-26
Holly hiscock	Saint John's, Canada	2019-07-26
Amy Chafe	St. John's, Canada	2019-07-26
Brian Rodriguez	Costa mesa, US	2019-07-26
Shauna McMillan	Calgary, Canada	2019-07-26
Cameron Kennington	Canada	2019-07-26

Name	Location	Date
Bog Boy	Alabama, US	2019-07-26
Bob McFarlane	Toronto, Canada	2019-07-26
Joan Klatt	Kingwood, US	2019-07-26
Cheryl Connolly	Fort Mill, US	2019-07-26
Protect Maunakea	Wahiawa, US	2019-07-26
Jayla Jarrard	Camp Verde, US	2019-07-26
Dawn McGrath	Surrey, Canada	2019-07-26
Justin Tobin	Bishops falls, Canada	2019-07-26
Sydney Burton	Paradise, Canada	2019-07-26
Cullam Bruce-Lockhart	St. John's, Canada	2019-07-26
Kayla van der Meer	Toronto, Canada	2019-07-26
Scott Coleman	Airdrie, Canada	2019-07-26
Kimberly Lucas	Kilbride, Canada	2019-07-26
katherine neil	st.john's, Canada	2019-07-26
Sydney Tars	Ottawa, Canada	2019-07-26
Haakon Webber-Winsor	St. John's, Canada	2019-07-26
Sean Connors	Orlando, US	2019-07-26
Sarah Samuel	Etobicoke, Canada	2019-07-26
Andrew Costello	Aurora, US	2019-07-26
Steve Roy	Quebec, Canada	2019-07-26
Kaitlin Kramer	Cologne, US	2019-07-26
Dayton Schuh	Garden Grove, US	2019-07-26

Name	Location	Date
Cory Collins	St. John's, Canada	2019-07-27
Thomas MacMillan	St John's, Canada	2019-07-27
Leisha Sagan	St. John's, Canada	2019-07-27
Jillian Rowe	Paradise, Canada	2019-07-27
Mel G	Vancouver, Canada	2019-07-27
Jennifer Sullivan	St. John's, Canada	2019-07-27
Linda Stilling	Red Deer Alberta, Canada	2019-07-27
Christian R	Phoenix, US	2019-07-27
gerrie prymak	Winnipeg, Canada	2019-07-27
Stephen Kiley	Hamilton, Canada	2019-07-27
jay bridge	cape broyle, Canada	2019-07-27
Emily Carrigan	torbay, Canada	2019-07-27
Ceara Keough	St. John's, Canada	2019-07-27
Alana Mountaine	Mount Pearl, Canada	2019-07-27
Wendy Osmond	Cbs, Canada	2019-07-27
Kristina Stone	Conception Bay South, Canada	2019-07-27
ireland wells	Vancouver, Canada	2019-07-27
Amanda Cheeseman	Mount Pearl, Canada	2019-07-27
maria covadonga lopez	naples, US	2019-07-27
Kelly Lance	king city, Canada	2019-07-27
Samantha Bungay	Paradise, Canada	2019-07-27
Vaughan Benson	St. John's, Canada	2019-07-27

Name	Location	Date
Diana Lono	St. John's, Canada	2019-07-27
Kekohomaluhiana'aupono Bertelmann	Waimea, US	2019-07-27
Linda Bartlett	St John's, Canada, Canada	2019-07-27
Gord Follett	Paradise, Canada	2019-07-27
Darrell Kelloway	Dartmouth, Canada	2019-07-27
Param Nimavat	Toronto, Canada	2019-07-27
Utkarsh Nath	Fremont, US	2019-07-27
Roxanne Button	Buffalo, US	2019-07-27
Susan Enguehard	St. John's, Canada	2019-07-27
Ros Northey	Toronto, Canada	2019-07-28
Kyle Pollett	St. John's, Canada	2019-07-28
Nancy Miles	Woodstock, Canada	2019-07-28
Jenn B	Yellowknife, Canada	2019-07-28
Karen Drodge	Ottawa, Canada	2019-07-28
Susanne Riener	St. John's, Canada	2019-07-28
Melissa Cramm	St. John's, Canada	2019-07-28
lesa dawson	St. John's, Canada	2019-07-28
Delyth Foran	St. John's, Canada	2019-07-28
Brenda Tilley	St. John's, Canada	2019-07-28
Terri-Lynn Rimmer	St. John's, Canada	2019-07-28
Andrea Noseworthy	St. John's, Canada	2019-07-28

Name	Location	Date
Dawn Marsh	St. John's, Canada	2019-07-28
Erin Dickson	St. John's, Canada	2019-07-28
Thaila Holbrook	Medicine Hat, Canada	2019-07-28
Angie Strowbridge	Mt pearl, Canada	2019-07-28
Ryan Mehler	Scarborough, Canada	2019-07-28
Evel Kevin	Mississauga, Canada	2019-07-28
Yaser Alsabbagh	Toronto, Canada	2019-07-28
derek ashley	st. john's, Canada	2019-07-28
Eric Richard	Torbay, Canada	2019-07-28
Sarah Connors	St. John's, Canada	2019-07-28
Susan Greening	Mount Pearl, Canada	2019-07-28
Kathleen Robins	Calgary, Canada	2019-07-28
Linda Fitzpatrick	St. John's NL, Canada	2019-07-28
Erin French	St John's, Canada	2019-07-28
Brian Dower	Toronto, Canada	2019-07-28
kristyn Bugoy	Regina, Canada	2019-07-28
Libby Foran	St. John's, Canada	2019-07-28
Sachin Bhat	Mississauga, Canada	2019-07-28
Maggie Power	St. John's, Canada	2019-07-29
Lenore Black	Markham, Canada	2019-07-29
zach hall	San Jose, US	2019-07-29
Ester Matte	Sudbury, Canada	2019-07-29

Name	Location	Date
Gwen Rowan	Victoria, Ireland	2019-07-29
Sandrina Reimers	Kansas, US	2019-07-29
CANDY PETERS	Sarnia, Canada	2019-07-29
Makenna Shuter	Merritt, Canada	2019-07-29
B Rivas	Mandeville, US	2019-07-29
Samantha Keast	Burlington, Canada	2019-07-29
Mesa Murray	Minneapolis, US	2019-07-29
Ryan McNabb	Toronto, Canada	2019-07-29
Sarah Furlong	St. John's, Canada	2019-07-29
Allie Duda	Las Vegas, US	2019-07-29
Lori Scott	Whitby, Canada	2019-07-29
Cassandra Brace	Ontario, Canada	2019-07-29
Crystal Mcculloch	Markham, Canada	2019-07-29
Karine Harnois	Saint-Hyacinthe, Canada	2019-07-29
Rebecca Khodai	Toronto, Canada	2019-07-29
Ethel Spurrell	St. John's, Canada	2019-07-29
Shameka Martin	Toronto, Canada	2019-07-29
Anne Westhues	St. John's, Canada	2019-07-29
Carlos Mateo	Coquimatlán, Mexico	2019-07-29
Katrina Taliana	St. John's, Canada	2019-07-29
James Conliffe	St John's, Canada	2019-07-29
Liam Slingerland	Prince Albert, Canada	2019-07-29

Name	Location	Date
alex polanik	humboldt, Canada	2019-07-29
Paul Loiacono	Toronto, Canada	2019-07-29
Elise Jerrett	St. John's, Canada	2019-07-30
Iris C	St John's, Canada	2019-07-30
Stephanee smith	Bessemer, US	2019-07-30
Melissa Pelley	Paradise, Canada	2019-07-30
Natalia Zurawska	Toronto, Canada	2019-07-30
Chris Kirton	Toronto, Canada	2019-07-30
kate read	London, United Kingdom, UK	2019-07-30
Pranita P	Markham, Canada	2019-07-30
Anne Walsh	St John's, Canada	2019-07-30
Tim Carey	Bay Roberts, Canada	2019-07-30
Ron Allensen	Port Burwell, Canada	2019-07-30
Ann Hopwood	Andover, England, UK	2019-07-30
Dee Riggs	Torbay, Canada	2019-07-30
Doug Boland	Woodbridge, Canada	2019-07-30
Brenda Dohey	Freshwater, Canada	2019-07-30
Regina (Connors) Montgomery	Hamilton, Canada	2019-07-30
Bill Brennan	St. John's, Canada	2019-07-30
Stephen King	Creston, Canada	2019-07-30
Judith LeMoine	Sechelt, Canada	2019-07-30
Horace Reid	Birmingham, UK	2019-07-30

Name	Location	Date
Lucille Pumphrey	St. John's, Canada	2019-07-30
elspeth thomson	Toronto, Canada	2019-07-30
Stéphanie Bowring	St. John's, Canada	2019-07-30
Mary Kennedy	Holyrood, Canada	2019-07-30
Betty Purcell	Paradise, Canada	2019-07-30
Jessie Fleming	St. John's, Canada	2019-07-30
luis emmanuel delatorre	Mexico	2019-07-30
Jillian Slaney	St. John's, Canada	2019-07-30
Hilda Beresford	St. John's, Canada	2019-07-30
Leanne Fowler	St. John's, Canada	2019-07-30
Darrin Lyles	San Diego, US	2019-07-30
Wanda Wilcox	Calgary, Canada	2019-07-30
alex pham	Sacramento, US	2019-07-30
Jonathan Tate	Elmwood Park, US	2019-07-30
David Dunn	Emeraldvale, Canada	2019-07-30
Nicola Tait	Amersham, UK	2019-07-30
Sandra Shepherd	St. John's, Canada	2019-07-30
Patrick Markowski	Windsor, Canada	2019-07-30
Janette Pomroy	St. John's, Canada	2019-07-31
Chantelle Jubenville	St. John's, NL, Canada	2019-07-31
Peter Callaghan	Toronto, Canada	2019-07-31
Nicole Lourenco	Toronto, Canada	2019-07-31

Name	Location	Date
Michelle Jones	Portugal Cove, Canada	2019-07-31
Robert Lalonde	Montréal, Canada	2019-07-31
Joanne Barnable	St. John's, Canada	2019-07-31
Robert Holliston	Victoria, Canada	2019-07-31
Terry-Ann Baptiste	Toronto, Canada	2019-07-31
Darren Havard	Grand Prairie, US	2019-07-31
Randy MacDonald	Halifax, Canada	2019-07-31
Diane Barry	Placentia, Canada	2019-07-31
Gillian Morrison	St. John's, Canada	2019-07-31
Chandrika Liyanapathirana	Ottawa, Canada	2019-07-31
Don Smith	St. John's, Canada	2019-07-31
Nicole Kelly	Toronto, Canada	2019-07-31
Maegan Clemo	Chilliwack, Canada	2019-07-31
Tiago André	Sao Paulo, Brazil	2019-07-31
Brooklyn Arnoldus	Kamloops, Canada	2019-07-31
Phoebe Goodland	London, Canada	2019-07-31
Lisa MacDonald	Quesnel, Canada	2019-07-31
Corinne Pomroy	CBS, Canada	2019-07-31
Karen Wilson	Whitby, Canada	2019-07-31
Deborah Rehner	St. John's, Canada	2019-08-01
Chelsie Scott	Deland, US	2019-08-01
Oliviet Chalin Lafortune	Québec, Canada	2019-08-01

Name	Location	Date
Emma Robbins	Gander, Canada	2019-08-01
Judith Jackson	US	2019-08-01
Emily Murray	Vaughan, Canada	2019-08-01
PETER GRIFFIN	Birmingham, UK	2019-08-01
Hannah Crowther	Edmonton, Canada	2019-08-01
Colleen Hogan	St. John's, Canada	2019-08-01
Anne Bailey	Courtenay, Canada	2019-08-01
Melissa Jordan	St. John's, Canada	2019-08-01
Mrinalini Fernandes	Mississauga, Canada	2019-08-01
Aleksa S	Toronto, Canada	2019-08-01
Joe Squires	Saint John, Canada	2019-08-01
Jessie Stanley	Ottawa, Canada	2019-08-01
Shado Rouleau	North Vancouver, Canada	2019-08-01
Chantel Ouellette	Langley, Canada	2019-08-01
Elaine Pomeroy-Howard	St. John's, Canada	2019-08-01
Julio Santelices	Milton, Canada	2019-08-01
Deanna Norman	St. John's, Canada	2019-08-01
Cathy Williams	Portugal Cove, Canada	2019-08-01
allison brown	St. John's, Canada	2019-08-01
Danny Reid	St. John's, Canada	2019-08-01
Manju Wijekoon	Guelph, Canada	2019-08-01
Katie Harrison	St. John's, Canada	2019-08-01

Name	Location	Date
Victoria McNeill	Montréal, Canada	2019-08-01
William Barnes	St. John's, Canada	2019-08-01
Andrew Ferguson	Victoria, Canada	2019-08-01
Anthony Griffiths	St.john's, Canada	2019-08-01
Pamela Greenway	Wasaga Beach, Canada	2019-08-02
Cindy Wiebe	Kamloops, Canada	2019-08-02
Lindsay Parsons	Inverness, Canada	2019-08-02
Evangeline Lachance	Canada	2019-08-02
Cecily Guiney	Cappahayden, Canada	2019-08-02
Charlotte Amannt	Bergerac, France	2019-08-02
Kari Feaver	Qualicum Beach, Canada	2019-08-02
Kamila Ziemba	Calgary, Canada	2019-08-02
Alexander Nwaubani-Garrick	Brampton, Canada	2019-08-02
Hope Taylor	St. John's, Canada	2019-08-02
Devon Murray	Nanaimo, Canada	2019-08-02
Ze Ming Xiang	Toronto, Canada	2019-08-03
Kristin Keogh	Meaford, Canada	2019-08-03
Tina Riche	St. John's, Canada	2019-08-03
Yelena Shlyonsky	Toronto, Canada	2019-08-03
Anita Zhou	Toronto, Canada	2019-08-03
Mary Ham	Ormond Beach, US	2019-08-03
Gina Jones	Peterborough, Canada	2019-08-04

Name	Location	Date
Lori Forsythe	Collingwood, Canada	2019-08-04
Adam Kaluba	Cincinnati, US	2019-08-04
Nathan Lavallée	Thetford Mines, Canada	2019-08-04
Sabrina Lachance	Saint-georges, Canada	2019-08-04
rhonda sager	Hiawatha, Canada	2019-08-04
Yannick Lachance	Sainte-adèle, Canada	2019-08-04
Janelle Clark	Parksville, Canada	2019-08-05
Ian G	St. John's, Canada	2019-08-05
Mellynda Beaudin	Medicine Hat, Canada	2019-08-05
Carpondinos 69	Burnaby, Canada	2019-08-05
Charlotte Genest	St. John's, Canada	2019-08-05
Wendy Little	Saskatoon, Canada	2019-08-05
Felicia Traverse	St. John's, Canada	2019-08-05
Elena Chisholm	Bradford, ON, Canada	2019-08-05
Elijah Romero	US	2019-08-05
Sandra Shaffer	Denman Island, Canada	2019-08-05
Ashley Kirkpatrick	Peterborough, Canada	2019-08-06
David Panchaud	Dubai, United Arab Emirates	2019-08-06
Ibraheem Ghafoor	Dubai, United Arab Emirates	2019-08-06
Charlene May	Calgary, Canada	2019-08-06
Chris R	Penns Grove, US	2019-08-06
Jose Zepeda	Ridgewood, US	2019-08-06

Name	Location	Date
Penny Morrill	Portugal Cove, Canada	2019-08-07
Kyla Egli	Vancouver, Canada	2019-08-07
Moratoire Sur la 5G	Montréal, Canada	2019-08-07
Andrew Currier	Peterborough, Canada	2019-08-07
Charity Dodd	St. John's, Canada	2019-08-07
Michelle Collins	Leduc, Canada	2019-08-07
Amber Cooke	Peterborough, Canada	2019-08-08
Ryan Van santvoort	Peterborough, Canada	2019-08-08
Claudine Lippe	Montréal, Canada	2019-08-08
MaryLee Witham	Niagara Falls, Canada	2019-08-08
Иван Шорохов	Барнаул, Russia	2019-08-09
Audrey McDonald	Calgary, Canada	2019-08-14
Nicole Blackwood	St. John's, Canada	2019-08-18
Jessica Burry	Brooklyn, Switzerland	2019-08-19
Amy Holloway	St. John's, Canada	2019-08-19
Danielle French	St. John's, Canada	2019-08-19
Curtis French	St. John's, Canada	2019-08-19
Anirban Haldar	Cuslett, Canada	2019-08-19
Kirk Wells	St. John's, Canada	2019-08-19
Melissa Coffey	Bonavista, Canada	2019-08-19
Mike Hawco	New Westminster, Canada	2019-08-19
Donalda Anderson	Edmonton, AB, Canada	2019-08-19

Name	Location	Date
Jennifer Ezekiel	Holyrood, Canada	2019-08-19
Lisa Breen	Torbay, Canada	2019-08-19
Finn Hartwich	Hamburg, Germany	2019-08-19
Don French	St. John's, Canada	2019-08-19
Steve Christie	Maple Ridge, Canada	2019-08-20
Sylvia Dalton	Saint Bride's, Canada	2019-08-20
Krista Cahill	St. John's, Canada	2019-08-21
Robbi Pike	Barrie, Canada	2019-08-21
Merannda Rasmussen	New Westminster, Canada	2019-08-21
Mark Lin	Markham, Canada	2019-08-28
Isca Irangwe	Edmonton, Canada	2019-08-28
Alexandra Riveros Arteaga	Pierrefonds, Canada	2019-08-28
karur badrinarayan	Markham, Canada	2019-09-09
Kelly Vodden	Corner Brook, Canada	2019-10-08
Patricia Cullen	Carbonear, Canada	2019-10-08
Annette Powell	St. John's, Canada	2019-11-06
Miranda Leather	Saint John's, Canada	2019-11-07
Meaghan McConnell	St. John's, Canada	2019-11-11
Mimi Stockland	St. John's, Canada	2019-11-14
anne doran	SKELMERSDALE, UK	2019-11-15
Vincent GIBBONS	Lewisporte, Canada	2019-11-15
Grayson Richards Oliver	Moncton, Canada	2019-11-15

Name	Location	Date
Ann Conney	Consett, UK	2019-11-15
RNG zer	Hampton, Canada	2019-11-15
Joanne Briggs	Nestleton, Canada	2019-11-15
Ryan Bergen	Saskatoon, Canada	2019-11-15
gwen meyers	Langley, Canada	2019-11-15
Bonnie Watters	Trenton, Canada	2019-11-15
Sara Rodrigues	Toronto, Canada	2019-11-15
Alison Thain	Birmingham, UK	2019-11-15
Dason Lin	Oakville, Canada	2019-11-15
Leonie de Young	Toronto, Canada	2019-11-15
Chrystal Tang	Calgary, Canada	2019-11-15
Giovanni Botros	Canyon Country, US	2019-11-15
Robyn Halleran	Edmonton, Canada	2019-11-15
Amee Suchlandt-Pond	Pierrefonds, Canada	2019-11-15
Darci Thompson	Wellington, New Zealand	2019-11-15
Earl Eagleson	Toronto, Canada	2019-11-15
Roger Zilkowsky	Corner Brook, Canada	2019-11-16
Brian Allds	Cleveland, US	2019-11-16
Fran Munster	Everett, US	2019-11-16
Theresa Brown	Denbigh, Canada	2019-11-16
Timothy Ford	Portland, Oregon, US	2019-11-16
Kristina Karlov	Milton, Canada	2019-11-16

Name	Location	Date
Chris Dean	Sonning Common, UK	2019-11-16
Sam Mok	Maple Ridge, Canada	2019-11-16
jonathan doramus	rexburg, US	2019-11-16
Karlee Bruens	Hoopeston, US	2019-11-16
Meadow Baraniuk	Selkirk, Canada	2019-11-16
Jesse Dingha	Calgary, Canada	2019-11-16
Shannon Beemish	Abbotsford, Canada	2019-11-16
Alaleh Kasraei	Victoria, Canada	2019-11-16
Erin Jackson	Waycross, US	2019-11-16
Roland Klajo	North York, Canada	2019-11-16
ZiyA M	Seattle, US	2019-11-16
Cooper Duncan	Winnipeg, Canada	2019-11-16
Cristina Cali	San Jose, US	2019-11-16
Darlene Mandamin	Wikwemikong, Canada	2019-11-16
Craig Leavelle	Apple Valley, US	2019-11-16
James Schlathau	Toronto, Canada	2019-11-16
Cheyenne Dockstader	London, Canada	2019-11-16
Faeryn Davison	Charleston, US	2019-11-16
Mariah Murray	Belle River, Canada	2019-11-16
Valentina Torres	Bakersfield, US	2019-11-16
Vanessa Torres	US	2019-11-16
Morgan Layton	Saskatoon, Canada	2019-11-16

Name	Location	Date
Mika Danielle	Edmonton, Canada	2019-11-16
mariette illner	Surry,Bc, Canada	2019-11-16
Dominic Scinta	Lockport, US	2019-11-16
Karen Dwyer	St. John's, Canada	2019-11-16
Emilie Bourque	St. John's, Canada	2019-11-16
Pyara Grewal	Surrey, Canada	2019-11-16
cadance Barb	Unionville, US	2019-11-16
Yann Risley	UK	2019-11-16
Aliyyah Kola-Olukotun	Staines, UK	2019-11-16
chantelle mcdonald	stockport, UK	2019-11-16
Nigel Downey	Southend-on-Sea, UK	2019-11-16
Jonah Clark	Hampstead, UK	2019-11-16
Robert Rainshadow	Sooke, Canada	2019-11-16
Emily Quinn	Vancouver, Canada	2019-11-16
Sian Warren	Derby, UK	2019-11-16
Isabella Gega	Rotherham, UK	2019-11-16
Amanda Kennedy	Toronto, Canada	2019-11-16
Shirley Conner	Hurworth, Darlington, UK	2019-11-16
Laura Haydock	Norton, UK	2019-11-16
Stacey Clark	North Richland Hills, US	2019-11-16
Zsuzsanna Magyarosi	St. John's, Canada	2019-11-16
Kelly Demmons	Eganville, Canada	2019-11-16

Name	Location	Date
Amy Copeland	St. John's, Canada	2019-11-16
Matt Stewart	St. John's, Canada	2019-11-16
Michele LaPorte	Schaumburg, US	2019-11-16
Matthew Chevrette	Sudbury, Canada	2019-11-16
Alice Tamlen	Folkestone, UK	2019-11-16
Arsham Kazemian	Didcot, UK	2019-11-16
Paul Nixon	Chelmsford, UK	2019-11-16
Courtney Ridpath	Warrington, UK	2019-11-16
Joanne McCleary	Canada	2019-11-16
Cactii Lights	Canada	2019-11-16
Sheila Meagher	Calgary, Canada	2019-11-16
Grace Incorvia	Cleveland, US	2019-11-16
Russell Croker	Ilford, UK	2019-11-16
val carlso	Maricopa, US	2019-11-16
Kiana Wong	Calgary, Canada	2019-11-16
Laredo Paulson	Lincoln, US	2019-11-16
Lisa Smith	Edmonton, Canada	2019-11-16
Emilia Anning	Brighton, UK	2019-11-16
Ashley Carrillo	Gilbert, US	2019-11-16
Byron Barton	Tillsonburg, Canada	2019-11-16
Charlie Browne	Harlow, UK	2019-11-16
Julian Vaandering	St.John's, Canada	2019-11-16

Name	Location	Date
claudia ferreira	Sudbury, Canada	2019-11-17
Colleen Walsh	St. John's, Canada	2019-11-17
Trisha Pond	Mississauga, Canada	2019-11-17
Mohamed Elbastawisy	Mississauga, Canada	2019-11-17
David Alliston	Surrey, Canada	2019-11-17
Rohan Rahman	Oldham, UK	2019-11-17
Karen Boulton	Knypersley, UK	2019-11-17
Bianca Dyer	Cambridge, UK	2019-11-17
Pablo Navarro	St. John's, Canada	2019-11-17
Dulcie Howe	Taunton, UK	2019-11-17
RezzScape Big Brain	hubjnk, Canada	2019-11-17
Alison Dyer	St. John's, Canada	2019-11-17
Carolina Valverde	St. John's, Canada	2019-11-17
Kayleigh Freeman	UK	2019-11-17
Luke Chown	Padstow, UK	2019-11-17
lynn Bailey	Laceby, UK	2019-11-17
Thomas Gregory	Walsall, UK	2019-11-17
Andrea Hann	St. John's, Canada	2019-11-17
Sophie Merritt	Marion, US	2019-11-17
Colin Cartwright	Tamworth, UK	2019-11-17
Rosy Garland	Bristol, UK	2019-11-17
Nabila Qureshi	St. John's, Canada	2019-11-17

Name	Location	Date
Rebecca Timmins	Wiltshire, UK	2019-11-17
Graham Barry	Peterborough, UK	2019-11-17
Isabelle Sander	Romford, UK	2019-11-17
Brian Williams	Kingston, Canada	2019-11-17
Théa Morash	St. John's, Canada	2019-11-17
Imane Jay	Stratford-upon-Avon, UK	2019-11-17
HG58 2.0	Walsall, UK	2019-11-17
Stephanie Dooley	Carbonear, Canada	2019-11-17
ROBERT TARRANT	Westbank, Canada	2019-11-17
Leah Fusco	St. John's, Canada	2019-11-17
Ashley MacDonald	St. John's, Canada	2019-11-17
susan harling	Southall, UK	2019-11-17
Dana Howse	Torbay, Canada	2019-11-17
Shaina Goudie	St. John's, Canada	2019-11-17
David Gillard	St. John's, Canada	2019-11-17
Taylor Stocks	St. John's, Canada	2019-11-17
Lyn Evans	St. John's, Canada	2019-11-17
Morgaine Parnham	Portugal cove, Canada	2019-11-17
Michelle Bush	St john's, Canada	2019-11-17
Mireille Eagan	Mount Pearl, Canada	2019-11-17
Joann Greeley	St John's, Canada	2019-11-17
Erin Power	St. John's, Canada	2019-11-17

Name	Location	Date
john lannon	st.john's,nl, Canada	2019-11-17
Vanessa Stockley	St. John's, Canada	2019-11-17
April White	St. John's, Canada	2019-11-17
Dan Rubin	Pouch Cove, Canada	2019-11-17
John Devereaux	St John's, Canada	2019-11-17
Delia Warren	St. John's, Canada	2019-11-17
Peter Dawe	St. John's, Canada	2019-11-17
Jennifer McVeigh	St. John's, Canada	2019-11-17
Mark Downey	St. John's, Canada	2019-11-17
Fiona Polack	St. John's, Canada	2019-11-17
Andrea McGuire	St. John's, Canada	2019-11-17
Michael Flaherty	Lethbridge, Canada	2019-11-17
Perry Moore	Saint John's, Canada	2019-11-17
David Hickey	Kelowna, Canada	2019-11-17
Greta Warner	St. John's, Canada	2019-11-17
Mikiki Burino	Canada	2019-11-17
Wyatt Hirschfeld Shibley	St. John's, Canada	2019-11-17
Jen Cake	Canada	2019-11-17
Michael Venart	St. John's, Canada	2019-11-17
Rochelle Baker	St. John's, Canada	2019-11-17
Monica Walsh	st. john's, Canada	2019-11-17
Jessica McDonald	St. John's, Canada	2019-11-17

Name	Location	Date
Michael Woodford	Kitchener, Canada	2019-11-17
Ellen OToole	St. John's, Canada	2019-11-17
Mark Ferguson	St John's, Canada	2019-11-17
Tessa Graham	St. John's, Canada	2019-11-17
Xaiver Campbell	St. John's, Canada	2019-11-17
Eva Crocker	St. John's, Canada	2019-11-17
Brittney Hollett	Southern Harbour, Canada	2019-11-17
Sarah Stoker	St. John's, Canada	2019-11-17
Isabelle Cote	St. John's, Canada	2019-11-17
James Forbes	Toronto, Canada	2019-11-17
Eleanor Dawson	St. John's, Canada	2019-11-17
owen keogh	Glen Ridge, New Jersey, US	2019-11-17
Sheridan Thompson	St. John's, Canada	2019-11-17
Diana Daly	St. John's, NL, Canada	2019-11-17
Rodney Wall	St. John's, Canada	2019-11-17
Lois Brown	Corner Brook, Canada	2019-11-17
Esther Oosterbaan	Stephenville, NL, Canada	2019-11-17
Glenn Nuotio	Ottawa, Canada	2019-11-17
Jennifer Dyer	St. John's, Canada	2019-11-17
Eleanor Hynes	St. John's, Canada	2019-11-17
Renée Keough	St. John's, Canada	2019-11-17
jason penney	St. John's, Canada	2019-11-17

Name	Location	Date
Kale Withey	Mount Pearl, Canada	2019-11-17
Steve Curtis	St.john's, Canada	2019-11-17
David Green	St. John's, Canada	2019-11-17
Debora Scatena	St. John's, Canada	2019-11-17
Christopher Darlington	Logy Bay, Canada	2019-11-17
Richard Short	St. John's, Canada	2019-11-17
Kathryn Nicholson	Young's Cove, Canada	2019-11-17
Laura Douglas	St. John's, Canada	2019-11-17
Vincent Payne-Hannon	Saint John's, Canada	2019-11-17
Mary Lou Short	Marystown, Canada	2019-11-17
Jerry O'Brien	St. John's, Canada	2019-11-17
Cheryl Cashin	Mount Pearl, Canada	2019-11-17
Fatima Hammond	St. John's, Canada	2019-11-17
Darren Hayward	St. John's, Canada	2019-11-17
Richard Hayes	C.B.S., Canada	2019-11-17
Emily Ferren	Dartmouth, Canada	2019-11-17
Nicole McCallum	Grand Forks, Canada	2019-11-17
Maryanne Tucker	St. John's, Canada	2019-11-17
Natasha Gollop	Dartmouth, Canada	2019-11-17
Kathryn Jennex	St. John's, Canada	2019-11-17
Jason Bailey	Stockholm, Sweden	2019-11-17
Margaret Hild	St. John's, Canada	2019-11-17

Name	Location	Date
Wallace Ryan	St. John's, Canada	2019-11-17
Kathy Oke	Portugal Cove-St. Philips, Canada	2019-11-17
Clint Bolt	St. John's, Canada	2019-11-17
Helen Gregory	London, Canada	2019-11-17
Eric Short	Marystown, NL, Canada	2019-11-17
Mark White	St. John's, Canada	2019-11-17
Lee Marshall	Clareville, Canada	2019-11-17
Kate Hickey	Calgary, Canada	2019-11-17
Matt Brockel	Dittmer, Missouri, US	2019-11-17
carly carr	Montréal, Canada	2019-11-17
Helen McDermott	St John's, Canada	2019-11-17
Sarah Spurrell	St. John's, Canada	2019-11-17
Jay Butler	St. John's, Canada	2019-11-17
Alyson King	St. Philips, Canada	2019-11-17
Sheri Bradshaw	Mount Pearl, Canada	2019-11-17
Nicole Rousseau	St. John's, Canada	2019-11-17
Chris McCarthy	Ottawa, Canada	2019-11-17
Katie Morgan	St. John's, Canada	2019-11-17
Paula Mendonça	St. John's, Canada	2019-11-17
Matthu Strang	Toronto, Canada	2019-11-17
Alex Thornhill	Corner Brook, Canada	2019-11-17
Douglas Brophy	St. John's, Canada	2019-11-17

Name	Location	Date
Ben Thwaites	St. John's, Canada	2019-11-17
Tree Walsh	St. John's, Canada	2019-11-17
Sumaiya Hawkins	Mount Pearl, Canada	2019-11-17
Stephanie O'	St. John's, Canada	2019-11-17
Natalie Martin	Mississauga, Canada	2019-11-17
Frank Barry	St. John's, Canada	2019-11-17
Angela Henderson	Halifax, Canada	2019-11-17
Jane Francis	St. John's, Canada	2019-11-17
Susan Clarke	St. John's, Canada	2019-11-17
Sinead O'Brien	Toronto, Canada	2019-11-17
Willow and Umbra Animations	Chilliwack, Canada	2019-11-17
Mike Rogers	Beaconsfield, Canada	2019-11-17
Elena Fenrick	St. John's, Canada	2019-11-17
Angelina Li	Oakville, Canada	2019-11-17
mike forbes	southsea, UK	2019-11-17
Colleen Press	St. John's, Canada	2019-11-17
Pauline McCahill	Whitehaven, UK	2019-11-17
Bill Wiebe	Winnipeg, Canada	2019-11-17
patsy evely	bay roberts, Canada	2019-11-17
Paul Loughran	Hamilton, Canada	2019-11-17
Emma Power	CBS, Canada	2019-11-17
Edwena Kavanagh	holyrood, Canada	2019-11-17

Name	Location	Date
Lorena Bugg	Stowmarket, UK	2019-11-17
Hooman Peimani	Port Coquitlam, Canada	2019-11-17
Noemi Munoz	London, UK	2019-11-17
Tammy Noseworthy	Grand Falls-Windsor, Canada	2019-11-17
Nascielle Morado	Winnipeg, Canada	2019-11-17
Tammy C	St. John's, Canada	2019-11-17
North Syrett	Canada	2019-11-17
Liz Hogg	Woking, UK	2019-11-17
Jean Chagnon	Montréal, Canada	2019-11-17
Ron Martin	St. John's, Canada	2019-11-17
Ainsley Hawthorn	St. John's, Canada	2019-11-17
Lisa Williams	St. John's, Canada	2019-11-17
Jessica Hillier	St John's, Canada	2019-11-17
Anne Malone	St. John's, Canada	2019-11-17
Marnie Parsons	Tors Cove, Canada	2019-11-17
Jeremy Wills	Corner Brook, Canada	2019-11-17
Cory Young	St. John's, Canada	2019-11-17
Carla McIsaac	St. John's, Canada	2019-11-17
Laura Temple	St. John's, Canada	2019-11-17
Pepa Chan	St. John's, Canada	2019-11-17
Kailey Bryan	St. John's, Canada	2019-11-17
Helen Spencer	Torbay, Canada	2019-11-17

Name	Location	Date
Heather Shea	CBS, Canada	2019-11-17
Jennifer Cranshaw	St. John's, Canada	2019-11-17
Mary Burke Burke	St. John's, Canada	2019-11-17
barbara richards	CBS, Canada	2019-11-17
Shane Parsons	St. John's, Canada	2019-11-17
Ryan Wrice	St. John's, Canada	2019-11-17
Craig Besaw	Sydney, Canada	2019-11-17
Ally Gobi	St. John's, Canada	2019-11-17
Rohan Anand	US	2019-11-17
Adrien Doucet	St. John's, Canada	2019-11-17
shirene e	Montréal, Canada	2019-11-17
Crystal Cooper	Woodstock, Canada	2019-11-17
Angela Noseworhy	Paradise, Canada	2019-11-17
Debra Kuzyk	Annapolis Royal, Canada	2019-11-17
Elsa Simms	St. John's, Canada	2019-11-17
Kaylih Lachenmaier	Hutchinson, US	2019-11-17
fiona anderson	Dumfries, UK	2019-11-17
Kimberley Devlin	St. John's, Canada	2019-11-17
Joanne CRyan	St. John's, Canada	2019-11-17
Cornelia Iliescu	Montréal, Canada	2019-11-17
Elizabeth Yeoman	St. John's, Canada	2019-11-17
Rhonda Buckley	St. John's, Canada	2019-11-17

Name	Location	Date
Hillary Freake	Canada	2019-11-17
Emily Truman	Brighton, UK	2019-11-17
Jacob Canning	St. John's, Canada	2019-11-17
Franklin Thomas	Hampstead, UK	2019-11-17
Liz Gardiner	London, UK	2019-11-17
Sarah Newell	St. John's, Canada	2019-11-17
Jennifer Wiseman	St. John's, Canada	2019-11-17
Kay Palmer	Wiltshire, UK	2019-11-17
Regina Edwards	Torbay, Canada	2019-11-17
Nancy-Tanya Savard	Montreal, Canada	2019-11-17
Nick follett	St johns, Canada	2019-11-17
Stefano Buckley	Langley, Canada	2019-11-17
Jeremy Hall	Conception Bay South, Canada	2019-11-17
Brock Walker	St. John's, Canada	2019-11-17
Alice Licato	Brooklyn, US	2019-11-17
Aleksandra Stefanovic	St. John's, Canada	2019-11-17
Paul Gallo	Streetsboro, US	2019-11-17
Heather Roberts	St. John's, Canada	2019-11-17
Caroline Clarke	St. John's, Canada	2019-11-17
Zack Marshall	St. John's, Canada	2019-11-17
Shane Mouland	St. John's, Canada	2019-11-17
Natasha Upshall	CBS, Canada	2019-11-17

Name	Location	Date
Yvonne Dawe	St. John's, Canada	2019-11-17
Nicole Miller	St. John's, Canada	2019-11-17
Myles Rubia	Deer Lake, Canada	2019-11-17
M Lannon	Kelowna, Canada	2019-11-17
Morgan Cipryk	Halifax, Canada	2019-11-17
Florence Humber	Deer Lake, Canada	2019-11-17
Andrea Vincent	St. John's, Canada	2019-11-17
Sandra Conrod	St. John's, Canada	2019-11-17
Nicole Best	St John's nl, Canada	2019-11-18
Juanita bishop	St. John's, Canada	2019-11-18
Jules Bailey	St. John's, Canada	2019-11-18
Erin Boyd	Kippens, Canada	2019-11-18
Lisa Burke	Mount Pearl, Canada	2019-11-18
Gabrielle Riefesel	St. John's, Canada	2019-11-18
Chelsey Gobi	St. John's, Canada	2019-11-18
Marlene Power	St. John's, Canada	2019-11-18
Maegan Marshall	Calgary, Canada	2019-11-18
Susan Stephen	St. John's, Canada	2019-11-18
Jane Smyth	St. John's, Canada	2019-11-18
Dennis Dober	Conception Bay South, Canada	2019-11-18
Orathai Chongmee	St. John's, Canada	2019-11-18
Tara Haire	St. John's, Canada	2019-11-18

Name	Location	Date
Joane Horlick	Berry Mills, Canada	2019-11-18
Paula Gobi	Traytown, Canada	2019-11-18
Brady Noseworthy	Botwood, Canada	2019-11-18
Dave Hayward	St John's, Canada	2019-11-18
Christine Care	St. John's, Canada	2019-11-18
Jennifer Newhook	St. John's, Canada	2019-11-18
Rachelle Ryan	St. John's, Canada	2019-11-18
Chad Middleton	Denton, Texas, US	2019-11-18
Jerome Connors	Mount Pearl, Canada	2019-11-18
Rachel Anstey	Torbay, Canada	2019-11-18
K Power	St. John's, Canada	2019-11-18
Katherine Morton	St. John's, Canada	2019-11-18
Corinne Oleary	St. John's, Canada	2019-11-18
Laura Fox	St. John's, Canada	2019-11-18
holly halliday	st.john's, Canada	2019-11-18
Taqwa Mahmood	St. John's, Canada	2019-11-18
Sarah Lihou	Saint Catharines, Canada	2019-11-18
Alicia Hann	St. John's, Canada	2019-11-18
Heather Shinnicks	St John's, Canada	2019-11-18
Sarah Noble	St. John's, Canada	2019-11-18
Clare Wilcox	St. John's, Canada	2019-11-18
Cherie Squires	St. John's, Canada	2019-11-18

Name	Location	Date
Mitchell Maclean	New minas, Canada	2019-11-18
Calley Pollock	Campbellton, Canada	2019-11-18
Gina Burke	St. John's, Canada	2019-11-18
Rita Colaluca	Vaughan, Canada	2019-11-18
Corie Kean	St. John's, Canada	2019-11-18
Cam King	Stuart, US	2019-11-18
Steven Bailey	Conception Bay South, Canada	2019-11-18
Lee Hollett	Gibsons, Canada	2019-11-18
Nolan Adams	San Francisco, US	2019-11-18
Juliette DiazSosa	Cambridge, Canada	2019-11-18
Claudia Quinn	US	2019-11-18
gcjkhytdjt tkuyjtyiujtuyik	Trail, Canada	2019-11-18
Kim Parsons	Glance bay, Canada	2019-11-18
Jan Jeffery	Winnipeg, Canada	2019-11-18
Kaleb Perrault	Airdrie, Canada	2019-11-18
Ayoub Mokhtari	Newmarket, Canada	2019-11-18
Hayden Hanlon	Guelph, Canada	2019-11-18
linda penney	St. John's, NL., Canada	2019-11-18
renee savoury	St. John's, Canada	2019-11-18
Sue Thorne Buckley	Saint John, Canada	2019-11-18
Brenda Dymond	St. John's, Canada	2019-11-18
Daniel Doucet	Bathurst, Canada	2019-11-18

Name	Location	Date
Chuttlely The Central Texas Railfan	Austin, US	2019-11-18
Sharon Whittle	St. John's, Canada	2019-11-18
Chloe Richards	Sacramento, US	2019-11-18
Austin Torraville	St. John's, Canada	2019-11-18
Shrami Hebert	St.johns, Canada	2019-11-18
Cathy Elliott	Paradise, Canada	2019-11-18
Lauren Squires	St. John's, Canada	2019-11-18
Sobia Shaheen Shaikh	St. John's, Canada	2019-11-18
Matt Reid	Halifax, Canada	2019-11-18
Heather O'Brien	St. John's, Canada	2019-11-18
Cassandra Gale	London, Canada	2019-11-18
Terri-Lynn Clarke	St. John's, Canada	2019-11-18
Ashleigh Hudson	St. John's, Canada	2019-11-18
Jacquie Smith	North York, Canada	2019-11-18
Brianna Mercer	Whitbourne, Canada	2019-11-18
Kelsey Hickey	Mount Pearl, Canada	2019-11-18
Chantelle Butler	Whitbourne, Canada	2019-11-18
Lilli Hunt	Port Alberni, Canada	2019-11-18
hong phuc	toronto, Canada	2019-11-18
Yury Marcela Certuche	St John's, Canada	2019-11-18
J Saurus	St. John's, Canada	2019-11-18

Name	Location	Date
Nick Callahan	St John's, Canada	2019-11-18
Medea Torgerson	Parksville, Canada	2019-11-18
Ruth Spencer	Toronto, Canada	2019-11-18
Gabriel Williams	St. John's, Canada	2019-11-18
Tracy Williams	Conception Bay South, Canada	2019-11-18
Nikita Oliver	St. John's, Canada	2019-11-18
Mario Rocha	Vancouver, Canada	2019-11-18
Elizabeth Vandermarel	Tillsonburg, Canada	2019-11-18
Josh Levy	Richmond Hill, Canada	2019-11-18
Jennifer W	Mount Pearl, Canada	2019-11-18
Kathleen Ruth	St. John's, NL, Canada	2019-11-18
alexa webler	London, Canada	2019-11-18
Jamie Beauvais	Angus, Canada	2019-11-18
Dawny Warren	Ottawa, Canada	2019-11-18
Teaona Yuvallos	Brisbane, Canada	2019-11-18
Mae Dalton	St. John's, Canada	2019-11-18
hannah lee	London, Canada	2019-11-18
RaeAnne Tremblett	Corner Brook, Canada	2019-11-18
Susan Turpin	St. John's, Canada	2019-11-18
Peter Ashley	Portland, US	2019-11-18
Jordan Chafe	Petty Harbour, Canada	2019-11-18
Anonymous .	Pickering, Canada	2019-11-18

Name	Location	Date
Susan Noseworthy	St. John's, Canada	2019-11-18
Michelle Lund	Calgary, Canada	2019-11-18
Tim Maurer	Anaheim, US	2019-11-18
Leah Trahey	St. John's, Canada	2019-11-18
Liam Walsh	Cape Broyle, Canada	2019-11-18
Adam Johnson	St. John's, Canada	2019-11-18
Joanmary Baker	St. John's, Canada	2019-11-18
Roz Hudson	St Johns, Canada	2019-11-18
Natalie Spracklin	St John's, Canada	2019-11-18
Andy Aylward	St.John's, Canada	2019-11-18
Meranda Squires	St. John's, Canada	2019-11-18
Aine MacLellan	St John's, Canada	2019-11-18
Allie Chaytr	St. John's, Canada	2019-11-18
Jessica Bradbury	St. John's, Canada	2019-11-18
Blair Silver	Bronx, US	2019-11-18
Michael Smith	Cirencester, UK	2019-11-18
Darryl Hollett	St. John's, Canada	2019-11-18
Ed Jeffers	Grand Rapids, US	2019-11-18
Jashon Cobbs	Las Vegas, US	2019-11-18
Mike Guerard	Windsor, Canada	2019-11-18
Sami El Challah	St. John's, Canada	2019-11-18
Emily Peña Blanco	Atlanta, US	2019-11-18

Name	Location	Date
David Cresswell	Courtice, Canada	2019-11-18
Shannon Carter	Traytown, Canada	2019-11-18
Pudden PlumPants	Torbay, Canada	2019-11-18
Katrina du Bourg	Winnipeg, Canada	2019-11-18
Eleanor Jones	St John's, Canada	2019-11-18
Anita Neiger	Toronto, Canada	2019-11-18
harold burke	Mount Pearl, Canada	2019-11-18
Gwyneth Fung	Toronto, Canada	2019-11-18
Katie WINSOR	Harbour Grace, Canada	2019-11-18
Stacey Hillier	Sault Ste Marie, Canada	2019-11-18
Lerc Merc	Medicine Hat, Canada	2019-11-18
Vaniessa van Huisstede	Collingwood, Canada	2019-11-18
Andrea Garcia	Branford, US	2019-11-18
Sheldon Crocker	St. John's, Canada	2019-11-18
Lisa Downey	St. John's, Canada	2019-11-18
Tenoch Bautista	Eules, US	2019-11-18
Ashley Hiscock	St. John's, Canada	2019-11-18
Glenn Hall	St. John's, Canada	2019-11-18
Manu S-M	Hamilton, Canada	2019-11-18
Shirley Alexander	St. John's, Canada	2019-11-18
Donald Forbes	St. John's, Canada	2019-11-18
tracy anderson	Port Coquitlam, Canada	2019-11-18

Name	Location	Date
Peter Mesi	Holyrood, Canada	2019-11-18
Deanne Zawislak	Grande Prairie, Canada	2019-11-18
Joel Symons	Douglas,, US	2019-11-18
Cyrus Desseaux	Waipahu, US	2019-11-18
Michael Charland	Vancouver, Canada	2019-11-18
O W	Scarborough, Canada	2019-11-18
Precious Molina	Pueblo, Colorado, US	2019-11-18
Christian Gagnon	Montréal, Canada	2019-11-18
John Siddall	Richmond, Canada	2019-11-18
Trevor Wight	Victoria, Canada	2019-11-18
Holly Delaney	St. John's, Canada	2019-11-18
Anita Sephton	Wigan, UK	2019-11-18
Martin Nicholson	Burton, UK	2019-11-18
John Parsons	Mount Pearl, Canada	2019-11-18
Theresa Clancy	Attleboro, US	2019-11-18
Rochena Draper	Leatherhead, UK	2019-11-18
Florence Treboutte	France	2019-11-18
A1N 0C4 Hurley	Mount Pearl, Canada	2019-11-18
Andrew Rowe	St. John's, Canada	2019-11-18
Sarah Colven	St. John's, Canada	2019-11-18
Kim Fowler	St. John's, Canada	2019-11-18
Rebecca Stoodley	St.john's, Canada	2019-11-18

Name	Location	Date
Heather Parrell	Mount Pearl, Canada	2019-11-18
Alex Bihlo	St. John's, Canada	2019-11-18
rhonda pelley	St. John's, Canada	2019-11-18
Darlene Brown	St. John's, Canada	2019-11-18
Mary Jane Gibson	Los Angeles, California, US	2019-11-18
Behak Rueentan	St. John's, Canada	2019-11-18
Lisa Dodge	St. John's, Canada	2019-11-18
Kyra Rees	St. John's, Canada	2019-11-18
Martin Poole	St. John's, Canada	2019-11-18
Berenice Delgadillo	Saint John's, Canada	2019-11-18
Sarah O'Brien	St. John's, Canada	2019-11-18
Jerome Canning	St. John's, Canada	2019-11-18
Linda Mackey	St. John's, Canada	2019-11-18
Deborah Noseworthy	Corner Brook, Canada	2019-11-18
Janet Lee	St. John's, Canada	2019-11-18
Megan Wyatt	Mount Pearl, Canada	2019-11-18
Mona Moore	Saguenay, Canada	2019-11-18
Cody Walsh	St. John's, Canada	2019-11-18
Ashley Parsons	Portugal Cove St Phillips, Canada	2019-11-18
Kayla Whelan	St. John's, Canada	2019-11-18
Michelle Devine	St. John's, Canada	2019-11-18
Maria Pittman	Clarkes Beach, Canada	2019-11-18

Name	Location	Date
Anita Singh	St. John's, Canada	2019-11-18
Angelia Howlett	St. John's, Canada	2019-11-18
Juanita Short	Glovertown, Canada	2019-11-18
Marina Schmidt	London, Canada	2019-11-18
John Foley	St. John's, Canada	2019-11-18
Helmut Magis	Glonn, Germany	2019-11-18
Vincent Walsh	Grand Falls Windsor, Canada	2019-11-18
Michaela Howlett	Witless Bay, Canada	2019-11-18
Sebastien gagnon	St. John's, Canada	2019-11-18
Abbey Robertson	St. John's, Canada	2019-11-18
Paulette Campbell	Arctic Bay, Canada	2019-11-18
Emma Lang	Halifax, Canada	2019-11-18
Leslie Boddie	St. John's, Canada	2019-11-18
melanie barnes	Conception Bay South, Canada	2019-11-18
Jeffrey Quilty	Ottawa, Canada	2019-11-18
Michael Young	Conception Bay South, Canada	2019-11-18
Elizabeth Holloway	Glovertown, Canada	2019-11-18
Melissa Walsh	Paradise, Canada	2019-11-18
Deirdre Maguire	Logy Bay, Canada	2019-11-18
Joe Kielley	St. John's, Canada	2019-11-18
Saun collingridge	Quinte West, Canada	2019-11-18
James Igloliorte	St. John's, Canada	2019-11-18

Name	Location	Date
David Stephens	St. John's, Canada	2019-11-18
Leah Rushforth	Wickham, UK	2019-11-18
Rachel Sutton	St. John's, Canada	2019-11-18
Lori Clarke	Petty Harbour NL, Canada	2019-11-18
Anne Menke	Hamilton, Ohio, US	2019-11-18
Shawn Kearney	St. John's, Canada	2019-11-18
jasin pettis	Dartmouth, Canada	2019-11-18
Liz Yntema	Gananoque, Canada	2019-11-18
Lindsey Jungbluth	Everett, US	2019-11-18
Daniel Costello	Avondale, Canada	2019-11-18
Mary Hood	St. John's, Canada	2019-11-18
Amanda Wiltshire	Tillsonburg, Canada	2019-11-18
Kristina Foran	St. John's, Canada	2019-11-18
Allison Dancey	St. John's, Canada	2019-11-18
Lloyd Pike	St. John's, Canada	2019-11-18
Angela Bennett	Mount Pearl, Canada	2019-11-18
Beth Ryan	ST. JOHN'S, Canada	2019-11-18
Michael Sloan	St. John's, Canada	2019-11-18
glynn bickford	St. John's, Canada	2019-11-18
Lisa Penney	Mount Pearl, Canada	2019-11-18
Tim Horlick	St. John's, Canada	2019-11-18
Robin Wood	St. John's, Canada	2019-11-18

Name	Location	Date
Duncan Major	St. John's, Canada	2019-11-18
Aaryn Lambert	Canada	2019-11-18
Brianna Noseworthy	Riverhead, Canada	2019-11-18
Theresa Rabidou	North Brookfield, Massachusetts, US	2019-11-18
Bobbi-Jo Ward	Thunder Bay, Canada	2019-11-18
Dillon Randy	St. John's, Canada	2019-11-18
Joan Dohey	St. John's, Canada	2019-11-18
Andrew Sharpe	St Johns, Canada	2019-11-18
Walter Berg	Kennesaw, US	2019-11-18
Mark Ralph	St. John's, Canada	2019-11-18
Jesenia Rivera	Port St. Lucie, US	2019-11-18
Fred Barela	ST. John's NL, Canada	2019-11-18
Konrad Linda	Brampton, Canada	2019-11-18
Sandra Abbott	St. John's, Canada	2019-11-18
Heather Little	Grand Bay-Westfield, Canada	2019-11-18
Kelsey Becker	Stratford, Canada	2019-11-18
derek griffith	lampeter, UK	2019-11-18
Michael Nicolosi	Flushing, US	2019-11-18
Patrick Foran	St. John's, Canada	2019-11-18
Linda Swisher	Brighton, US	2019-11-18
Elizabeth Murphy	Conception Bay South, Canada	2019-11-18
Mark Royle	Mount Pearl, Canada	2019-11-18

Name	Location	Date
Victor Bailey	Mount Pearl, Canada	2019-11-18
brenda wadden	st johns, Canada	2019-11-18
Steve MacLeod	London, Canada	2019-11-18
Jennifer Blundon	Paradise, Canada	2019-11-18
Heather Dicks	Nelson, Canada	2019-11-18
Richard Greenwood	Cochénour, Canada	2019-11-18
Sandra Lynds	Belleville, Canada	2019-11-18
Janice Sheppard	Salem, Massachusetts, US	2019-11-18
Samantha janes	St. John's, Canada	2019-11-18
Delores Thompson	Hermitage, US	2019-11-18
Nigel Moses	St. John's, Canada	2019-11-18
Anne Craig	Kensington, UK	2019-11-18
Tommy Little	Golden, Canada	2019-11-18
Jodie Baker	Scarborough, Canada	2019-11-18
Michelle Reed	US	2019-11-18
Anita Winter	West Bromwich, UK	2019-11-18
Wendy Murdoch	Oshawa, Canada	2019-11-18
Lauren P	Southbury, US	2019-11-18
San Homavand	Mississauga, Canada	2019-11-18
Alicia Bray	Simcoe, Canada	2019-11-18
Alex Howard	West Columbia, US	2019-11-18
Catherine Parsons	St. John's, Canada	2019-11-18

Name	Location	Date
STEVE JOBS	Markham, Canada	2019-11-18
Rosha Murphy	Tyler, US	2019-11-18
Yvonne Withers	Stockport, UK	2019-11-18
Emily Brooks-Augstin	Vernon, Canada	2019-11-18
Jonah Makarewicz	Caledon, Canada	2019-11-18
Jocelyn Schyf-Young	Calgary, Canada	2019-11-18
Roderick McKenzie	Orleans, Canada	2019-11-18
melinda Matrick	Waukesha, US	2019-11-18
Johnathan Evans	Spotsylvania, US	2019-11-18
Christine Carter	St. John's, Canada	2019-11-18
Joseph Camillo	Queens, US	2019-11-18
Umaimah Khan	Arlington, US	2019-11-18
Jordan Brenton	St. John's, Canada	2019-11-18
Alison McAndrew	Pickering, Canada	2019-11-18
Marie Wyatt	St. John's, Canada	2019-11-18
Heather Keats	nl, Canada	2019-11-18
Natasha Groulx	St. John's, Canada	2019-11-18
Victoria MacKay	St. John's, Canada	2019-11-18
izzy fahey	st. johns, Canada	2019-11-18
Benjamin Noah	St. John's, Canada	2019-11-18
Stella dinn	Stella dinn, Canada	2019-11-18
Emma Wells	St. John's, Canada	2019-11-18

Name	Location	Date
Kevin Woolridge	Goulds, Canada	2019-11-18
Joan Bell	Winter Springs, Florida, US	2019-11-18
Theodora Ryan	Madoc, Canada	2019-11-18
Laura Martin	St. John's NL, Canada	2019-11-18
Lynn Squires	Holyrood, Canada	2019-11-18
Rebecca Gregg	Belleville, Canada	2019-11-18
Brett Rowsell	CBS, Canada	2019-11-18
Lorraine Jackson	St. John's, Canada	2019-11-18
Meaghan Harding	Seongnam, South Korea	2019-11-18
Terry Fitzpatrick	St. John's, Canada	2019-11-18
Milly Meaney	Mt Pearl, Canada	2019-11-18
Natasha Squires	Corner Brook, Canada	2019-11-18
Chris Scott	St. John's, Canada	2019-11-18
Kayla Walsh	Halifax, Canada	2019-11-18
Stephen Jackson	St. John's, Canada	2019-11-18
Lynne Loveys	St. John's, Canada	2019-11-18
Marilyn King	GFW, Canada	2019-11-18
Ursula Ryan-Farvacque	Saint-pierre, St. Pierre & Miquelon	2019-11-18
Shelley Bauer	Saint John, Canada	2019-11-18
Kathleen Murphy	St. John's, Canada	2019-11-18
Katie Halliday	St. John's, Canada	2019-11-18
Cindy Skanes	Clarke's Beach, Canada	2019-11-18

Name	Location	Date
Philip Kromer	St. John's, Canada	2019-11-18
Rhoda Rose	Grand Bank, Canada	2019-11-18
Candace Collett	Calgary, Canada	2019-11-18
Alison Carter	St. John's, Canada	2019-11-18
michelle haggerty	Trenton, Canada	2019-11-18
Jackie Furlong	St. John's, Canada	2019-11-18
Matthias Lutz	Markt Schwaben, Germany	2019-11-18
Stacey Cole	Edmonton, Canada	2019-11-18
David Meaney	Belleville, Canada	2019-11-18
Susan Walsh	St. John's, Canada	2019-11-18
kathie rose	Mahone Bay, Canada	2019-11-18
Joz Waters	ottawa, Canada	2019-11-18
Rob Moran	St.Johns, Canada	2019-11-18
Michael Matthews	St. John's, Canada	2019-11-18
Deneen Connolly	St. John's, Canada	2019-11-18
becca bradbury	Mount Pearl, Canada	2019-11-18
Bettina Hayes	Erin, Canada	2019-11-18
Sherry Halleran	St. John's, Canada	2019-11-18
Liz Hutton	Brantford, Canada	2019-11-18
Jenna Knee	Mount Pearl, Canada	2019-11-18
Pat McDonald	St. John's, Canada	2019-11-18
Robert Taylor	Mount Pearl, Canada	2019-11-18

Name	Location	Date
Denelle Laughlin	Coquitlam, Canada	2019-11-18
Barbara Wheeler	Torbay, Canada	2019-11-18
Susan Dumas-Ryan	Malahat, Canada	2019-11-18
Lorraine Walsh	St. John's, Canada	2019-11-18
Jordan McCandless	Onoway, Canada	2019-11-18
Cameron Wylie	Coquitlam, Canada	2019-11-18
Scott S	Port McNeill, Canada	2019-11-18
Lynn Derradji-Aouat	St. John's, Canada	2019-11-18
Patricia DeGray	Woodstock, Georgia, US	2019-11-18
John Smith	Yorkton, Canada	2019-11-18
Jason Ross Sellars	St. John's, Canada	2019-11-18
Alison Piwowar	Radisson, Canada	2019-11-18
Kandice Piccott	Mount Pearl, Canada	2019-11-18
Nicolas Alacoque	Canada	2019-11-18
Danielle Brady	Mount Pearl, Canada	2019-11-18
Samantha Carroll	St. Johns, Canada	2019-11-18
B Jackson	St. John's, Canada	2019-11-18
Michelle Brophy	St. John's, NL, Canada	2019-11-18
Gerard Tracey	St. John's, NL, Canada	2019-11-18
Marie SHannahan	St. John's, Canada	2019-11-18
Debbie Byrne	St. John's, Canada	2019-11-18
Aidan Spoel	St. John's, Canada	2019-11-18

Name	Location	Date
Susan Evoy	St. John's, Canada	2019-11-18
Spencer Crewe	St. John's, Canada	2019-11-18
Catherine Donovan	St. John's, Canada	2019-11-18
Gwen Daly	St. John's, Canada	2019-11-18
Fred Tucker	St. John's, Canada	2019-11-18
Chelsea Beehan	St. John's, Canada	2019-11-18
Shirley Harvie	St. John's, Canada	2019-11-18
Anna Callahan	St. John's, Canada	2019-11-18
Allison Hawco	St. John's, Canada	2019-11-18
Derm Flynn	Appleton, Canada	2019-11-18
Sarah Hansen	St John's, Canada	2019-11-18
Lesley Butler	St. John's, Canada	2019-11-18
Khambia Clarkson	Marshalltown, US	2019-11-18
John Walsh	Holyrood, Canada	2019-11-18
Chelsey Barker	Holyrood, Canada	2019-11-18
Samantha Rideout	St. John's, Canada	2019-11-18
Amanda Barker	Conception Bay South, Canada	2019-11-18
Vincent Delaney	Holyrood, Canada	2019-11-18
Phyllis Jackman	St. John's, Canada	2019-11-18
Mary Collins	Kitchener, Canada	2019-11-18
Melissa Parsons	St. John's, Canada	2019-11-18
ranvir rana	St. John's, Canada	2019-11-18

Name	Location	Date
Emma Troke	St. John's, Canada	2019-11-18
Carol Devereaux	Trepassey, Canada	2019-11-18
Ilse Hughes	St. John's, Canada	2019-11-18
Karen Tran	Toronto, Canada	2019-11-18
Emily Lockyer	St. John's, Canada	2019-11-18
Greg Bennett	St. John's, Canada	2019-11-18
Eve Tunney	St. John's, Canada	2019-11-18
Anita Carroll	St. John's, Canada	2019-11-18
Melvie Meadus	St. John's, Canada	2019-11-18
Bernadette Vickers	Edmonton, Canada	2019-11-18
Nicole Lannon	St. John's, Canada	2019-11-18
Deborah Fudge	St. John's, Canada	2019-11-18
Erin Holland	St. John's, Canada	2019-11-18
Josephine Fillier	St John's, Canada	2019-11-18
Brenda Fordham	St. John's, Canada	2019-11-18
Jennifer Humby	St. John's, Canada	2019-11-18
Pierre Priou	St. John's, Canada	2019-11-18
Mark Brown	St John's, Canada	2019-11-18
Maureen Angel	Whitbourne, Canada	2019-11-18
Paula Pittman	St. John's, Canada	2019-11-18
Morgan Roy	Chilliwack, Canada	2019-11-18
Camila Rosario	Des Moines, US	2019-11-18

Name	Location	Date
Sheila Coates	Saint Albans, Canada	2019-11-18
Angela Norris	Liverpool, UK	2019-11-18
Krzysztof Mruk	Edmonton, Canada	2019-11-18
Shirley Bruce	Newcastle Upon Tyne, UK	2019-11-18
Susan Ellard	Kelowna, Canada	2019-11-18
Kowsilla Naitram	Mercier, Canada	2019-11-18
Lori King	St. John's, Canada	2019-11-18
ian o'byrne	Halifax, UK	2019-11-18
Sydney Ryan	Canada	2019-11-18
Zesia Reyes	Pomona, US	2019-11-18
HECTOR CHISHOLM	Saint Andrews, Canada	2019-11-18
Rhonda O'Brien	St. John's, Canada	2019-11-18
James Liao	Houston, US	2019-11-18
Thomas Causey	De Leon, US	2019-11-18
Christie Dean	Mount Pearl, Canada	2019-11-18
Dominic Smith	St. John's, Canada	2019-11-18
Mackenzie Wolf	North Canton, US	2019-11-18
Kathy Marche	Deer Lake, Canada	2019-11-18
Eric Vecherik	Canada	2019-11-18
Sheena Chaytor	Avondale, Canada	2019-11-18
Oscar Kaus	Kippens, Canada	2019-11-18
Brian Tuttle	Plainfield, US	2019-11-18

Name	Location	Date
Derrick Bernard	Islington, UK	2019-11-18
Lynn Courish	St. John's, Canada	2019-11-18
Shawna Walsh	St. John's, Canada	2019-11-18
Megan Kennedy	St. John's, Canada	2019-11-18
Suzanne Vey	St. John's, Canada	2019-11-18
Michelle Hall	St. John's, Canada	2019-11-18
Anne White	St. John's, Canada	2019-11-18
Dwayne Barker	Toronto, Canada	2019-11-18
Hilary Rose	St. John's, Canada	2019-11-18
Joanne Blyde	St. John's, Canada	2019-11-18
Alice Connors	Logy Bay, Canada	2019-11-18
Valerie Winter	Broad Cove, Canada	2019-11-18
Valerie Lannon	Placentia, Canada	2019-11-18
Barb Jackman	St. John's, Canada	2019-11-18
Lynn Moore	Mount Pearl, Canada	2019-11-18
Don Stansbury	St. John's, Canada	2019-11-18
Natasha Turpin	St. John's, Canada	2019-11-18
Rachel Blundon	St. John's, Canada	2019-11-18
mary healey	St. John's, NL, Canada	2019-11-18
Bruce March	St. John's, Canada	2019-11-18
Jane hickey	St. John's, Canada	2019-11-18
Robert Howard	St. John's, NL, Canada	2019-11-18

Name	Location	Date
Crystal March	Lewisporte, Canada	2019-11-18
Carla Gaulton	St. John's, Canada	2019-11-18
Emily Evans	St. John's, Canada	2019-11-18
Sarah Kennedy	St. John's, Canada	2019-11-18
Sharon O'Brien	St. John's, Canada	2019-11-18
Gerard Coombes	St. John's, Canada	2019-11-18
Susan Martin	St. John's, Canada	2019-11-18
nichole bailey	St. John's, Canada	2019-11-18
Martha Clara	Cicero, US	2019-11-18
Barbra Davis	Winnipeg, Canada	2019-11-18
Cassidy Molloy	St. John's, Canada	2019-11-18
Amanda Grant	Victoria, Canada	2019-11-18
Emilee Debil- Brunet	Sherwood Park, Canada	2019-11-18
Marilyn Coady	St. John's, Canada	2019-11-19
Christina Maree	Waterloo, Canada	2019-11-19
Jay Yoon	Waterloo, Canada	2019-11-19
Robert Ham	Portland, US	2019-11-19
Jonah James	Ridgeway, Canada	2019-11-19
Cheanny Palalon	Calgary, Canada	2019-11-19
Susan Duncan	Winnipeg, Canada	2019-11-19
Ethan Cox	Lincoln, UK	2019-11-19
Charlotte Tooke	Nanaimo, Canada	2019-11-19

Name	Location	Date
Lena Dornan	Calgary, Canada	2019-11-19
Travis Pearce	St. John's, Canada	2019-11-19
David Flack	Abbotsford, Canada	2019-11-19
Théria Kennedy	Toronto, Canada	2019-11-19
John Lee	Toronto, Canada	2019-11-19
Andrea Castiglione	Toronto, Canada	2019-11-19
Catharine Zhou	North York, Canada	2019-11-19
Hannah Sparkes	St. John's, Canada	2019-11-19
Lynda Younghusband	St John's, Canada	2019-11-19
Holly Jackson	St. John's, Canada	2019-11-19
Kelly Fry	St. John's, Canada	2019-11-19
Marie McDonald	Mount Pearl, Canada	2019-11-19
Michelle Hynes-Barnes	St. John's, Canada	2019-11-19
Jason Sooley	Canada	2019-11-19
Maude Cochrane	Fogo, Canada	2019-11-19
Al Saunders	Ottawa, Canada	2019-11-19
Ann Anderson	St. John's, Canada	2019-11-19
Dami Ladele	St. John's, Canada	2019-11-19
Mike Dowden	Conception bay south, Canada	2019-11-19
Marc Delot	St. John's, Canada	2019-11-19
Patricia Corrigall	St. John's, Canada	2019-11-19
Heather Carrier	Logy Bay, Canada	2019-11-19

Name	Location	Date
Pat Doyle	St. John's, Canada	2019-11-19
Nikki Boyd	Mount Pearl, Canada	2019-11-19
Lisa Moore	St.john's, Canada	2019-11-19
Mari-Lynn Taylor	St.Johns, Canada	2019-11-19
Ramona Trickett	St. Johns, Canada	2019-11-19
Christine Carter	St. John's, Canada	2019-11-19
Lynn wright	Bruderheim, Canada	2019-11-19
Christine Koch	St.John's, Canada	2019-11-19
CaroleAnne Coffey	Canada	2019-11-19
Glenda Cabot	St. John's, Canada	2019-11-19
mindy amou	Ottawa, Canada	2019-11-19
Nicole Helwig	St. John's, Canada	2019-11-19
Jill Halliday	St. John's, Canada	2019-11-19
Brenda Earles	St. John's, Canada	2019-11-19
Leona Raymond	Corner Brook, NL, Canada	2019-11-19
Amy Kavanagh-Penney	Avondale, Canada	2019-11-19
Sara Wells	St. John's, Canada	2019-11-19
Aliek Chambers	London, Canada	2019-11-19
Adrienne Rowe	St. John's, Canada	2019-11-19
jean Day O' Keefe	Stephenville, Canada	2019-11-19
David Hynes	St. John's, Canada	2019-11-19
Emma Ricketts	Ottawa, Canada	2019-11-19

Name	Location	Date
Carol MacDonald	Pictou NS, Canada	2019-11-19
An object Im an object 	Ottawa, Canada	2019-11-19
Andrea Tarvin	St. John's, Canada	2019-11-19
Tony Butt	Montréal, Canada	2019-11-19
Stacey Mercer	St. John's, Canada	2019-11-19
Manfred Buchheit	Cape Broyle, Canada	2019-11-19
Kate Hookey	St. John's, Canada	2019-11-19
Keith Elms	St. John's, Canada	2019-11-19
Hal Evoy	St. John's, Canada	2019-11-19
Gib McArthur	Victoria, Canada	2019-11-19
Mona Rossiter	St. John's, Canada	2019-11-19
Marie-Pier Bouchard	Conception Bay South, Canada	2019-11-19
Sherry Andrews	Mission, B.C, Canada	2019-11-19
Tina Hookey	St. John's, Canada	2019-11-19
caroline whelan	St. John's, NL, Canada	2019-11-19
Nicole Jordan	St. John's, Canada	2019-11-19
William Baker	Charlottetown, Canada	2019-11-19
Lee Woodworth	Mount Pearl, Canada	2019-11-19
Rachel Jekanowski	St. John's, Canada	2019-11-19
Tyler Bernier	Sioux Lookout, Canada	2019-11-19
Albert Coombes	St. John's, Canada	2019-11-19
flo whelan	St. John's, Canada	2019-11-19

Name	Location	Date
Ian Fong	St. John's, Canada	2019-11-19
Del Dena	Huntington Beach, US	2019-11-19
teena guay	Nelson, Canada	2019-11-19
Tim Turner	Mississauga, Canada	2019-11-19
Scott Mercer	St. John's, Canada	2019-11-19
Davin Barysch	Toronto, Canada	2019-11-19
Kayleigh Materi	no, Canada	2019-11-19
Semra Frank	Oxford, US	2019-11-19
Brad Davies	Calgary, Canada	2019-11-19
John Cena	Markham, Canada	2019-11-19
Sophia Leonor Tamayo	Toronto, Canada	2019-11-19
Annsley Bruner	Milton, US	2019-11-19
Shane Wilson	Lexington, US	2019-11-19
brianna belmontes	Markham, Canada	2019-11-19
Mohammed reza Maleki	Vancouver, Canada	2019-11-19
Leighla Hamrick	Bozeman, US	2019-11-19
Sophia Yang	Surrey, Canada	2019-11-19
Nia Wood	Waterdown, Canada	2019-11-19
Austin Keith	Kitchener, Canada	2019-11-19
Brooklyn Monroe	Vernon, Canada	2019-11-19
Lauren Von Resche	Ocean city, US	2019-11-19
Darleen Carter	Aurora, Canada	2019-11-19

Name	Location	Date
Lorraine Barnaby	Toronto, Canada	2019-11-19
Nicole Snow	St. John's, Canada	2019-11-19
Cathy Walsh	St. John's, Canada	2019-11-19
Carmelita McGrath	Montreal, Canada	2019-11-19
dave french	Thompson, Canada	2019-11-19
Ainsley Decker	St. John's, Canada	2019-11-19
Rosalind Kean	Edmonton, Canada	2019-11-19
Heather Burness	Australia	2019-11-19
Robert Bisson	Stephenville, Canada	2019-11-19
Nancy Dooley	Saint John's, Canada	2019-11-19
Heather Alley	Port au Port, Canada	2019-11-19
C Pyne	Montréal, Canada	2019-11-19
Nicole Cummings	Abbotsford, Canada	2019-11-19
Jamie Mahar	Seoul, South Korea	2019-11-19
Shawn Rose	St. John's, Canada	2019-11-19
Rita Janes	St. John's, Canada	2019-11-19
Shannon O'Rourke	St. John's, Canada	2019-11-19
Maxine Morrison	St. John's, Canada	2019-11-19
Sean Panting	St. John's, Canada	2019-11-19
Hannah Maich	Outer Cove, Canada	2019-11-19
Linda Small	Gander, Canada	2019-11-19
Victoria Harnett	St. John's, Canada	2019-11-19

Name	Location	Date
Gary Bruce	St. John's, Canada	2019-11-19
Peter Sutherland	Stephenville, Canada	2019-11-19
Jason Puddister	Dartmouth, Canada	2019-11-19
Eric Cheng	Mississauga, Canada	2019-11-19
Denise Nichols	St. John's, Canada	2019-11-19
Barb OKeefe	Palm Bay, Florida, US	2019-11-19
Shelley Bryant	St. John's, Canada	2019-11-19
Ronald Rose	St. John's, Canada	2019-11-19
Alice Cooke	Winterland, Canada	2019-11-19
Ellen Merrigan	St. John's, Canada	2019-11-19
Catherine Mallard	Mount Pearl, Canada	2019-11-19
Donna Teasdale	St. John's, Canada	2019-11-19
Janice Hillyard	Elmsdale, NS, Canada	2019-11-19
Julian Serna	Mount Pearl, Canada	2019-11-19
Karen Rees	St. John's, Canada	2019-11-19
Pia Banzhaf	St. Philip's, Canada	2019-11-19
Adam Spurrell	St. John's, Canada	2019-11-19
natasha gaulton	Saint John's, Canada	2019-11-19
Jason Brenton	Canada	2019-11-19
Robert McDonald	Russell, Canada	2019-11-19
Mary Lou Sampson	St. John's, Canada	2019-11-19
Madonna Boland	Lockeport, Canada	2019-11-19

Name	Location	Date
Sheila Shiwak	goosebay labrador, Canada	2019-11-19
Maxine Sears	Canada	2019-11-19
Andy Bronson	Belleville, Canada	2019-11-19
corina Hold	Toronto, Canada	2019-11-19
Will Hiscock	St. John's, Canada	2019-11-19
Andrew Laite	St. John's, Canada	2019-11-19
Shelby Murphy	Calgary, Canada	2019-11-19
Geraldine Murphy	Marystown, NL, Canada	2019-11-19
Jacques Brun	Pointe-du-Chêne, Canada	2019-11-19
steve baker	port hope, Canada	2019-11-19
Janelle Cote	Thornhill, Canada	2019-11-19
Margaret Coady	St. John's, Canada	2019-11-19
Dianne Rideout	Vancouver, Canada	2019-11-19
chelsey Fagerholm	Calgary, Canada	2019-11-19
Bryant Dailey	Lehighon, US	2019-11-19
Rita Huszar	Brampton, Canada	2019-11-19
Jem Hill	Dorset, UK	2019-11-19
Sheila Pertl	TEGUCIGALPA, Honduras	2019-11-19
Maria Schiller	Teddington, UK	2019-11-19
Nayan patel	Calgary, Canada	2019-11-19
Bethanie Ho	Toronto, Canada	2019-11-19
Sydney Healy	Elliot Lake, Canada	2019-11-19

Name	Location	Date
Christina Fung	Calgary, Canada	2019-11-19
Jeanette Barnard	US	2019-11-19
Lucy Haralambous	Fort Mill, US	2019-11-19
Brigitte Baldwin	Knoxville, US	2019-11-19
Vicki Whitelaw	London, Canada	2019-11-19
Lorraine Lok	Richmond Hill, Canada	2019-11-19
Jose Hernandez	Fresno, US	2019-11-19
Peg Wilkes	Campbell River, Canada	2019-11-19
Kirsty Williamson	Dundee, UK	2019-11-19
Abbas Qureshi	Toronto, Canada	2019-11-19
Erin Small	Southampton, UK	2019-11-19
Kalen Gerbeld	Winnipeg, Canada	2019-11-19
Joanne Parkinson-Lee	Todmorden, UK	2019-11-19
Jodie birch	Shillingstone, UK	2019-11-19
Dylan Cag	St. John's, Canada	2019-11-19
Kathryn Mason	Markham, Canada	2019-11-19
Gamer .	Los Angeles, US	2019-11-19
Michael Pattinson	Sheffield, UK	2019-11-19
Malcolm Klager	Calgary, Canada	2019-11-19
Natalie Adamson	Cincinnati, US	2019-11-19
Kimberly Muniz	San Antonio, US	2019-11-19
London Ruxberg	Hooper, US	2019-11-19

Name	Location	Date
Nathalie Lapierre	Sudbury, Canada	2019-11-19
Austin Linegar	St. John's, Canada	2019-11-19
Holly Meyer-Dymny	Toronto, Canada	2019-11-19
Louise Stanley	St. John's, Canada	2019-11-19
Julie Garland	Goose Bay, Canada	2019-11-19
Lisa Fumano	Surrey, Canada	2019-11-19
Will Deakin	Toronto, Canada	2019-11-19
Elaine May	St. John's, Canada	2019-11-19
Jean-Francois Helie	Calgary, Canada	2019-11-19
Matt Jankowski	Winnipeg, Canada	2019-11-19
Gillian Decker-candido	St.john's, Canada	2019-11-19
Jaden Gorsline	Edmonton, Canada	2019-11-19
Rhiannon Thomas	tor, Canada	2019-11-19
Jennifer Lilly	St John's, Canada	2019-11-19
Sage Kane	Alberta, Canada	2019-11-19
Maddy Williams	Priddis, Canada	2019-11-19
Mia Skoric	Calgary, Canada	2019-11-19
Anne Drover	St. John's, Canada	2019-11-19
Helen Faye Moody	St. John's NL, Canada	2019-11-19
Wilfred Drover	Paradise, Canada	2019-11-19
Lynnette Clark	Trenton, Canada	2019-11-19
Mia Flynn	New Orleans, US	2019-11-19

Name	Location	Date
Sasha Kienitz	Calgary, Canada	2019-11-19
Rachael Livergant	Calgary, Canada	2019-11-19
shay jackson	Calgary, Canada	2019-11-19
Heather Rodgers	Wainwright, Canada	2019-11-19
Sasha Kienitz	Calgary, Canada	2019-11-19
Nathan Pogue	Calgary, Canada	2019-11-19
Julia Earle	Calgary, Canada	2019-11-19
Eva Madar	Calgary, Canada	2019-11-19
Jessie Redka	Calgary, Canada	2019-11-19
Melissa Heithaus	Mckinney, US	2019-11-19
Geraldine Power	Goose Bay, Canada	2019-11-19
Gigi Barr	Calgary, Canada	2019-11-19
Monika Behr	Canada	2019-11-19
Erica Shevakh-cake	Barrie, Canada	2019-11-19
Shirley Walters	Clareville, Canada	2019-11-19
Logan Furlong	Calgary, Canada	2019-11-19
Nathan Sylvestre	Edmonton, Canada	2019-11-19
Melany Otis	Montréal, Canada	2019-11-19
Jennie Wojtula	Calgary, Canada	2019-11-19
Ethan Tobber	Airdrie, Canada	2019-11-19
Sarah George	St. John's, Canada	2019-11-19
Aimee Lapointe	Canada	2019-11-19

Name	Location	Date
Santiago Osuna	Calgary, Canada	2019-11-19
Denise McIsaac	Grand Falls-windsor, Canada	2019-11-19
Anne Martin	Happy Valley, Canada	2019-11-19
Brian Burnyeat	CALGARY, Canada	2019-11-19
Sheena Leonard	At Johns, Canada	2019-11-19
Devon Spate	Calgary, Canada	2019-11-19
Sinead Coyle	Boston, Massachusetts, US	2019-11-19
angela rawson	belleville, Canada	2019-11-19
Jackie Brink	Calgary, Canada	2019-11-19
Reece Hately	Calgary, Canada	2019-11-19
Lettuce Ostapovich	Calgary, Canada	2019-11-19
Jon Howard	Halifax, Canada	2019-11-19
Takara Dei	Grande Prairie, Canada	2019-11-19
Tyler Champagne	Calgary, Canada	2019-11-19
Arlene King	St. John's, Nfld, Canada	2019-11-19
chandell vinnicombe	Riverhead, Canada	2019-11-19
Ashley Grace	Calgary, Canada	2019-11-19
evie burgess	toronto, Canada	2019-11-19
Ryan Duggan	Calgary, Canada	2019-11-19
Max Vickers	Calgary, Canada	2019-11-19
Jamie Shannon	Saint John, Canada	2019-11-19
Jean Leyte	St. John's, Canada	2019-11-19

Name	Location	Date
jack man	US	2019-11-19
A A	Calgary, Canada	2019-11-19
Chaia Poitevin	Westmount, Canada	2019-11-19
Theresa Lloyd	Kingston, Canada	2019-11-19
David Racette-campbell	St. John's, Canada	2019-11-19
Jesse Klein	Calgary, Canada	2019-11-19
Everett Pearson	Calgary, Canada	2019-11-19
..	Leduc, Canada	2019-11-19
Vanessa Maillet	Calgary, Canada	2019-11-19
Nicole Maseja	calgary, Canada	2019-11-19
Dylan Whitmore	Calgary, Canada	2019-11-19
James McKeown	St. John's, Canada	2019-11-19
Sarah Creamer	Canmore, Canada	2019-11-19
Zhino Karimi	Burnaby, Canada	2019-11-19
Victoria Wells	St. John's, Canada	2019-11-19
Halle Deakin	Calgary, Canada	2019-11-19
Hallee Rau	Calgary, Canada	2019-11-19
Caroline Mmah	Calgary, Canada	2019-11-19
Sylvia Rees	St. John's, Canada	2019-11-19
Melissa Hampton	St. John's, Canada	2019-11-19
Ruben Garcia	Mission, US	2019-11-19
Amelie Church	Islington, UK	2019-11-19

Name	Location	Date
Rachael Bangert	Quincy, US	2019-11-19
Chloe Blencoe	Ivybridge, UK	2019-11-19
Janette Pierechod	Stroud, UK	2019-11-19
Antonio Namak	Fairfield, US	2019-11-19
sajith Rodrigo	Brampton, Canada	2019-11-19
Isabella Grech	Sudbury, Canada	2019-11-19
Justine Ducatel	Calgary, Canada	2019-11-19
Anna Thacker	Calgary, Canada	2019-11-19
Tsy-Tsiow Ho	Montréal, Canada	2019-11-19
Saree Chan	Kelowna, Canada	2019-11-19
Jaime Mattae	Edmonton, Canada	2019-11-19
Jessica Zandt	Edmonton, Canada	2019-11-19
Loretta Marche	Port au Port, Canada	2019-11-19
Ceri Wilson	Llandudno Junction, UK	2019-11-19
harvir sidhu	Kitchener, Canada	2019-11-19
Gina Kenny	Liverpool, UK	2019-11-19
Isabelle Champagne	Calgary, Canada	2019-11-19
Aylan Ham	Calgary, Canada	2019-11-19
Anja Sajovic	St. John's, Canada	2019-11-19
Debbie Pinto	Mount Pearl, Canada	2019-11-19
Charlie MacPherson	Calgary, Canada	2019-11-19
Jessica Jensen	Calgary, Canada	2019-11-19

Name	Location	Date
Melissssa Price	Selby, ON, Canada	2019-11-19
Amanda Sedore	Picton, Canada	2019-11-19
Ricky Lozano	Waco, US	2019-11-19
Nathan Perez	Calgary, Canada	2019-11-19
John Rose	Madison, US	2019-11-19
Jake Monu	Peterborough, Canada	2019-11-19
Jim Belushi	Calgary, Canada	2019-11-19
Abigayle Howe	Alexandria, US	2019-11-19
Breanna Schneider	Calgary, Canada	2019-11-19
charlie huckerby	Calgary, Canada	2019-11-19
Conny Robles	Surrey, Canada	2019-11-19
Danine Farquharson	St. John's, Canada	2019-11-19
Brittanny Guidotti	Campbellford, Canada	2019-11-19
Jana Jones	Calgary, Canada	2019-11-19
Mike Levy	Queens, US	2019-11-19
Jesse Duncan	Federal Way, US	2019-11-19
seb jakubiec	Calgary, Canada	2019-11-19
Anthony Matthieu	Canmore, Canada	2019-11-19
Mini Kat	Trash Can (i wish i was in Canada sooo), Canada	2019-11-19
Simone Cameron	Parksville, Canada	2019-11-19
Patricia Garley	Burlington, Canada	2019-11-19

Name	Location	Date
Lily-anne Clark	Cheddar, UK	2019-11-19
Will Cummings	Columbia, US	2019-11-19
Cali Mcelhoes	Calgary, Canada	2019-11-19
Leah Visser	New York, US	2019-11-19
Alison Helmer	Winnipeg, Canada	2019-11-19
Carson Romer	Fort Worth, US	2019-11-19
Javier Muñoz-Tejada	Calgary, Canada	2019-11-19
Stephane Goulet	Gatineau, Canada	2019-11-19
Robyn Healey	Torbay, Canada	2019-11-19
Aleasha Kettle	St. John's, Canada	2019-11-19
Devon Pickford	Toronto, Canada	2019-11-19
Liam Gill	Calgary, Canada	2019-11-19
Hayley Dittrick	Edmonton, Canada	2019-11-19
Sandrilee Rose	St.johns, Canada	2019-11-20
Savannah Poole	Saint John's, Canada	2019-11-20
Stephen McCarthy	St. John's, Canada	2019-11-20
Kelsey Hynes	Paradise, Canada	2019-11-20
Jo Russell	St. John's, Canada	2019-11-20
patricia Kelsall	Happy Valley, Canada	2019-11-20
Martine Gagnon	Saint-Bruno, Canada	2019-11-20
Kim Griffin	St. John's, Canada	2019-11-20
Joanne Dunne Glassman	Marystown, Canada	2019-11-20

Name	Location	Date
kamilla kozuback	Calgary, Canada	2019-11-20
Dee Reid	St. John's, Canada	2019-11-20
Alaina Silvers	Sarasota, US	2019-11-20
Liam Halsted	Richmond Hill, Canada	2019-11-20
cindy hanlon	St. John's, Canada	2019-11-20
Chris Panting	St. John's, Canada	2019-11-20
Crystal Lemieux-Bayer	Apsley, Canada	2019-11-20
Aidan Qualres	Ottawa, US	2019-11-20
Lexie Sair	Calgary, Canada	2019-11-20
Alexandra Matos	Newmarket, Canada	2019-11-20
Emilio Guerrero	Saint Louis, US	2019-11-20
Sheila Guerra	Leesburg, US	2019-11-20
Janet Crocker	Mount Pearl, Canada	2019-11-20
Sylvia Neufeld	Calgary, Canada	2019-11-20
WestBury Edouard_Montpetit, MountainSights and St Kevin	Montreal, Canada	2019-11-20
Nader Mohammadi	Saskatoon, Canada	2019-11-20
Vanessa Fox	Calgary, Canada	2019-11-20
Dawit Ayalew	Calgary Alberta, Canada	2019-11-20
Arjun Sharma	Brampton, Canada	2019-11-20
america lopez	Laredo, US	2019-11-20
John Garza	Frisco, US	2019-11-20

Name	Location	Date
Meghan Rose	Moncton, Canada	2019-11-20
Mike Llewellyn	Richmond, Canada	2019-11-20
Gregory White	Toronto, Canada	2019-11-20
manikarnika dutta	Oxford, UK	2019-11-20
Seamus Holmes	Montréal, Canada	2019-11-20
Nicholas Matos	York, US	2019-11-20
Tara Beattie	napanee, Canada	2019-11-20
Lotis Ordonez	Vancouver, Canada	2019-11-20
holly bonar	millcree, Canada	2019-11-20
John V	Matawan, US	2019-11-20
Jay Magashazi	Canada	2019-11-20
Quendal Major	Terrace, Canada	2019-11-20
Caleb Running	Sudbury, Canada	2019-11-20
Debbie Bennett	Nepean, Canada	2019-11-20
Kimberly Poitras	Edmonton, Canada	2019-11-20
Vincent Malouin	quebec, Canada	2019-11-20
Julia Eagles	Belleville, Canada	2019-11-20
Justin Jetty	Calgary, Canada	2019-11-20
Lauren Daniels	Calgary, Canada	2019-11-20
Elsa Pin	Richmond BC, Canada	2019-11-20
Aidan Wnag	Toronto, Canada	2019-11-20
Max Christmas	Calgary, Canada	2019-11-20

Name	Location	Date
Abby Mekanak	Thunder Bay, Canada	2019-11-20
Dave Wetherall	Corbyville, Canada	2019-11-20
Jessica Spalletta	Toms River, US	2019-11-20
Lesley Latchford	Montréal, Canada	2019-11-20
Sabari Rana	Calgary, Canada	2019-11-20
Selina Wong	Thornhill, Canada	2019-11-20
JON INWOOD	Brooklyn, New York, US	2019-11-20
TheGood Jeremy	US	2019-11-20
skyler toms	US	2019-11-20
Valerie Hildebrand	Salt Spring Island, BC, Canada	2019-11-20
Pilar Gómez	Bc, Canada	2019-11-20
Stacey Card	Belleville, Canada	2019-11-20
Jim Jones	Jim-Ville, Canada	2019-11-20
Emily Christensen	Edmonton, Canada	2019-11-20
sofia tapia	Calgary, Canada	2019-11-20
Timothy Casey	Hillsborough, US	2019-11-20
ella strong	Saint Pauk, US	2019-11-20
Florence Ennis	Moose Jaw, Canada	2019-11-20
josef Svoboda	Burlington, Canada	2019-11-20
Gurnawaz Gill	Brampton, Canada	2019-11-20
Jimmy Neutron	Calgary, Canada	2019-11-20
Sequoia Deathe	Hamilton, Canada	2019-11-20

Name	Location	Date
Kianah Hyatt	Calgary, Canada	2019-11-20
Raisa Rahman	Calgary, Canada	2019-11-20
Garry H BULLARD	Calgary, Canada	2019-11-20
Sian Bolton	Calgary, Canada	2019-11-20
Cristelle Fourie	Canmore, Canada	2019-11-20
Real Arsenault	Ottawa, Canada	2019-11-20
Avery Vadnai	Calgary, Canada	2019-11-20
Anne-Kristina Arnold	North Vancouver, Canada	2019-11-20
Sukhninder Singh Dhillon	Vancouver, Canada	2019-11-20
Nicole Orwa	Calgary, Canada	2019-11-20
John Jin	Richmond, Canada	2019-11-20
Semiloore Ajibola	Canada	2019-11-20
Yordanos Gb	Burnaby, Canada	2019-11-20
Grainne Brown	Kitchener, Canada	2019-11-20
Karim Kia	Richmond Hill, Canada	2019-11-20
Debby Chiu	Scarborough, Canada	2019-11-20
Christina Langan	Lutz, US	2019-11-20
Kerwen Tavaréz	Indianapolis, US	2019-11-20
Naoko Lesniak	Port Coquitlam, Canada	2019-11-20
Sherlin Baltazar	Victorville, US	2019-11-20
Nick Roussel	Saint Catharines, Canada	2019-11-20
Gio Ramirez here to help	Fremont, US	2019-11-20

Name	Location	Date
Helen Chong	New Westminster, Canada	2019-11-20
Aaron Chadwick	American Fork, US	2019-11-20
Roberta Labelle	Calgary, Canada	2019-11-20
Manny Azar	Toronto, Canada	2019-11-20
Ruby Jefferson	Los Angeles, US	2019-11-20
Jaime England	Toronto, Canada	2019-11-20
Lisa Sotski	Calgary, Canada	2019-11-20
Antonin Roux	Calgary, Canada	2019-11-20
Samantha Fox	Carrying Place, Canada	2019-11-20
Adam Schlueter	Vernon, Canada	2019-11-20
Mark Kennedy	St. John's, Canada	2019-11-20
Lauren LeBlanc	Edmonton, Canada	2019-11-20
Liam Collens	Edmonton, Canada	2019-11-20
Jasmyn Yakura	Vernon, Canada	2019-11-20
LOUISE LAWLOR	ST.JOHNS, US	2019-11-20
Meelan Oh	Australia	2019-11-20
anita moss	Droylsden, UK	2019-11-20
Detrick Payne	Cleveland, US	2019-11-20
Johnny Cheung	Vancouver, Canada	2019-11-20
Kristene Rivera	Yonkers, US	2019-11-20
Patricia Garley	Burlington, Canada	2019-11-20
Andrew howe	warminster, UK	2019-11-20

Name	Location	Date
Nicole Somerton	St. John's, Canada	2019-11-20
Daisy Gibbons	St. John's, Canada	2019-11-20
Mersadi McFaul	Kelowna, Canada	2019-11-20
Xuan Le	Nashua, US	2019-11-20
Mary Ryan-Markle	Toronto, Canada	2019-11-20
Michele Haire	St. John's, Canada	2019-11-20
Diane Guzzwell	St. John's, Canada	2019-11-20
Rosa Moradi	Richmond Hill, Canada	2019-11-20
Meghan Bush	Stirling, Canada	2019-11-20
E E	Toronto, Canada	2019-11-20
Benjamin Cole	UK	2019-11-20
Susan Lidstone	Mount Pearl, Canada	2019-11-20
Martin Golden	Wombourne, UK	2019-11-20
Susan Ingersoll	St. John's, Canada	2019-11-20
Maureen Pirrie	Ryde, UK	2019-11-20
rubi ramirez	Raeford, US	2019-11-20
Irene Jefferson	Omagh, UK	2019-11-20
Wiktorja Gralak	Castlethorpe, UK	2019-11-20
Eileen Bacon	London, UK	2019-11-20
Camila Nuque	Calgary, Canada	2019-11-20
Janet Moore	St. John's, Canada	2019-11-20
M A	Ottawa, Canada	2019-11-20

Name	Location	Date
Sandra Dudley	Mansfield, UK	2019-11-20
Amardeep Singh	Brantford, Canada	2019-11-20
Mary Farrell	St. John's, Canada	2019-11-20
Claire Edwards	St. John's, Canada	2019-11-20
Joelyn Coady	St. John's, Canada	2019-11-20
Kim Mullaly	Paradise, Canada	2019-11-20
Sharon Bbrummund	Christmas Island, Canada	2019-11-20
Molly Leffering	Banff, Canada	2019-11-20
Michelle Rice	Oshawa, Canada	2019-11-20
Melanie Wallace	St. Albert, Canada	2019-11-20
Jose Nunez	Toronto, Canada	2019-11-20
Barbara Nemet	Doncaster, UK	2019-11-20
Caleb Tesch	Utah, Utah, US	2019-11-20
Karenwilliams@gmail.com Williams	Ellisville, US	2019-11-20
Paul Rembisz	Ottawa, Canada	2019-11-20
Sophie Stanton	Edmonton, Canada	2019-11-20
penelope cullum	Great Yarmouth, UK	2019-11-20
Vanessa Iddon	St. John's, Canada	2019-11-20
Sophie Bouchard	St. John's, Canada	2019-11-20
Montana Seguin	Beaconsfield, Canada	2019-11-20
Lara Edwards van Muyen	Estevan, Canada	2019-11-20

Name	Location	Date
Felix Fortin	Calgary, Canada	2019-11-20
Marija Lebo	Sudbury, Canada	2019-11-20
Ida Kecskes	Calgary, Canada	2019-11-20
Kiera Bellas - Collard	Calgary, Canada	2019-11-20
Scarlet Thompson	Calgary, Canada	2019-11-20
Charity Coll	London, Canada	2019-11-20
Florian Hoefner	Toronto, Canada	2019-11-20
Deborah Joyce	Mc Kees Rocks, US	2019-11-20
Karen Herzberg	St. John's, Canada	2019-11-20
Lili Biggs-Farrell	Vancouver, Canada	2019-11-20
Anna Gleig	Canmore, Canada	2019-11-20
garon Rudy	Warren, US	2019-11-20
sam stiling	Nottingham, UK	2019-11-20
Ellie Sansom	Birmingham, UK	2019-11-20
WT Fletcher	Arlington, US	2019-11-20
watty peacock	paisley, UK	2019-11-20
Jeannette Melendez	Chicago, US	2019-11-20
Kaylie Harvey	Calgary, Canada	2019-11-20
Lexie Burke	Corner Brook, Canada	2019-11-20
Annemarie Christie	St. John's, Canada	2019-11-20
Roy Dacosta	Prince George, Canada	2019-11-20
Tania Spiteri	London, UK	2019-11-20

Name	Location	Date
Sharon Criddle	Torquay, UK	2019-11-20
Krystal Walter	Calgary, Canada	2019-11-20
Henry Doyle	St. John's, Canada	2019-11-20
Charlotte Doyle	St. John's, Canada	2019-11-20
Jolene Elmhirst	Oshawa, Canada	2019-11-20
Gaylene Borgstede	Edmonton, Alberta, Canada	2019-11-20
Susan Luedey	Sydney, Canada	2019-11-20
Marcus Darichuk	Calgary, Canada	2019-11-20
Natalie Benstead	Loretto, Canada	2019-11-20
clara méthot	Québec, Canada	2019-11-20
Caroline Heeley	Scunthorpe, UK	2019-11-20
Darya Goli	Montréal, Canada	2019-11-20
rae mccarthy	weymouth, UK	2019-11-20
chand dullu	Surrey, Canada	2019-11-20
Dave Mundy	St. John's, Canada	2019-11-20
Manju Vora	Stanmore, UK	2019-11-20
BELINDA WAGG	BURLINGTON, Canada	2019-11-20
David Douglas	Guelph, Canada	2019-11-20
Caitlin Ahern	Birmingham, UK	2019-11-20
Felicia Robinson	Lindsay, Canada	2019-11-20
jesse humble	Searcy, US	2019-11-20
HEIDI BENDER	Kitchener, Canada	2019-11-20

Name	Location	Date
chantel burry	clarke's beach, Canada	2019-11-20
lisa burke	Mount pearl, Canada	2019-11-20
Bethan Lewis	Leeds, UK	2019-11-20
Leila Bashi	Montréal, Canada	2019-11-20
Heather Burnett	Canada	2019-11-20
Jesse Nix	Winnipeg, Canada	2019-11-20
Ryan Brown	Belleville, Canada	2019-11-20
Suzy Rose	St. John's, Canada	2019-11-20
Sarah Parsons	Edmonton, Canada	2019-11-20
Kyle Anderson	St. John's, Canada	2019-11-20
Matthew Hand	St. John's, Canada	2019-11-20
Morgan Quinton	Mount Pearl, Canada	2019-11-20
Jenna Gillard	St. John's, Canada	2019-11-20
aidan gudet	Calgary, Canada	2019-11-20
Emily Gillard	Stephenville, Canada	2019-11-20
Roni Williams	Circleville, US	2019-11-20
Alissandra Sweeney	cbs, Canada	2019-11-20
Daisy Flynn	Chafford Hundred, UK	2019-11-20
C Carpey	Vancouver, Canada	2019-11-20
ryan namani	San Antonio, US	2019-11-20
Robert Griffiths	Deeside, UK	2019-11-20
Chrystal Simard	Toronto, Canada	2019-11-20

Name	Location	Date
Thomas Houlihan	Mount Pearl, Canada	2019-11-20
Sam Padmore	London, UK	2019-11-20
Kayla Viguers	St. John's, Canada	2019-11-20
Declan Flynn	St. John's, Canada	2019-11-20
Elena Castellanos	Hawthorne, US	2019-11-20
David Kennedy	US	2019-11-20
Meghan Dunnigan	Edmonton, Canada	2019-11-20
Makena Zimmerman	US	2019-11-20
Anna Postash	Edmonton, Canada	2019-11-20
Tatyana Doty	Jacksonville, US	2019-11-20
Suren Wanem	Calgary, Canada	2019-11-20
Danielle Maple	Manhattan, US	2019-11-20
Sam Hart	Paradise, Canada	2019-11-20
Hans Rollmann	St. John's, Canada	2019-11-20
Donna Bishop	cavendish, Canada	2019-11-20
Justin Furlong	St. John's, Canada	2019-11-20
Peyton Hausman	Little elm, US	2019-11-20
Chris Parmenter	Mount Pearl, Canada	2019-11-20
Ches Vaters	St. John's, Canada	2019-11-20
Krysta Tynski	Sydney, Canada	2019-11-20
R Heywood	Winnipeg, Canada	2019-11-20
Brad Dunwoody	Langley, Canada	2019-11-20

Name	Location	Date
Katie Hutchison	Saint Catharines, Canada	2019-11-20
Tara Connolly	Mount Pearl, Canada	2019-11-20
Katrina Rice	St. John's, Canada	2019-11-20
Linda Henderson	St. John's, Canada	2019-11-20
Paola Sulvarán	Xalapa, Mexico	2019-11-20
Melissa Morales	St. John's, Canada	2019-11-20
Mark Perry	Mount Pearl, Canada	2019-11-20
Dawn Roberts	Bewdley, Canada	2019-11-20
Hudson Hogarth	Conception Bay South, Canada	2019-11-20
Stephanie Walsh	Riverview, Canada	2019-11-20
butt hole	Calgary, Canada	2019-11-20
Kelly Bursey	St. John's, Canada	2019-11-20
Jeanette Maher	Victoria, Canada	2019-11-20
Bree Perry	Spring Vill, Australia	2019-11-20
Wesley Stephens	US	2019-11-20
Ethan Sullivan	Ottawa, Canada	2019-11-20
Jessica Jabbar	Minneapolis, US	2019-11-20
Virgil Necea	Birmingham, UK	2019-11-20
Timothy Banjo	Mississauga, Canada	2019-11-20
Kelly Doucette	Tusket, Canada	2019-11-20
Krystle Noble	Stephenville, Canada	2019-11-20
Laurie Leshar	Grants Pass, US	2019-11-20

Name	Location	Date
Christine Southern	Wirral, UK	2019-11-20
ricky jaworek	UK	2019-11-20
Jagmit Sandhu	Brampton, Canada	2019-11-20
Mac Andreas	Edmonton, Canada	2019-11-20
Pigeon Squad	Canada	2019-11-20
Renee Heerema	Beamsville, Canada	2019-11-20
Ethan Couvier	Winnipeg, Canada	2019-11-20
Abigail Devine	Tampa, US	2019-11-20
Justin I	Kitchener, Canada	2019-11-20
sandra oram	St. John's, Canada	2019-11-20
Robert Strahan	Hudson, US	2019-11-20
Maryann Jose	Toronto, Canada	2019-11-20
Kirsty Roth	London, UK	2019-11-20
Susan Foran	St. John's, Canada	2019-11-20
Susan manning	Saint John's, Canada	2019-11-20
Ben Torres	Surrey, Canada	2019-11-20
Robert Power	St. John's, Canada	2019-11-20
Jody Williams	St. John's, Canada	2019-11-20
Juan Lomas	La Habra, US	2019-11-20
Lynn Spurrell	St. John's, Canada	2019-11-20
Tom Foran	St john's, Canada	2019-11-20
Leanne MacKenzie	St. John's, Canada	2019-11-20

Name	Location	Date
Noah Wright	Canada	2019-11-20
lyly fortin	St John's, Canada	2019-11-20
Aleks Tosza	Surrey, Canada	2019-11-20
Karen Mills	St. John's, Canada	2019-11-20
Jesse Hibbs	St. John's, Canada	2019-11-20
Stephanie Coster	Grande Prairie, Canada	2019-11-20
Andrew Valentine	Sherwood Park, Canada	2019-11-20
Wendy Sandeman	St. Pierre & Miquelon	2019-11-20
max mullins	St. John's, Canada	2019-11-20
A R	Topsail, Canada	2019-11-20
Sarah Blackmore	Vancouver, Canada	2019-11-20
Aude Capandéguy	Saint-pierre, St. Pierre & Miquelon	2019-11-20
Angela Hayes	St. John's, Canada	2019-11-20
Joanne Holman	Edmonton, Canada	2019-11-20
JJ Harden	Auckland, New Zealand	2019-11-20
Manjot Kaur	Vancouver, Canada	2019-11-20
Rp Sperling	Maple Ridge, Canada	2019-11-20
Megan Thompson	Grand Falls Windsor, Canada	2019-11-20
Jennifer Johnson	St. John's, Canada	2019-11-20
Erin Brown	Lethbridge, Canada	2019-11-20
J. Ivanel Johnson	New Denmark, Canada	2019-11-20
C. A. Griffin	Pasadena, Canada	2019-11-20

Name	Location	Date
Diane Sawa	Calgary, Canada	2019-11-20
Kayla Wilson	St. John's, Canada	2019-11-20
Amanda Fordham	Burlington, Canada	2019-11-21
Virginia Rescorla	Elora, Canada	2019-11-21
Sara Owens	Mount Pearl, Canada	2019-11-21
Laurie Brown	Toronto, Canada	2019-11-21
Mary Pumphrey	St. John's, Canada	2019-11-21
Liz Cote	Windsor, Canada	2019-11-21
Kristen Lewis	Calgary, Canada	2019-11-21
Ashley Damphouse	Calgary, Canada	2019-11-21
Robert Reilly	Charlottetown, Canada	2019-11-21
Owen Sheppard	Stephenville, Canada	2019-11-21
Dennis Opalewski	Woodhaven, Michigan, US	2019-11-21
Deborah Arnold	Traytown, Canada	2019-11-21
Sienna Ferguson	Brossard, Canada	2019-11-21
Cailey Maxey	Saint Louis, US	2019-11-21
Julian Shapiro	US	2019-11-21
JOHN ANGELL	Pine Beach, US	2019-11-21
Tammy Buerge	Valleyview, Canada	2019-11-21
Semaira Bradley	Albany, US	2019-11-21
Linda Rosati	Casar, US	2019-11-21
Bonnie Dikman	St pety, US	2019-11-21

Name	Location	Date
Ephraim Gan	Vancouver, Canada	2019-11-21
Carol Murphy	St. John's, Canada	2019-11-21
Arielle Nagy	Winnipeg, Canada	2019-11-21
Krista Phelan	Vancouver, Canada	2019-11-21
Reilly Eidelman	Manahawkin, US	2019-11-21
Bea Borg	North Hollywood, US	2019-11-21
Brigitte Noreau	Canada	2019-11-21
Zane Beaumont	Spring Branch, US	2019-11-21
Kirsten Hill	Owen Sound, Canada	2019-11-21
Catherine Light	Cornwall, UK	2019-11-21
Kenny Washington	Dayton, US	2019-11-21
Justin Lampert	Pasadena, US	2019-11-21
Sandra Espinoza	Toronto, Canada	2019-11-21
liisa small	Toronto, Canada	2019-11-21
Janice Haines	Caledon, Canada	2019-11-21
Justin Odaniel	Prineville, US	2019-11-21
fiona fitzpatrick	toronto, Canada	2019-11-21
Randolph Gilbert	Fort Worth, US	2019-11-21
May Wildflower	Brampton, Canada	2019-11-21
Anna Brabant Shane	Capreol, Canada	2019-11-21
Brigitta Schmidt	Toronto, Canada	2019-11-21
Chloé Baumann	Calgary, Canada	2019-11-21

Name	Location	Date
stephanie Marleau	Châteauguay, Canada	2019-11-21
Adam Dubroy	Vancouver, Canada	2019-11-21
Jamie Bocchino	North Fort Myers, US	2019-11-21
Keith Zilkowsky	Saskatoon, Canada	2019-11-21
Afnan Lang	Woodbridge, Canada	2019-11-21
Stephanie Essig	Ottawa, Canada	2019-11-21
Sandraa West	Hartland, US	2019-11-21
Korie Ryan	Batavia, US	2019-11-21
tammy morrissey	St John's, Canada	2019-11-21
Kyla Rhoads	Fishers, US	2019-11-21
John FitzGerald	St. John's, Canada	2019-11-21
Mohsen Esmaeili	Vancouver, Canada	2019-11-21
Camille Halsey	Saanichton, Canada	2019-11-21
DAMIR Mirkovic	Port Moody, Canada	2019-11-21
Kelly Slattery	Federal Way, US	2019-11-21
alex brown	UK	2019-11-21
Alexa Sylvestre	st joachim, Canada	2019-11-21
Lim Kong Sun	Kuala Lumpur, Malaysia	2019-11-21
Maya Maynard	Chapel Hill, US	2019-11-21
Kaliya Javra	Calgary, Canada	2019-11-21
Adam Gaudet	Corner Brook, Canada	2019-11-21
Trina Lindsell	Aurora, Canada	2019-11-21

Name	Location	Date
Sage Wellspring	Calgary, Canada	2019-11-21
Turner Pittkin	Seattle, Washington, US	2019-11-21
Ashley Hammond	St. John's, Canada	2019-11-21
Kyle Armstrong	Ellicott City, US	2019-11-21
Michael Holden	St. John's, Canada	2019-11-21
Colette Phillips	Logy Bay-Middle Cove-Outer Cove, Canada	2019-11-21
Shawn Skinner	St. John's, Canada	2019-11-21
Erin Tolja	Port Moody, Canada	2019-11-21
William Rose	Portugal Cove - St. Philip's, Canada	2019-11-21
Krista van Nostrand	St. John's, Canada	2019-11-21
Kathryn Frampton	Montréal, Canada	2019-11-21
Layla Ruggles	Calgary, Canada	2019-11-21
Sophia Meier	Calgary, Canada	2019-11-21
Trish Tonelli	Aurora, Canada	2019-11-21
Andrea D'Onofrio	Guelph, Canada	2019-11-21
Steven Hart	Clifton, US	2019-11-21
Tim Warren	Oromocto, Canada	2019-11-21
Kristian Alexander	St. John's, Canada	2019-11-21
Scott Robinson	Cedar Springs, US	2019-11-21
Gerard Healey	St. John's, Canada	2019-11-21
Simon Noiseux	Kingston, Canada	2019-11-21

Name	Location	Date
Expand Dong	Scarborough, Canada	2019-11-21
Jennifer Perry	St. John's, Canada	2019-11-21
Melissa McFarlane	Halton Hills, Canada	2019-11-21
Greta Pfaff	Muncie, US	2019-11-21
Dan Montgomery	Edmonton, Canada	2019-11-21
Nasim Rashtian	North Vancouver, Canada	2019-11-21
Kaden Wright	Athens, Canada	2019-11-21
Denis De Jong	Ottawa, Canada	2019-11-21
Javari Easley	Portsmouth, US	2019-11-21
Pam Mazalin	Sydney, Canada	2019-11-21
Ruth Kelly	Toronto, Canada	2019-11-21
Georgia Sirokakis	Laval, Canada	2019-11-21
Catherine Warren	High Point, US	2019-11-21
Tania Velin	New Paltz, US	2019-11-21
Zachary Randolph	Vandalia, US	2019-11-21
Susan Harmon	Richmond, US	2019-11-21
megan corfield	London, Canada	2019-11-21
kaleefly f	Orlando, US	2019-11-21
_ Aveyonn _	Vancouver, Canada	2019-11-21
Alex Alles	Fort Lauderdale, US	2019-11-21
scott young	Vancouver, Canada	2019-11-21
Gabriella Maso	Hollywood, US	2019-11-21

Name	Location	Date
Megan Laslop	Etobicoke, Canada	2019-11-21
Sarah Evis	Toronto, Canada	2019-11-21
Kevin Rynke	Valparaiso, US	2019-11-21
Jesus Cantu	Edinburg, US	2019-11-21
Alexandria Wise	Chubbuck, US	2019-11-21
PIMI MIMI	Toronto, Canada	2019-11-21
David Lane	Canada	2019-11-21
Arden Rasmussen	Toronto, Canada	2019-11-21
Emily Mullen	Steelville, Missouri, US	2019-11-21
Holly Singer	Calgary, Canada	2019-11-21
Robert Needle	St. John's, Canada	2019-11-21
Josée Doyon	Saint-georges, Canada	2019-11-21
Bruce Toy	Calgary, Canada	2019-11-21
Linda Russell	St. John's, Canada	2019-11-21
Nicholas Bendzsa	St. John's, Canada	2019-11-21
Harlow Snippen	Mount Pearl, Canada	2019-11-21
Robbie Montgomery	Calgary, Canada	2019-11-21
Tariq Malik	Vancouver, Canada	2019-11-21
Nathan Stefanec	Calgary, Canada	2019-11-21
Brittany Kirbyson	Aurora, Canada	2019-11-21
Hanna Williams	Calgary, Canada	2019-11-21
Amy Baniqued-Ngo	Calgary, Canada	2019-11-21

Name	Location	Date
Celina Prado	Surrey, Canada	2019-11-21
Murrell Farmer	Campbellsville, US	2019-11-21
Shawn Stone	Halifax, Canada	2019-11-21
Makenna Brown	Naples, US	2019-11-21
Adrian Ding	Victoria, Canada	2019-11-21
Andrew Brimson	Lakeland, US	2019-11-21
Emily Lansford	San Antonio, US	2019-11-21
Carolina Sanchez	Acton, Canada	2019-11-21
Nadine Norris	Bowmanville, Canada	2019-11-21
Amanda Gifford	Orillia, Canada	2019-11-21
Hannah Bethune	Ottawa, Canada	2019-11-21
Kim Clegg Rose	Centralia, US	2019-11-21
Sue Mitchell	Calgary, Canada	2019-11-21
Steve O'Brien	St. John's, Canada	2019-11-21
Mike Gordon	Inverness, UK	2019-11-21
Melinda Mitchell	Newton, US	2019-11-21
Rick Bayak	Stony Plain, Canada	2019-11-21
Misty Morris	Erwin, US	2019-11-21
Kelvin Thomas	Columbus, US	2019-11-21
Amanda K	Canada	2019-11-21
Ashley Warren	Brentwood Bay, Canada	2019-11-21
Barnett Massey	Charlotte, North Carolina, US	2019-11-21

Name	Location	Date
Brad Hickey	St. John's, Canada	2019-11-21
Ur Dad	South Hadley, US	2019-11-21
Jack Thornburgh	North Saanich, Canada	2019-11-21
Natalie Washko	Cape Coral, US	2019-11-21
cj Whiffen	Placentia, Canada	2019-11-21
Charles Mayer	Montréal, Canada	2019-11-21
Sarah Aston	Belleville, Canada	2019-11-21
quinton calhoun	Sylva, US	2019-11-21
Gretta Mobbs	San Antonio, US	2019-11-21
Hilary Vavasour	Oakville, Canada	2019-11-21
Pamela Slaney	St. John's, Canada	2019-11-21
Max Avramenko	Calgary, Canada	2019-11-21
coolio beans	Canada	2019-11-21
Yvonne Walters	Chestermere, Canada	2019-11-21
Gurjeevan Dhillon	Burnaby, Canada	2019-11-21
Hdmckc Uxhdnc	Toronto, Canada	2019-11-21
Ian Power	Norwalk, Connecticut, US	2019-11-21
Cynthia Hiebert	Waterloo, Canada	2019-11-21
Ludwik Meissner	Toronto, Canada	2019-11-21
Dorothy Olafson	Gimli, Canada	2019-11-21
Ashley Squires	St. John's, Canada	2019-11-21
Karolina Skwara	Calgary, Canada	2019-11-21

Name	Location	Date
Linda Fumano	Surrey, Canada	2019-11-21
KWAN CHAN WONG	Tung Chung, Hong Kong	2019-11-21
Gurman Janjua	Calgary, Canada	2019-11-21
Rebecca Arsenault	St. John's, Canada	2019-11-21
Kyle Emms	Calgary, Canada	2019-11-21
evan nisi	Okotoks, Canada	2019-11-21
Chantal Corbett	Cranbrook, Canada	2019-11-21
Joyce Guy	Saint-Pie, Canada	2019-11-21
Jacqueline Lau	vancouver, Canada	2019-11-21
Rose Beardy	Gods Lake, Canada	2019-11-21
Samantha Bull	Wallington, UK	2019-11-21
Eren Ferguson	Hamilton, Canada	2019-11-21
Sylvia Semenchuk	Victoria, Canada	2019-11-21
Alicia Defausses	Toronto, Canada	2019-11-21
Raya Weimer	Calgary, Canada	2019-11-21
Samuel Schweitzer	Calgary, Canada	2019-11-21
Stephanie Pollard	Mammoth Lakes, US	2019-11-21
Fox -	Bellevue, US	2019-11-21
Emma Jessup	Cochrane, Canada	2019-11-21
Justin Truong	San Francisco, US	2019-11-21
Joanne K	Calgary, Canada	2019-11-21
Ryan Fraser	Delta, Canada	2019-11-21

Name	Location	Date
Anita Wilson	St. John's, Canada	2019-11-21
Donna Ivey	Mount Pearl, Canada	2019-11-21
William Johnston	Ljubljana, Slovenia	2019-11-21
Jennifer Cranford	St. John's, Canada	2019-11-21
Joe Mackey	St. John's, Canada	2019-11-21
Angie Philpott	St. John's, Canada	2019-11-21
Kerry Power	St. John's, Canada	2019-11-21
Jenny Alderton	Northampton, UK	2019-11-21
Erin McWilliam	Moncton, Canada	2019-11-21
Brian Scates	London, UK	2019-11-21
Dionicio Alvarez	Oregon, US	2019-11-21
Stephie Arbouet	Berthierville, Canada	2019-11-21
Tabitha Gosse	Kingston, Canada	2019-11-21
rebecca bennett	Darlington, UK	2019-11-21
Tom Trimble	Birkenhead, UK	2019-11-21
Umar Raja	Walsall, UK	2019-11-21
Faith Corrigan	Kidderminster, UK	2019-11-21
autumn atkinson	Dartmouth, Canada	2019-11-21
Mathew Warnock	Worsley, UK	2019-11-21
Cara Collins	St. John's, Canada	2019-11-21
René Enguehard	St. John's, Canada	2019-11-21
Nick Mandville	Mount Pearl, Canada	2019-11-21

Name	Location	Date
Joan Sharpe	St. John's, Canada	2019-11-21
Jill Vallis	Conception Bay South, Canada	2019-11-21
Terra Barrett	St. John's, Canada	2019-11-21
Glenda Rose	St. John's, Canada	2019-11-21
Lisa Traverse	Milton, Canada	2019-11-21
Tony Oliver	St. John's, Canada	2019-11-21
Beth Brophy	St John's, Canada	2019-11-21
Gillian Sheppard	St. John's, Canada	2019-11-21
karen bonia	Herriman, Canada	2019-11-21
Megan Seipp	Germany	2019-11-21
Ban Younghusband	St. John's, Canada	2019-11-21
Trudy Veitch	Holyrood, Canada	2019-11-21
Gervase Gallant	Windsor Hts, Iowa, US	2019-11-21
Jeremy Goodyear	Little Catalina, Canada	2019-11-21
Anna Maria Fenech	Qormi, Malta	2019-11-21
Jennifer Olah	St. John's, Canada	2019-11-21
Geneva Escobar	St John's, Canada	2019-11-21
Emily Dyer	St. John's, Canada	2019-11-21
Ashley Sin	Calgary, Canada	2019-11-21
Robert Cahill	St. John's, Canada	2019-11-21
Corey Cooper	St. John's, Canada	2019-11-21
Brian Fiwka	St. John's, Canada	2019-11-21

Name	Location	Date
Bethany Oranchuk	Calgary, Canada	2019-11-21
Louise King	St. John's, Canada	2019-11-21
Ken Keeping	St John's, Canada	2019-11-21
Mark Harvey	Comox, Canada	2019-11-21
Ronalda Jones	Toronto, Canada	2019-11-21
Marie Morvan	Winnipeg, Canada	2019-11-21
Craig Squires	St. John's, Canada	2019-11-21
Mariam Ibrahim	Calgary, Canada	2019-11-21
Kathie Hicks	St. John's, Canada	2019-11-21
Tom Rivers	North Vancouver, Canada	2019-11-21
Brenda Kavanagh	St John's, Canada	2019-11-21
Amy Brinson	Mount Pearl, Canada	2019-11-21
Andrea Bock	Toronto, Canada	2019-11-21
Barry Flynn	St. John's, Canada	2019-11-21
JoAnn Aldsworth	Venice, Florida, US	2019-11-21
Martha Pumphrey	Stony Plain, Alberta, Canada	2019-11-21
Wandy Miller	Barrie, Canada	2019-11-21
Adrian Althof	Calgary, Canada	2019-11-21
Sue Johnson	Toronto, Canada	2019-11-21
Justin Quinton	St John's, Canada	2019-11-21
Jeremy Coles	St. John's, Canada	2019-11-21
Harsh Grewal	Calgary, Canada	2019-11-21

Name	Location	Date
Diane Dawson	Clarkes Beach, Canada	2019-11-21
Alice Rasmussen	Calgary, Canada	2019-11-21
James Smith	Winnipeg, Canada	2019-11-21
Kerri Fountain	Edmonton, Canada	2019-11-21
Batya Bauman	Amherst, US	2019-11-21
Marilyn Davidson	Erie, US	2019-11-21
sam caldwell	Boone, US	2019-11-21
Christina Cahaley	Long Beach, US	2019-11-21
Dan Buchar	Whistler, Canada	2019-11-21
Julie Weir	Liverpool, UK	2019-11-21
William Valcic	Toronto, Canada	2019-11-21
Ross Stewart	Malden, US	2019-11-21
Cesar Gallegos	Aguadilla, US	2019-11-21
Dan Seacroft	Reading, UK	2019-11-21
Allyson Pumphrey	Saint Albert, Canada	2019-11-21
Michael Prentice	London, Canada	2019-11-21
Breanna Hoose	Brea, US	2019-11-21
Paul Moscicki	Medford, US	2019-11-21
Richie Goodboy	UK	2019-11-21
vikesh jadhunath	Chesham, UK	2019-11-21
Max Hurley	Midlothian, US	2019-11-21
Urszula Dombrowski	Englewood, US	2019-11-21

Name	Location	Date
Shivon Nolan	beaverton, US	2019-11-21
Kenneth Walters	Galena, US	2019-11-21
Robert Panos	Calgary, Canada	2019-11-21
Ben Larkin	Fredericksburg, US	2019-11-21
Robin Wheeler	Loganville, US	2019-11-21
Hannah Soucy	Poughkeepsie, US	2019-11-21
Brooklyn Skalsky	Windsor, US	2019-11-21
Hannah Ragan	Combine, US	2019-11-21
REA AARNIO	Chapel Hill, US	2019-11-21
Ray DeBolt	New Haven, US	2019-11-21
David Jones	Tarpon Springs, US	2019-11-21
Zabbie Safari	Calgary, Canada	2019-11-21
hanna Culig	Calgary, Canada	2019-11-21
Alison Snow	St. John's, Canada	2019-11-21
frances ransom	St johns, Canada	2019-11-21
Matthew Gillespie	Sydney, Canada	2019-11-21
Nicole Ahmed	Canada	2019-11-21
Amanda Dalton	St johns, Canada	2019-11-21
Michael Shaffer	St. John's, Canada	2019-11-21
Sharon Woynarski	Toronto, Canada	2019-11-21
Josh Stutz	Calgary, Canada	2019-11-21
Marie Chou	Calgary, Canada	2019-11-21

Name	Location	Date
Edward Murphy	St. John's, Canada	2019-11-21
Bella Ho	Calgary, Canada	2019-11-21
Terrilynn Morris	Picton, Canada	2019-11-21
Garrett Melee	Conception Bay South, Canada	2019-11-21
Ruth Putt	Sarnia, Canada	2019-11-21
Margaret Rose	Gananoque, Canada	2019-11-21
Valerie White	St. John's, Canada	2019-11-21
Shawn Asefi	Vancouver, Canada	2019-11-21
connie hynes	St. John's, Canada	2019-11-21
Julie J	Shelburne, Canada	2019-11-21
Carrienne Penney	Mount Pearl, Canada	2019-11-21
Shane Arsenault	St. John's, Canada	2019-11-21
John Kayler	Rockville, US	2019-11-21
Noreen Mooney	Pouch Cove, Canada	2019-11-21
owen doyle	Calgary, Canada	2019-11-21
Perry Chubbs	Happy Valley-Goose Bay, Canada	2019-11-21
Max Pennoyer	Calgary, Canada	2019-11-21
Bethany Hynes	London, Canada	2019-11-21
Mark Wallace	Toronto, Canada	2019-11-21
Mike Stoyles	Mount Pearl, Canada	2019-11-21
Christine Norman	Canada	2019-11-21
Trent MacDonald	St. John's, Canada	2019-11-21

Name	Location	Date
kyle dineen	Winnipeg, Canada	2019-11-21
Ibrahim Chehadi	St. John's, Canada	2019-11-21
Amy Obrist	Root, Switzerland	2019-11-21
Jaica Tipper	Calgary., Canada	2019-11-21
MacDonald Caroline	New Glasgow, Canada	2019-11-21
Peter Jackson	St. John's, Canada	2019-11-21
Brenda Lockyer	St. John's, Canada	2019-11-21
Raychel weese	Belleville, Canada	2019-11-21
Robin Rogers	Winnipeg, Canada	2019-11-21
Bill Stoyles	Vaughan, Canada	2019-11-21
Lindsay Richard	Calgary, Canada	2019-11-21
Michele Williams	Toronto, Canada	2019-11-21
Jessica Stuckey	Fort McMurray, Canada	2019-11-21
Kevin Gambell	Chilliwack, Canada	2019-11-21
Elyse Koop	Calgary, Canada	2019-11-21
Nicole Young	St. John's, Canada	2019-11-21
Karen Whiffen	Montréal, Canada	2019-11-21
Abigail Williams	Calgary, Canada	2019-11-21
Juanita Nicholl	St. John's, Canada	2019-11-21
Jamie McAlister	Calgary, Canada	2019-11-21
Jack Daly	St. John's, Canada	2019-11-21
kyle dunn	duncan, Canada	2019-11-21

Name	Location	Date
Ćârvrømiĩ Chan	Colorado Springs, US	2019-11-21
Steve Hale	York, UK	2019-11-21
Thy Pham	Hummelstown, US	2019-11-21
S B	Falkirk, UK	2019-11-21
Tyler General	Ohsweken, Canada	2019-11-21
antonio tavares	Kitimat, Canada	2019-11-21
James May	Plymouth, UK	2019-11-21
Rory MacMahon	Sheffield, UK	2019-11-21
Shorty Beegle	Los Angeles, US	2019-11-21
Ashley Rennie	Lehigh Acres, US	2019-11-21
Jagprit K	Leduc, Canada	2019-11-21
stephanie power	Toronto, Ontario, Canada	2019-11-21
Aiko Motohara	Ann Arbor, US	2019-11-21
Carolyn Kay	Peterborough, Canada	2019-11-21
RICK BUTTKE	Lake Elsinore, US	2019-11-21
Jane Mcm	Didsbury, UK	2019-11-21
WilliaM Churchman	Fargo, US	2019-11-21
Penny Bettson	Toronto, Ontario, Canada	2019-11-21
Salwa Clough	Aberfoyle, UK	2019-11-21
Nathalie Gagnon	Canada	2019-11-21
Chantal Theroux	Winnipeg, Canada	2019-11-21
Nia Ponce	Calgary, Canada	2019-11-21

Name	Location	Date
kalpna patel	London, UK	2019-11-21
Angela Redl	Beauvallon, Canada	2019-11-21
Hannah Bryson	Calgary, Canada	2019-11-21
Sheina Vekselshtein	Richmond Hill, Canada	2019-11-21
Eggie Weggie	San Antonio, US	2019-11-21
Maaz Dhalech	Hawthorne, US	2019-11-21
Samantha Mills-Wiseman	St. John's, Canada	2019-11-21
Liz Fagan	16 Rouzes Lane, Canada	2019-11-21
cody broderick	Conception Bay South, Canada	2019-11-21
Olasade Ahmed	St. John's, Canada	2019-11-21
Marielle Fisson	St. John's, Canada	2019-11-22
Kristina Trang	Calgary, Canada	2019-11-22
Marilaine Landry	St. John's, Canada	2019-11-22
Simrat Sran	Calgary, Canada	2019-11-22
Dana Cooper	Montreal, Canada	2019-11-22
Mohammed Bulbul	Calgary, Canada	2019-11-22
Julia Parewick	St. John's, Canada	2019-11-22
Eveline Ross	St. John's, Canada	2019-11-22
blair breen	st. johns, Canada	2019-11-22
Barbara Tibbo	Pasadena, Canada	2019-11-22
Japleen Parmar	Calgary, Canada	2019-11-22
Alix Pincivy	Montreal, Canada	2019-11-22

Name	Location	Date
Arnold Cyr	Bécancour, Canada	2019-11-22
Aurore Lambert	Mount Pearl, Canada	2019-11-22
Nick Pak	Calgary, Canada	2019-11-22
Deanne Haynes	Mount Pearl, Canada	2019-11-22
Karen Noftall	St. John's, Canada	2019-11-22
Mona Matthews	St. John's, Canada	2019-11-22
Millie McClintock	Seekonk, Massachusetts, US	2019-11-22
Harman Toor	Calgary, Canada	2019-11-22
Philip Hiscock	St. John's, Canada	2019-11-22
Cathie Horan	St. John's, Canada	2019-11-22
Tyler Hooper	Calgary, Canada	2019-11-22
Samer Khalil	Calgary, Canada	2019-11-22
Joan Nelson	St. John's, Canada	2019-11-22
Grayson Frank	Calgary, Canada	2019-11-22
Elysia Desai	St. John's, Canada	2019-11-22
Andy Hollander	Calgary, Canada	2019-11-22
Melisande Alric	St. John's, Canada	2019-11-22
Amber Whittle	St. John's, Canada	2019-11-22
Lucinda Johnson	Edmond, Oklahoma, US	2019-11-22
Sean Kennedy	Oliver, Canada	2019-11-22
Elizabeth Stacey	St. John's, Canada	2019-11-22
Danielle Browne	Orillia, Canada	2019-11-22

Name	Location	Date
Sunny Weimer	Calgary, Canada	2019-11-22
Sandra Mackey	St. John's, Canada	2019-11-22
Denis Guriev	Calgary, Canada	2019-11-22
Aarika Sharma	Winnipeg, Canada	2019-11-22
Elisha Brookes	Calgary, Canada	2019-11-22
Margaret Campbell	Mill Village, Canada	2019-11-22
Izabela Szuba	Winnipeg, Canada	2019-11-22
Nikhil Malhotra	Calgary, Canada	2019-11-22
Scott Tobin	St. John's, Canada	2019-11-22
Nene Oulare	St. John's, Canada	2019-11-22
Mubshar Naeem	Calgary, Canada	2019-11-22
JOAN NOONAN	St. John's, Canada	2019-11-22
Chrissy W	Calgary, Canada	2019-11-22
Guillaume Caulier	Madagascar	2019-11-22
Heather Schoenberg	Brisbane, Australia	2019-11-22
Sheldon Williams	Predator ridge, Canada	2019-11-22
Cacia McDougall	Brighton, Canada	2019-11-22
Jackie Drodge	Clareville, Canada	2019-11-22
Karen Goodnough	St. John's, Canada	2019-11-22
Rosemary Ash	Kamloops BC, Canada	2019-11-22
Cassondra Barry	St. John's, Canada	2019-11-22
Amanda Stellisano	St. John's, Canada	2019-11-22

Name	Location	Date
Serge Gill	Burnaby, Canada	2019-11-22
david white	Scarborough, Canada	2019-11-22
Saabi Samra	Surrey, Canada	2019-11-22
Manjinder Buttar	Surrey, Canada	2019-11-22
Jolene Butt	Canada	2019-11-22
Rob Grass	Cobourg, Canada	2019-11-22
Swati Parhar	Surrey, Canada	2019-11-22
Raana Sadeghisudejani	Vancouver, Canada	2019-11-22
Shaneel Naidu	Surrey, Canada	2019-11-22
Millie Carrow	taunton, UK	2019-11-22
Leslie Quennehen	Poitiers, France	2019-11-22
Parminder Sidhu	Oliver, Canada	2019-11-22
Abigail Perriss	Fowey, UK	2019-11-22
Brittney Williams	Bryan, US	2019-11-22
Suzan John	London, UK	2019-11-22
Paul Croby	Prescot, UK	2019-11-22
Cyrus Ariana	New Westminster, Canada	2019-11-22
Barbara Roberts	Tanygrisiau, UK	2019-11-22
Joanna Ward	Bristol, UK	2019-11-22
Jacqueline Stevens	London, UK	2019-11-22
Jack Chapko	San Antonio, US	2019-11-22
Mohamed Al-Ghandour	Calgary, Canada	2019-11-22

Name	Location	Date
Devin Cochrane	Saint John's, Canada	2019-11-22
Harsh Deogadkar	Pune, India	2019-11-22
Diego Toledo	St John's, Canada	2019-11-22
Zahan Syeda	Calgary, Canada	2019-11-22
Gagan Dewal	Surrey, Canada	2019-11-22
Ngoga Patrick	Kigali, Rwanda	2019-11-22
tony webster	toowoomba, Australia	2019-11-22
Annette Matchem	Mount Pearl, Canada	2019-11-22
Andrew McCabe	St. John's, Canada	2019-11-22
Pamela Hiscock	St. John's, Canada	2019-11-22
Anthony Bidgood	St. John's, Canada	2019-11-22
Tom Newberry	Orrell, UK	2019-11-22
Paul Connolly	Mount Pearl, Canada	2019-11-22
Jan Howe	Alton, UK	2019-11-22
Ashli Hayes	St. John's, Canada	2019-11-22
Rita Freiha	Montréal, Canada	2019-11-22
Stephen White	UK	2019-11-22
Aman Sharma	Surrey, Canada	2019-11-22
Shareen Lange-Rehman	London, UK	2019-11-22
Vanda Shapter	St. John's, Canada	2019-11-22
carol stanley	Fredericton, Canada	2019-11-22
Harpreet Deol	Surrey, Canada	2019-11-22

Name	Location	Date
Terry MacKenzie	Christmas Island, Canada	2019-11-22
Gene Herzberg	St. John's, Canada	2019-11-22
Lynette Thomas	Nottingham, UK	2019-11-22
Josh Gould	London, UK	2019-11-22
Lydia Matthews	milton keynes, UK	2019-11-22
Rytis Mucinskas	Chigwell, UK	2019-11-22
Julie Power	Dartmouth, Canada	2019-11-22
Jennifer Lesley Seward	Halifax, Canada	2019-11-22
Stella Lagiorgia	Longueuil, Canada	2019-11-22
Donna Henley	Mount Pearl, Canada	2019-11-22
Gaston Létourneau	St. John's, Canada	2019-11-22
Linda Cullum	St. John's, Newfoundland and Labrador, Canada	2019-11-22
James Ryan	St John's, Canada	2019-11-22
Paul MacLeod	St. John's, Canada	2019-11-22
Cindy Ducey	Marystown, Canada	2019-11-22
Dave Duhra	Vancouver, Canada	2019-11-22
Anne MacLeod MacLeod	St. John's, Canada	2019-11-22
Linda Crocker	St. John's, Canada	2019-11-22
Charlotte Webb	Atlanta, Georgia, US	2019-11-22
Randolph Crocker	St. John's, Canada	2019-11-22
Jerone Bernier	Middle Sackville, Canada	2019-11-22

Name	Location	Date
James Dunne	St.John's ,NL, Canada	2019-11-22
Saiyad Hussien	Surrey, Canada	2019-11-22
Deborah King	Portugal Cove-St. Philip's, Canada	2019-11-22
Anthony Janes	St. John's, Canada	2019-11-22
Aileen Macuroy	Vancouver, Canada	2019-11-22
Hicana Alona	Baclaran, Philippines	2019-11-22
Karmveer Jawanda	Calgary, Canada	2019-11-22
Amanda Ong	Calgary, Canada	2019-11-22
Zm Fmask	Aubrey, US	2019-11-22
tina hill	Uckfield, UK	2019-11-22
Luis Rodriguez	Orinda, US	2019-11-22
Todd Wybouw	Burlington, Canada	2019-11-22
Michelle Curtis	St. John's, Canada	2019-11-22
Ava Oldroyd	Wakefield, UK	2019-11-22
Chidu Didi	Los Angeles, US	2019-11-22
Manishkumar Patel	Surrey, Canada	2019-11-22
Jacob Westfall	Elkview, US	2019-11-22
Roger guss	hartford, US	2019-11-22
Leona Lund	Langley, Canada	2019-11-22
Nancy Drozdek	West Jordan, US	2019-11-22
Brittany Stumpf	Cbs, Canada	2019-11-22
Janessa Hand	Conception Bay South, Canada	2019-11-22

Name	Location	Date
Rachael Etter	Hardwood Lands, Canada	2019-11-22
Joan Scott	St John's, Canada	2019-11-22
Lindsay Robinson	Trenton, Canada	2019-11-22
Stephen Murphy	Edmonton, Canada	2019-11-22
Ann McCarthy	St. John's, Canada	2019-11-22
Kim Von Wagner	Sarnia, Canada	2019-11-22
Wilhelm Gabriel Aurillo	Calgary, Canada	2019-11-22
imelda anggriani	Indonesia	2019-11-22
Antonia McGrath	St. John's, Canada	2019-11-22
Helen Mugford	Saint John's, Canada	2019-11-22
Shawn Hanlon	St. John's NL, Canada	2019-11-22
Laura Butler	Kentville, Canada	2019-11-22
Tyler Tucker	Bunyan's cove, Canada	2019-11-22
Heather Hinam	Barry, UK	2019-11-22
Aleksandar Toleski	Macedonia (FYROM)	2019-11-22
Tracey Bradshaw	Wasaga Beach, Canada	2019-11-22
Michael Morgan	Windsor, US	2019-11-22
Courtney Collins	Chicago, US	2019-11-22
Faiza Khawaja	Brampton, Canada	2019-11-22
Kamalpreet Kaur	Calgary, Canada	2019-11-22
michael ferguson	Edmonton, Canada	2019-11-22
Elke Vaas	Victoria, Canada	2019-11-22

Name	Location	Date
Hailey Thomson	Maple Ridge, Canada	2019-11-22
Allison Burry	Conception Bay South, Canada	2019-11-22
Elva Owen	Scarborough, Canada	2019-11-22
Roger Clark	Ottawa, Canada	2019-11-22
Phillip Marvell	England, UK, UK	2019-11-22
Balvindar Aulakh	Surrey, Canada	2019-11-22
David Tibma	Needham, US	2019-11-22
Rhonda Turple	Halifax, Canada	2019-11-22
Abbie Pearson	Nottingham, UK	2019-11-22
Sherry Vance	Man, US	2019-11-22
Heather Simins	Mississauga, Canada	2019-11-22
Kay Simpson	El Mirage, US	2019-11-22
Zack Parker	New York, New York, US	2019-11-22
Becky Fisk	Chislehurst, UK	2019-11-22
Rhonda Raven	Waxhaw, US	2019-11-22
Jelena T.	Calgary, Canada	2019-11-22
Ethan Chiu	Coquitlam, Canada	2019-11-22
tom belohoubek	London, Canada	2019-11-22
GC Curtis	Outer Cove, Canada	2019-11-22
Julia Power	Maineville, Ohio, US	2019-11-22
Janice Langlois	Coldstream, Canada	2019-11-22
sharron fowler	Woodstock, Canada	2019-11-22

Name	Location	Date
Punardeep Kaur	Surrey, Canada	2019-11-22
Lucy Haslam	Houston, Texas, US	2019-11-22
Linda Cohen	St. John's, Canada	2019-11-22
Nellie Ash	Mount Pearl, Canada	2019-11-22
Anne Marie Parks	Dartmouth, Canada	2019-11-22
Pierre Chatelain	Val dor, Canada	2019-11-22
Tami Aragon	Tulare, US	2019-11-22
Magma XI	UK	2019-11-22
Derm Canning	St. John's, Canada	2019-11-22
Victoria Shih	Plano, US	2019-11-22
gord einboden	Calgary, Canada	2019-11-22
sandra Clark	TURRIFF, UK	2019-11-22
Ushan Ranaweera	Toronto, Canada	2019-11-22
Danielle Adams	Kula, US	2019-11-22
Naomi Brown	St. John's, Canada	2019-11-22
Abiegayle Malunao	Ancaster, Canada	2019-11-22
Daryl Overton-Schott	Two Hills, Canada	2019-11-22
Tayadora Englot	Langley, Canada	2019-11-22
Kathy-Lynn Roche	St. John's, Canada	2019-11-22
Sarah Parisio	Halifax, Canada	2019-11-22
Lorne Hazelton	Conception Bay South, Canada	2019-11-22
Asra Omar	Calgary, Canada	2019-11-22

Name	Location	Date
Tracy Evans	Napanee, Canada	2019-11-22
Kris Butt	St. John's, Canada	2019-11-22
Ryan Thornhill	St. John's, Canada	2019-11-22
Sonia Marison	Richmond, Canada	2019-11-22
Pam Quirk	St. John's, Canada	2019-11-22
Shingara Bhangu	Surrey, Canada	2019-11-22
Melissa Stretch	Kingston, Canada	2019-11-22
Kaitlin Mathieu	Ottawa, Canada	2019-11-22
Kathleen Demers	Welland, Canada	2019-11-22
Anjana Mungra	Seattle, US	2019-11-22
Kenita Bell	Jacksonville, US	2019-11-22
LaTasha Browning	Chatham, Canada	2019-11-22
Willow Braun jackson	Hamilton, Canada	2019-11-22
Ron Klapstein	Camrose, Canada	2019-11-22
Jason Bang	Surrey, Canada	2019-11-22
Joyce Currier	US	2019-11-22
Devyn Kenedy	Carteret, US	2019-11-22
Lorraine Oland	Calgary, Canada	2019-11-22
Olena Tsygankova	Calgary, Canada	2019-11-22
Katie McLellan	Coquitlam, Canada	2019-11-22
Lovely Ocean	Surrey, Canada	2019-11-22
Roberta Buchanan	St. John's, Canada	2019-11-22

Name	Location	Date
Kath Derrer	Aberdeen, UK	2019-11-22
Luke Berzack	O Fallon, US	2019-11-22
Adelizia Summers	Ottawa, Canada	2019-11-22
Ray & Schartner	Airdrie, Canada	2019-11-22
Olivia Shaw	Newfoundland, Canada	2019-11-22
brian VARDY	St. John's, Canada	2019-11-22
Noreen Greene-Fraize	St. John's, Canada	2019-11-22
Alaina Scott	Halifax, Canada	2019-11-22
Susan Hodder	Inverness, Canada	2019-11-22
Michelle Connolly	Mount Pearl, Canada	2019-11-22
Gabe C.	Lewisburg, US	2019-11-22
Matthew Vardy	Peterborough, Canada	2019-11-23
Patricia Martinez	Vancouver, Canada	2019-11-23
Maha Shaukat	Calgary, Canada	2019-11-23
Shawn Wells	Ottawa, Canada	2019-11-23
Blake Ryan	St. John's, Canada	2019-11-23
Paul Moore	Halifax, Canada	2019-11-23
Suzana LAZIC	Saskatoon, Canada	2019-11-23
Sue Tilston	London, Canada	2019-11-23
Naomi Lang	Vancouver, Canada	2019-11-23
Maria Cortes	St. John's, Canada	2019-11-23
katrina vertudes	Queen Creek, US	2019-11-23

Name	Location	Date
Logan Shabel	Charlotte, US	2019-11-23
Ann Edwards	Rocky Mount, US	2019-11-23
Alyssa Peczinka	New Egypt, US	2019-11-23
Susan Mackey	Maumee, US	2019-11-23
Scott Parsons	Mount Pearl, Canada	2019-11-23
David Hynes	St. John's, Canada	2019-11-23
Kim Holwell	St. John's, Canada	2019-11-23
Lauren Stewart	Toronto, Canada	2019-11-23
Craig Lee	Daegu, South Korea	2019-11-23
Michelle Seaward	St. John's, Canada	2019-11-23
Karen Channing	St. John's, Canada	2019-11-23
Trezia Jezic-Burntack	Rapid City, Canada	2019-11-23
Judith Levesque	St. John's, Canada	2019-11-23
Diana Baird	College Park, Maryland, US	2019-11-23
Shera Gray	Saint John, Canada	2019-11-23
Garret Wiebe	Winnipeg, Canada	2019-11-23
Helen Woodrow	St. John's, Canada	2019-11-23
Joanna Hamon	Gloucester, Canada	2019-11-23
Ruel Ganitano	Aiea, US	2019-11-23
P Robbins	West Vancouver, Canada	2019-11-23
Brian Petch	Cambridge, Canada	2019-11-23
Andrea Mills	St. John's, Canada	2019-11-23

Name	Location	Date
Angelica Herrera	Hemet, US	2019-11-23
genie martin	Radium Hot Springs, Canada	2019-11-23
Matthew Lynn	Delta, Canada	2019-11-23
Jacqueline Rico	El Paso, US	2019-11-23
Eyasu Mulatu	Toronto, Canada	2019-11-23
Emma Penfold	Sunbury, UK	2019-11-23
Julia Leblanc	Halifax, Canada	2019-11-23
khloe jarin	Calgary, Canada	2019-11-23
Dwayne Ploss	Southington, US	2019-11-23
Nichole jade Balasbas	Edmonton, Canada	2019-11-23
G Petersen	Saskatoon, Canada	2019-11-23
Julia McQueen	Ontario, Canada	2019-11-23
Awad Husein	Hamilton, Canada	2019-11-23
James Burns	Pottsville, US	2019-11-23
Bo Cooper	Birmingham, US	2019-11-23
John Catalano	Richmond Hill, Canada	2019-11-23
Donna Smith	Toronto, Canada	2019-11-23
crystal obriskie	bbhhh, US	2019-11-23
Tonya Lantz	Myrtle Beach, US	2019-11-23
Renee Gilliland	Round Lake, US	2019-11-23
Michele Kading	Winnipeg, Canada	2019-11-23
Reno Akins	Pine Bluff, US	2019-11-23

Name	Location	Date
Emmalee Ricks	Atlanta, US	2019-11-23
Krista Gates	Regina, Canada	2019-11-23
Colleen Kelly	Milltown, Canada	2019-11-23
Carmel Doyle	St. John's, NL, Canada	2019-11-23
Tina Somerton	St. John's, Canada	2019-11-23
Seng Tan	Vancouver, Canada	2019-11-23
Yamilette Gonzalez	Reading, US	2019-11-23
Jennifer E waters	Calgary, Canada	2019-11-23
Nic Gorissen	Penetang, Canada	2019-11-23
Janette Christie	St. John's, Canada	2019-11-23
Evan Simpson	Wheatfield, US	2019-11-23
Hugh Scott	St. John's, Canada	2019-11-23
Roy Evans	London, Canada	2019-11-23
Thomas Glenn	Glen Allen, US	2019-11-23
Carina-Grace Ogden	Calgary, Canada	2019-11-23
Braedon Campbell	Saskatoon, Canada	2019-11-23
Danilo Napitan	Halifax, Canada	2019-11-23
Susan Wortman	Bedford, Canada	2019-11-23
Caroline Schiller	St. John's, Canada	2019-11-23
Patrisha Flemming	Nova Scotia, Canada	2019-11-23
Liona Indi	Canada	2019-11-23
Kendall Forestell	Corbyville, Canada	2019-11-23

Name	Location	Date
William Sielski	Fredericksburg, US	2019-11-23
Tanya Winters	Los Lunas, US	2019-11-23
Carmen Olowu	Toronto, Canada	2019-11-23
Charles Lewis	Wichita, US	2019-11-23
Azadeh_fard@yahoo.com Fard	Canfield, US	2019-11-23
Jacqueline Webb	East Wenatchee, US	2019-11-23
Mohammad Dashti	Burnaby, Canada	2019-11-23
Joan Palmer	Greater London, UK	2019-11-23
Charlotte Johnson	Westerly, US	2019-11-23
Rebecca Warren	Saint John's, Canada	2019-11-23
June Mayo	Mount Pearl, Canada	2019-11-23
Nancy Shouse	St. John's, Canada	2019-11-23
Darren Clarke	St. John's, Canada	2019-11-23
Maria Black	Jasper, Canada	2019-11-23
Optics Issues	UK	2019-11-23
Lorraine Colombi	Colchester, UK	2019-11-23
Monika Kubicka	Southport, UK	2019-11-23
Robert Taylor	Glasgow, UK	2019-11-23
Bonita Pelley	St. John's, Canada	2019-11-23
Erica King	Picton, Canada	2019-11-23
Jennifer Miron	St. John's, Canada	2019-11-23
Deanne Hiscock	Catalina, Canada	2019-11-23

Name	Location	Date
Kurt Collins	Fort McMurray, Canada	2019-11-23
Vivian Connolly	Mount Pearl NL, Canada	2019-11-23
Joshua Guillemín	Colchester, Connecticut, US	2019-11-23
Chantelle Terry	Langley, Canada	2019-11-23
Mitzi Smyth	St. John's, Canada	2019-11-23
Fran Fraize	Mt Pearl NL, Canada	2019-11-23
Brandon Hanlon	St. John's, Canada	2019-11-23
Ann Menheere	Oshawa, Canada	2019-11-23
nicole draper	Niagara Falls, Canada	2019-11-23
Eimear Lawlor	Crumlin, UK	2019-11-23
Kortney I	Whitehorse, Canada	2019-11-23
Adrianma Ledziute	San Leandro, US	2019-11-23
Meara Kenny	Calgary, Canada	2019-11-23
kaydee hyman	US	2019-11-23
Naomi Ferley	Manchester, UK	2019-11-23
Nathan Caldwell	Saint George, US	2019-11-23
Zack Jordan	Canada	2019-11-23
Douglas Scott	Tillsonburg, Canada	2019-11-23
Alisha Machin	Congleton, UK	2019-11-23
Johnny Santer	Garston, UK	2019-11-23
Colin Barrow	UK	2019-11-23
Delia Dumitrescu	Norwich, UK	2019-11-23

Name	Location	Date
Fay van Dunk	Faringdon, UK	2019-11-23
tina alexander	Luton, UK	2019-11-23
Donald Trump	Oldham, UK	2019-11-23
Lisa Deakin	UK	2019-11-23
Ronald D	Bay Shore, US	2019-11-23
Jacob Baranosky	Durham, US	2019-11-23
Andrew Greenwell	Middlesbrough, UK	2019-11-23
Phoebe Horwood	Stevenage, UK	2019-11-23
Gareth Mitchell	Coytrahen, UK	2019-11-23
Liz Belchamber	Exeter, UK	2019-11-23
Mr NORTHY	UK	2019-11-23
David O'Mahony	Bath, UK	2019-11-23
Lucy Kopec	Chelmsford, UK	2019-11-23
Lee Carabott	London, UK	2019-11-23
samantha gunning	Doncaster, UK	2019-11-23
Mandy Mcavoy	Leeds, UK	2019-11-23
amber stevens	US	2019-11-23
Philip Lander	Birmingham, UK	2019-11-23
Dave Hilliard	Ashton-under-lyne, UK	2019-11-23
Alison White	Newbury, UK	2019-11-23
John Green	Billingshurst, UK	2019-11-23
Emma Gwynne	Bristol, UK	2019-11-23

Name	Location	Date
Stephanie Smith	Middlesbrough, UK	2019-11-23
Christine Beebe	Cambridge, UK	2019-11-23
Patricia Healey	Warrington, UK	2019-11-23
Claire Armstrong	Bathgate, UK	2019-11-23
Ash Dark	Pen-clawdd, UK	2019-11-23
Lloydmc670825128@aol.com McFarlane	Croydon, UK	2019-11-23
Matthew Edmonds	Stourbridge, UK	2019-11-23
Paul Branston	Reading, UK	2019-11-23
Jean Fowler	Norwich, UK	2019-11-23
Elaine Thompson	Liverpool, UK	2019-11-23
Sharyn Graham	UK	2019-11-23
Janette Palmer	Inchture, UK	2019-11-23
Julie Robert	Nairn, UK	2019-11-23
Carole Holland	Rochdale, UK	2019-11-23
Tymiah Ford	Chesterfield, UK	2019-11-23
Maureen Thomson	Liverpool, UK	2019-11-23
Nathalie Auclair	Calgary, Canada	2019-11-23
Keith and Julie Hawkins	Bridport, UK	2019-11-23
Margaret Burton	Pateley Bridge, UK	2019-11-23
Cassandra Relf	Newcastle, Canada	2019-11-23
Robert Wallace	Mayfield, UK	2019-11-23

Name	Location	Date
Mel Kobza	Calgary, Canada	2019-11-23
Katharina Bucher Atabani	Cambridge, UK	2019-11-23
Kanchan Kaul	London, UK	2019-11-23
Dianne Kilner	Mississauga, Canada	2019-11-23
Tanisha Gounder	Calgary, Canada	2019-11-23
Tim perkins	Hamilton, Canada	2019-11-23
Marty Best	Surrey, Canada	2019-11-23
Faith Piccolo	Halifax, Canada	2019-11-23
Tatiana Gurova	North Vancouver, Canada	2019-11-23
Amy Griffiths	Torbay, Canada	2019-11-23
Fabian Murphy	Cbs, Canada	2019-11-23
Nicolas Burbano	Palmdale, US	2019-11-23
Siodhna O'Dowd	London, UK	2019-11-23
Elliott Cocca	Toronto, Canada	2019-11-23
austin sykes	Winnipeg, Canada	2019-11-23
Louise Randall	Greenford, UK	2019-11-23
Valentin Laktyushin	North Vancouver, Canada	2019-11-23
penelope smith	Toronto, Canada	2019-11-23
Monica Mitchell	Surrey, Canada	2019-11-23
chris ness	Ottawa, Canada	2019-11-23
Sam Russell	Barnstaple, UK	2019-11-23
Jessica Perry	Victoria, Canada	2019-11-23

Name	Location	Date
Saro Aksu	Markham, Canada	2019-11-23
jessica hardy	hamilton, Canada	2019-11-23
Gordon Barron	Vancouver, Canada	2019-11-23
Rachel Turnbull	Sunset Prairie, Canada	2019-11-23
john blackmore	London, UK	2019-11-23
laura burbella	East Selkirk, Canada	2019-11-23
Justin Roy	Saint-anselme, Canada	2019-11-23
patricia bannister	Lindsay, Canada	2019-11-23
Alan Darling g	Bowmanville, Canada	2019-11-23
Gurbhej Singh	Calgary, Canada	2019-11-23
Kylie Kalpakis	Toronto, Canada	2019-11-23
Kevin May	Toronto, Canada	2019-11-23
Jane Duncan	Tadcaster, UK	2019-11-23
S Byron	Mississauga, Canada	2019-11-23
Alannah Galbraith	Ottawa, Canada	2019-11-23
Tara McCarthy	Nackawic, Canada	2019-11-23
Colette Marcil	Montréal, Québec, Canada	2019-11-23
Ingrid Es as u	Edmonton, Canada	2019-11-23
patricia gosse	mount pearl, Canada	2019-11-23
Susan Simms	St. John's, Canada	2019-11-23
Shawna Sheppard	Conception Bay South, Canada	2019-11-23
Mike Sims	Oakville, Canada	2019-11-23

Name	Location	Date
Josh Teichroeb	Regina, Canada	2019-11-23
Colleen Shea	St. John's, Canada	2019-11-23
Lisa Main	Canada	2019-11-24
Brad Preyma	Winnipeg, Canada	2019-11-24
Justin Malvern	Winnipeg, Canada	2019-11-24
Jane Birmingham	St. John's, Canada	2019-11-24
brandyn williams	Surrey, Canada	2019-11-24
William Griffiths	Paradise, Canada	2019-11-24
Marissa Jochim	Mississauga, Canada	2019-11-24
Sherry Gulliver	Mount Pearl, Canada	2019-11-24
bryan ting	Hamilton, Canada	2019-11-24
Mary Tilley	Burlington, Canada	2019-11-24
Michelle Clemens	St. John's, Canada	2019-11-24
Laura Yates	Winchester, ON, Canada, Canada	2019-11-24
Devon Sharpe	St. John's, Canada	2019-11-24
Andrew Gosse	St. John's, Canada	2019-11-24
Anupma Sharma	Vancouver, Canada	2019-11-24
Mike M	Brampton, Canada	2019-11-24
Emma Murdoch	Hamilton, Canada	2019-11-24
Bonnie Derksen-Moore	Vernon, Canada	2019-11-24
Tamara Gove	Vernon, Canada	2019-11-24
Lexi Guarini	East Lansing, US	2019-11-24

Name	Location	Date
Jordan Stencell	Belleville, Canada	2019-11-24
Judith Quiring	Nanaimo, Canada	2019-11-24
Julia Sparrow	Logy Bay-Middle Cove-Outer Cove, Canada	2019-11-24
Kyle Fleming	Winnipeg, Canada	2019-11-24
Star Jones	Albuquerque, US	2019-11-24
Lisa Corbett	Calgary, Canada	2019-11-24
nevan alexanian	Dundas, Canada	2019-11-24
Abby Dhanjal	Montreal, Canada	2019-11-24
Sebastian Alvarez	Pleasant Hill, US	2019-11-24
raghad Mahayni	Hamilton, Canada	2019-11-24
Dena Daley	Pickering, Canada	2019-11-24
karen loney	kirkintilloch, UK	2019-11-24
Khadine Manay	Winnipeg, Canada	2019-11-24
Abira Mumtaz	Hamilton, Canada	2019-11-24
Kristina Parsons	St John's, NL, Canada	2019-11-24
Bernice Frye	Canada	2019-11-24
Crystal Watts	Harker Heights, US	2019-11-24
Kathleen Mercer	Bay Roberts, Canada	2019-11-24
Nicholas Tremblay	Scarborough, Canada	2019-11-24
Kevin Key	Dallas, US	2019-11-24
Agnieszka Wojdala	Montréal, Canada	2019-11-24

Name	Location	Date
Maria Moore	Birmingham, UK	2019-11-24
k vreeken	Toronto, Canada	2019-11-24
Peter Caputo	Edmonton, Canada	2019-11-24
Natalie Folk	Surrey, Canada	2019-11-24
Nick Halls	Southampton, UK	2019-11-24
Will Gits	Winnipeg, Canada	2019-11-24
Mary Win Clair	Toronto, Canada	2019-11-24
Alysha Washington	Calgary, Canada	2019-11-24
agnieszka szczepankiewicz	Warminster, UK	2019-11-24
Ranya Bouchane	St marthe sur le lac, Canada	2019-11-24
Lou watson	vancouver, Canada	2019-11-24
Erica Sellick	Northampton, UK	2019-11-24
Giselle Andrade	Stockton, US	2019-11-24
Yossef Nafea	Toronto, Canada	2019-11-24
Stacie Baxter	London, UK	2019-11-24
tim gibbons	Halifax, Canada	2019-11-24
Maria Brent	Twickenham, UK	2019-11-24
Keith hadley	Dover, UK	2019-11-24
Ness Lurway	Reading, UK	2019-11-24
Hettie Mcknight	UK	2019-11-24
Jon Garland	Mount Pearl, Canada	2019-11-24
Melissa Whelan	Conception Bay South, Canada	2019-11-24

Name	Location	Date
Kathy Noseworthy	St. John's, Canada	2019-11-24
Andrea Stephen	St. John's, Canada	2019-11-24
David Grant	St. John's, Canada	2019-11-24
Michelle Neilson	Mississauga, Canada	2019-11-24
FLORENCE HABERT	France	2019-11-24
Amanda Whitty	Holyrood, Canada	2019-11-24
Carolyn Hickey	St. John's, Canada	2019-11-24
Karen Bearns	St. John's, Canada	2019-11-24
Dermot Whelan	St. John's, Canada	2019-11-24
Dianne Ward	St. John's, Canada	2019-11-24
Christian Whitehead	Sherwood, US	2019-11-24
Paul Hill	Innisfil, Canada	2019-11-24
jill marshall	St. John's, Canada	2019-11-24
Christa Noftall	Mount Pearl, Canada	2019-11-24
Xavier Muise	Yarmouth, Canada	2019-11-24
Debbie Garland	Mount Pearl, Canada	2019-11-24
Cathy Tucket	St. John's, Canada	2019-11-24
Chris Jones	St Mellons, UK	2019-11-24
Marie Claire Norman	Swansea, UK	2019-11-24
darren faber	england, UK	2019-11-24
Kerry Castle	Stourbridge, UK	2019-11-24
Helen Amery	Shavington, UK	2019-11-24

Name	Location	Date
Shelby Maughan	UK	2019-11-24
Drew Egler	Mount Vernon, US	2019-11-24
Олег. Виноградов	Таллин, Estonia	2019-11-24
Theresa Walsh	Portugal Cove-St. Philip's, Canada	2019-11-24
Elizabeth Sparkes	St. John's, Canada	2019-11-24
Natasha Jeffery	St. John's, Canada	2019-11-24
George Garland	Burlington, Canada	2019-11-24
Linda Willan	Mount Pearl, Canada	2019-11-24
Dianne Tilley	Dartmouth, Canada	2019-11-24
karen deakin	Widnes, UK	2019-11-24
Michael Shepherd	South Norwood, UK	2019-11-24
Corinne Brook	Wakefield, UK	2019-11-24
erin jefferies	Pointe-claire, Canada	2019-11-24
Annora Kahle	Rolla, US	2019-11-24
gerri young	cbs, Canada	2019-11-24
Shelby Rowe	Corner Brook, Canada	2019-11-24
Pam Button	St. John's, Canada	2019-11-24
Frank Roposs	Nobel, Canada	2019-11-24
Chady Jalkh	Los Angeles, US	2019-11-24
Joanna Hayes	Liverpool, England, UK	2019-11-24
Eileen Sanders	Treorchy, UK	2019-11-24
Genevieve Kennedy	Holyrood, Canada	2019-11-24

Name	Location	Date
Jessica Davis	New Albany, US	2019-11-24
Sandra Brand	Baselland, Switzerland	2019-11-24
Jacob York	New York, US	2019-11-24
Jeanie Baird	St. John's, Canada	2019-11-24
Andrii Bieloruskyi	Conception Bay South, Canada	2019-11-24
Jolene Reid	St. John's, Canada	2019-11-24
Alicia Decker-Gushue	St. John's, Canada	2019-11-24
Beth Fagan	St. John's, Canada	2019-11-24
Jessica B	Winnipeg, Canada	2019-11-24
Sarah Gibbons	Toronto, Canada	2019-11-24
Ginny McGrath	St. John's, Canada	2019-11-24
Cassidy Feniuk	Winnipeg, Canada	2019-11-24
Todd Sharpe	St. John's, Canada	2019-11-24
Kim Sterwerf	West Chester, Ohio, US	2019-11-24
Jean Walsh	Canada	2019-11-24
Riley Paul Joseph Simms	St. John's, Canada	2019-11-24
Rebecca Druken	Conception Bay South, Canada	2019-11-24
Marjorie Bourdeau	Pouch Cove, Canada	2019-11-24
Bianca Pitre	Saint John's, Canada	2019-11-24
Amanda Babenchuk	St. Johns, California, US	2019-11-24
Erin Careen	Paradise, Canada	2019-11-24
Jessi Simms	Canada	2019-11-24

Name	Location	Date
Cesar Castillo	Springdale, US	2019-11-24
Lucie Davis	Solihull, UK	2019-11-24
Gregg Druken	St. John's, Canada	2019-11-24
Daisy Lamb	Irvington, US	2019-11-24
Jason Arellano	San Francisco, US	2019-11-24
Jared Kashton	Winnipeg, Canada	2019-11-24
Ashley Madden	Edmonton, Canada	2019-11-24
Meaghan Oneill	Essex, UK	2019-11-24
Heather Wing	Coxheath, UK	2019-11-24
sharon etwell	Kitchener, Canada	2019-11-24
Jem de Blondeville	HASTINGS, UK	2019-11-24
Lauren Sibb	Saint Clair Shores, US	2019-11-24
Somia Rehman	Waterdown, Canada	2019-11-24
Skylar Rose	London, Canada	2019-11-24
Heather Carlyle	Tiverton, UK	2019-11-24
Annette Rorke	Portugal Cove-St. Philip's, Canada	2019-11-24
Allison Crawford	St. John's, Canada	2019-11-24
Trey Robillard	Smiths falls, Canada	2019-11-24
Jacquelyn Demski	Winnipeg, Canada	2019-11-24
Shelby McEachern	Ottawa, Canada	2019-11-24
Patrick Wallis	Deux-Montagnes, Canada	2019-11-24
Jack Holtgren	Manistee, US	2019-11-24

Name	Location	Date
Peggy Walsh	St. John's, Canada	2019-11-24
Wendy Rose	St. John's, Canada	2019-11-24
Amy Rolls	Mount Pearl, Canada	2019-11-24
Liam Ryan	newfoundland, Canada	2019-11-24
Phyllis Artiss	St. John's, Canada	2019-11-24
Doug O'Brien	St. John's, Canada	2019-11-24
Reid Kenyon	Selkirk, Canada	2019-11-24
Jennifer Barrington	St. John's, Canada	2019-11-24
olivia dawe	newfoundland, Canada	2019-11-24
Savannah Healey	Canada	2019-11-24
Muriel Chaytor	Mount Pearl, Canada	2019-11-24
Kathy Pretty	St. John's, Canada	2019-11-24
Mary Zita Holden	St. John's, Canada	2019-11-24
Kaitlyn Dawe	St. John's, Canada	2019-11-24
Kaitlyn Day	CBS, Canada	2019-11-24
Christopher Suaze	Winnipeg, Canada	2019-11-24
Mike Keough	St. John's, Canada	2019-11-24
Roberta Hammond	St. John's, Canada	2019-11-24
Sheila O'Neill	Mount Pearl, Canada	2019-11-24
Hnrietta Bebonang-Fox	Sudbury, Canada	2019-11-24
Joanne Power	Brampton, Canada	2019-11-24
Evelina Lialiakova	Winnipeg, Canada	2019-11-24

Name	Location	Date
Marie Leach	Bolton, UK	2019-11-24
Melodie Ramos	Winnipeg, Canada	2019-11-24
Phillip Barrington	St John's, Canada	2019-11-24
Vincent Grosshans	Winnipeg, Canada	2019-11-24
Madonna Thomas	St. John's, Canada	2019-11-24
Patrick Kennedy	St. John's, Canada	2019-11-24
Jim Elliot	Vancouver, Canada	2019-11-25
Sarah Ferber	St. John's, Canada	2019-11-25
Amanda Schmidt	Winnipeg, Canada	2019-11-25
Glenda Howse	St. John's, Canada	2019-11-25
Frederic Blouin	Vancouver, Canada	2019-11-25
kevin Chaulk	Goulds, Canada	2019-11-25
Mildred Dumaau	Winnipeg, Canada	2019-11-25
carrie bester	Winnipeg, Canada	2019-11-25
Ruby Dhot	Winnipeg, Canada	2019-11-25
brenda field	Springfield, Massachusetts, US	2019-11-25
Lisa Jansz	Winnipeg, Canada	2019-11-25
Stephen Harbin	Squamish, Canada	2019-11-25
Christian Cole	CBS, Canada	2019-11-25
Jaxson Weinman	Pensacola, US	2019-11-25
Sandra Ranio	Bellefonte, US	2019-11-25
Lesley Thornton	Lymington, UK	2019-11-25

Name	Location	Date
Julie Duffield	Milton-under-Wychwood, UK	2019-11-25
Sandra Castellano	Stittsville, Canada	2019-11-25
Aruneet Guru	Sarnia, Canada	2019-11-25
Abby Rowsell	London, Canada	2019-11-25
Anarita Villapando	Santo Tomas, Philippines	2019-11-25
Andrea Hodgson	ETOBICOKE, Canada	2019-11-25
Elizabeth Feehan	Conception Bay South, Canada	2019-11-25
Derek Cox	Calgary, Canada	2019-11-25
Lotus Thompson	Victoria, Canada	2019-11-25
Avery Alston	Victoria, Canada	2019-11-25
Tasha Diamant	Victoria, Canada	2019-11-25
Patricia Lannon	St. John's, Canada	2019-11-25
Peter Johnson	St. John's, Canada	2019-11-25
Bryan Ricketts	St. John's, Canada	2019-11-25
Dennis Hart	St. John's, Canada	2019-11-25
Victoria A	St. John's, Canada	2019-11-25
Bill Ryan	Goulds, Canada	2019-11-25
Sarah Bennett	Paradise, Canada	2019-11-25
Tasha Harrold	Mount Pearl, Canada	2019-11-25
Ronnie Coady	St. John's, Canada	2019-11-25
Kayla Johnson	St. John's, Canada	2019-11-25
Krista Austin	St. John's, Canada	2019-11-25

Name	Location	Date
Antonio Daniele Lucca	Este, US	2019-11-25
Terry Sheppard	st.john's, Canada	2019-11-25
Annette Newman	Conception Bay South, Canada	2019-11-25
Mandy O'keefe	Milton, Canada	2019-11-25
Paul Wright	St. John's, Canada	2019-11-25
Linda Burt	St. John's, Canada	2019-11-25
Brad Butler	St. John's, Canada	2019-11-25
George Campbell	Swan River, Canada	2019-11-25
BLAIR ELLIOTT	St. John's, Canada	2019-11-25
Chad Gillard	Twillingate, Canada	2019-11-25
Peter Carton	Mount Pearl, Canada	2019-11-25
Olive Bonia	Saint John's, Canada	2019-11-25
Emily Sweetapple	Mount Pearl, Canada	2019-11-25
Jessica Sweeney	St. John's, Canada	2019-11-25
Alexandria Adams	St. John's, Canada	2019-11-25
Marie norris	Conception Bay South, Canada	2019-11-25
Barbara Mason	St. John's, Canada	2019-11-25
Curtis Meeker	St. John's, Canada	2019-11-25
Adele Mcniven	St.John's, Canada	2019-11-25
Stephen Lane	St. John's, Canada	2019-11-25
Gary Adams	St. John's, Canada	2019-11-25
Geoff Dunne	Mount pearl, Canada	2019-11-25

Name	Location	Date
LOUISE Parent	Dolbeau, Canada	2019-11-25
Linda Fitzpatrick	Marystown, Canada	2019-11-25
Kim Crosbie	St. John's, Canada	2019-11-25
Wayne Barrington	St. John's, Canada	2019-11-25
Andy Wood	St John's, Canada	2019-11-25
Trent Pittman	St. John's, Canada	2019-11-25
Ryan Sweetland	Burin, Canada	2019-11-25
Greg Dalton	St. John's, Canada	2019-11-25
Terry O'Neill	St. John's, Canada	2019-11-25
T McDonald	St. John's, Canada	2019-11-25
Sabfrin Kranenburg	St. John's, Canada	2019-11-25
Shawn Samson	stAvesta. John's, Canada	2019-11-25
Dola Ogunseye	Mount Pearl, Canada	2019-11-25
Deborah Keough	St. John's, Canada	2019-11-25
Sarah Davis	St. John's, Canada	2019-11-25
John Slade	St. John's, Canada	2019-11-25
Curt Schabell	CBS, Canada	2019-11-25
Penny Kennedy	Mount Pearl, Canada	2019-11-25
Lisa Connors	St. John's, Canada	2019-11-25
Valerie Milley	St. John's, Canada	2019-11-25
Kelly Butt	St. John's, Canada	2019-11-25
cavell greene	St. John's, Canada	2019-11-25

Name	Location	Date
BRIAN HARVEY	Mount Pearl, Canada	2019-11-25
Noah Pond	St. John's, Canada	2019-11-25
Barry Acreman	Paradise, Norway	2019-11-25
Steve Brown	St. John's, Canada	2019-11-25
Beverley Best	St. John's, Canada	2019-11-25
Tanya Connors	Toronto, Canada	2019-11-25
Erynn Kiffiak	St. John's, Canada	2019-11-25
Mona Walsh	St. Johns, Canada	2019-11-25
Andry William	St. John's, Canada	2019-11-25
Deanne Spurrell	St. John's, Canada	2019-11-25
Ian Gillies	St. John's, Canada	2019-11-25
Cyrille Cabalquinto	St. John's, Canada	2019-11-25
Miranda Pond	St. John's, Canada	2019-11-25
Wyndee Dinn	St. John's, Canada	2019-11-25
Lesley March	Mount Pearl, Canada	2019-11-25
Lesley Lucas	St. John's NL, Canada	2019-11-25
Kaitlyn Evers	Elizabethtown, US	2019-11-25
Ryan Haley	St. John's, Canada	2019-11-25
Chris Mooney	St. John's, Canada	2019-11-25
Ambrose McGrath	St. John's, Canada	2019-11-25
Bernadette Vokey	Bay Roberts, Canada	2019-11-25
Courtney Clarke	St. John's, Canada	2019-11-25

Name	Location	Date
Jerry Burton	Hearts Delight, Canada	2019-11-25
Catherine Rodgers	St. John's, Canada	2019-11-25
Frank Best	Shubenacadie, Canada	2019-11-25
Olivia Clark	St. John's, Canada	2019-11-25
Brad Perry	St. John's, Canada	2019-11-25
Corey Butt	Stephenville Crossing, Canada	2019-11-25
C B	Conception Bay South, Canada	2019-11-25
Gertie Hunt	Portugal Cove - St. Philips, Canada	2019-11-25
Stephanie Jones	St johns, Canada	2019-11-25
Mark Pope	St. John's, Canada	2019-11-25
Kerry Inglis	St. John's, Canada	2019-11-25
Roy Drover	Winnipeg, Canada	2019-11-25
Justin Roberts	St. John's, Canada	2019-11-25
Meg Vis	St. John's, Canada	2019-11-25
Mike m	St. John's, Canada	2019-11-25
Steve Armiger	Bay Roberts, Canada	2019-11-25
Scott Wiseman	St. John's, Canada	2019-11-25
Fitzgerald Dan	St. John's, Canada	2019-11-25
Leah Griffiths	Conception Bay South, Canada	2019-11-25
Kimberly Smith	Long cove, Canada	2019-11-25
Clifton Small	St.John's, Canada	2019-11-25
Kelsey Kelly	Marystown, Canada	2019-11-25

Name	Location	Date
Danny Roberts	St.John's, Canada	2019-11-25
Jeff van den Scott	St. John's, Canada	2019-11-25
Kamerom Collins	St. John's, Canada	2019-11-25
jordan burton	St. John's, Canada	2019-11-25
Sydney Taylor	Mount Pearl, Canada	2019-11-25
Fred March	Mount Pearl, Canada	2019-11-25
Michelle C	Mount Pearl, Canada	2019-11-25
glida dalton	Portugal Cove, Canada	2019-11-25
Braeden Watson	Edmonton, Canada	2019-11-25
Megan French	St. John's, Canada	2019-11-25
Krista Mahoney	Saint John's, Canada	2019-11-25
Erica Chafe	Grand Falls, Canada	2019-11-25
Elizabeth Carew	St. John's, Canada	2019-11-25
Pam Young	St. John's, Canada	2019-11-25
Stephen Sharpe	St. John's, Canada	2019-11-25
Maureen Thistle	Edmonton, Canada	2019-11-25
JANE CONNORS	St. John's, Canada	2019-11-25
Donna Noble	Pasadena, Canada	2019-11-25
Gerry Tilley	Paradise, Canada	2019-11-25
Jocelyn Farrell	St. John's, Canada	2019-11-25
Jonathan Milley	St. Johns, Canada	2019-11-25
Abrielle Dewolfe	St. John's, Canada	2019-11-25

Name	Location	Date
Dinah Helpert	Torbay, Canada	2019-11-25
Brian Earle	Gander, Canada	2019-11-25
Emily Miller	Mount Pearl, Canada	2019-11-25
Forrest Sandifer	St. John's, Canada	2019-11-25
Kayla Butler	St. John's, Canada	2019-11-25
Chris Adams	Paradise, Canada	2019-11-25
Debbie Scott	Mount Pearl, Canada	2019-11-25
Joni Johnson	Edmonton, Canada	2019-11-25
Carol Ann Dalton	Mount Pearl, Canada	2019-11-25
Sandra Sabo	St. John's, Canada	2019-11-25
Linda M. Mandville	St. John's, NL, Canada	2019-11-25
Zak Noseworthy	St. John's, Canada	2019-11-25
Krystal Bursey	St. John's, Canada	2019-11-25
George White	St. John's, Canada	2019-11-25
Carl LeGrow	St. John's, Canada	2019-11-25
Jade Richards	St. John's, Canada	2019-11-25
Pam Pardy	St. Johns, Canada	2019-11-25
Jason Dalton	60 Gloucester St., Canada	2019-11-25
Kim Young	St. John's, Canada	2019-11-25
Louise Mesbah	St. John's, Canada	2019-11-25
Megan Rattie	Brantford, Canada	2019-11-25
Chris Hynes	St. John's, Canada	2019-11-25

Name	Location	Date
Motor Guy	Conception Bay South, Canada	2019-11-25
Taylor Samsel	Austin, US	2019-11-25
Noah Making-Hoffman	St. John's, Canada	2019-11-25
Sandip Patel	Hornsey, UK	2019-11-25
Maria Hernandez	Denver, US	2019-11-25
Lisa Sabo	St. John's, Canada	2019-11-25
Judith Vincent	London, UK	2019-11-25
Jackie Parrell	Mount Pearl, Canada	2019-11-25
SATISH PENTELE	Monroe Township, US	2019-11-25
Hayley Kinsella	Torbay, Canada	2019-11-25
Brandon Billard	St. John's, Canada	2019-11-25
Isabel McCall	St. John's, Canada	2019-11-25
Sydney Dooley	St. John's, Canada	2019-11-25
Mercedes Fischer	Charlotte, US	2019-11-25
Vero Lomeli	Gatineau, Canada	2019-11-25
Laura Wheeland	St. John's, Canada	2019-11-25
Michael Ward	Gander, Canada	2019-11-25
Ron Cwang	Canada	2019-11-25
anne stewart	Richmond, UK	2019-11-25
Carly McLean	Bell island, Canada	2019-11-25
Mason Carr	Fredericton, Canada	2019-11-25
Angie Mulcahy	St. John's, Canada	2019-11-25

Name	Location	Date
Emilie Novaczek	St Johns's NL, Canada	2019-11-25
Samantha Keats	St. John's, Canada	2019-11-25
Theo Martin	Costa Mesa, US	2019-11-25
Jackie MacNab	St. John's, Canada	2019-11-25
Thierry Roy	Gatineau, Canada	2019-11-25
Jill Penney	St. John's, Canada	2019-11-25
Douglas Bussey	Mount Pearl, Canada	2019-11-25
Bob Rogers	Halifax, Canada	2019-11-25
Mike Aylward	St. John's, Canada	2019-11-25
Joanne Coish	St. John's, Canada	2019-11-25
Thomas Mahoney	St. John's, Canada	2019-11-25
Hilary Cole	Vancouver, Canada	2019-11-25
Brittany Tobin	St. John's, Canada	2019-11-25
Ray Lawlor	St. John's, Canada	2019-11-25
Helen Bedigan	Newcastle Upon Tyne, UK	2019-11-25
Christopher Gillespie	Tunbridge wells, UK	2019-11-25
Leanne Wain	Kettering, UK	2019-11-25
Mary Hopkins	Canada	2019-11-25
Alison Kennedy	Oxford, UK	2019-11-25
Candice Burton	La Scie, Canada	2019-11-25
Judy Power	St. John's, Canada	2019-11-25
ef bell	Calgary, Canada	2019-11-25

Name	Location	Date
Monte Turner	Canada	2019-11-25
Joel Howlett	CBS, Canada	2019-11-25
Julia McGaffney	Port Coquitlam, Canada	2019-11-25
Ed Hardy	st. john's, Canada	2019-11-25
Rocco Hanratty	Burnaby, Canada	2019-11-25
Susan King	Hove, UK	2019-11-25
jocelynn malloy	Philadelphia, US	2019-11-25
Irianis Hernandez	Deltona, US	2019-11-25
Erin Moodycliffe	Glasgow, UK	2019-11-25
Chilion Kelly jr.	Fort Lauderdale, US	2019-11-25
Anita Sweeney	Manchester, UK	2019-11-25
? K	UK	2019-11-25
shirley swan	Birmingham, UK	2019-11-25
Manjinder Singh Chatha	Wolverhampton, UK	2019-11-25
Cheryl stewardson	Manchester, UK	2019-11-25
Anastasia Bassenden	Montréal, Canada	2019-11-25
julianna yates	kingston, Canada	2019-11-25
Ken Staple	Ottawa, Canada	2019-11-25
Daphne Noble	St. John's, Canada	2019-11-25
jordan dawe	St. John's, Canada	2019-11-25
Patricia Kean	Bedford, Canada	2019-11-25
Carol Negrijn	Holyrood, Canada	2019-11-25

Name	Location	Date
Katherine Molloy	St. John's, Canada	2019-11-25
Scott Manuel	mount pearl, Canada	2019-11-25
Sara Hynes	St.John's, Canada	2019-11-25
brian andrews	canada, Canada	2019-11-25
Josh not saying cus privacy	Aurora, US	2019-11-25
Deidre Hollett	St. John's, Canada	2019-11-25
Michael Avery	Mount Pearl, Canada	2019-11-25
katelyn howell	St. John's, Canada	2019-11-25
Niketa Rice	Saint John's, Canada	2019-11-25
Holly Campbell	St. John's, Canada	2019-11-25
Angela Myron	St John's, Canada	2019-11-25
Ashley Winsor	Harbour grace, Canada	2019-11-25
Trevor Boyd	Clareville, Canada	2019-11-25
Karen Parsons	St. John's, Canada	2019-11-25
keith penney	st johns, Canada	2019-11-25
Sarah Leonard	St. John's, Canada	2019-11-25
Desiree Grandy	St. John's, Canada	2019-11-25
Anthony Dwyer	St. John's, Canada	2019-11-25
Angelo Steeples	Torbay, Canada	2019-11-25
N A	Colpitts Settlement, Canada	2019-11-25
Carla Parsons	St. John's, Canada	2019-11-25
Mackenzie Drover	Paradise, Canada	2019-11-25

Name	Location	Date
chris fell	St. John's, Canada	2019-11-25
Deborah Hains	Toronto, Canada	2019-11-25
Rob McCormack	St. John's, Canada	2019-11-25
Brenna Grace	Canada	2019-11-25
Kayla Donohue	St. John's, Canada	2019-11-25
Haley Clarke	St. John's, Canada	2019-11-25
Alyssa Cheeseman	Mount Pearl, Canada	2019-11-25
Stephanie Gallant	St. John's, Canada	2019-11-25
Jason Wood	St. John's, Canada	2019-11-25
Adam Clarke	St. John's, Canada	2019-11-25
Melendy Brace	St. John's, Canada	2019-11-25
Boyd Richards	St John's, Canada	2019-11-25
Benjamin Snow	Mount Pearl, Canada	2019-11-25
Ian Curran	St. John's, Canada	2019-11-25
Paul Bowlby	Halifax, Canada	2019-11-25
courtney keough	Clareville, Canada	2019-11-25
Leah Klompstra	Sombra, Canada	2019-11-25
Johanna Adams	St. John's, Canada	2019-11-25
Jennifer Smith	Canada	2019-11-25
Randal Clarke	St. John's, Canada	2019-11-25
Alan Boulos	Paradise, Canada	2019-11-25
Janneka Power	St. John's, Canada	2019-11-25

Name	Location	Date
Brenda Barry O'Reilly	Canada	2019-11-25
Lauren Bowering	St. John's, Canada	2019-11-25
Robin Temple	St. John's, Canada	2019-11-25
Shanelle Clowe	St. John's, Canada	2019-11-25
Rebecca Tucker	Portugal Cove - St. Philips, Canada	2019-11-25
Chris Hillier	St. John's, Canada	2019-11-25
Jelena Mandic	Mississauga, Canada	2019-11-25
Donnie Senna	East Providence, US	2019-11-25
Emma Downey	Baie Verte, Canada	2019-11-25
Nura Rahman	Tottenham, UK	2019-11-25
tyler lehtonen	bon accord, Canada	2019-11-25
Ian sarris	Hudson, US	2019-11-25
Oliver Hill	Christchurch, UK	2019-11-25
Tara Funk	Calgary, Canada	2019-11-25
Michael Smith	Ivybridge, UK	2019-11-25
Christine Maddocks	Wirral, UK	2019-11-25
Carolyn Parsons	Lewisporte, Canada	2019-11-25
Jordan Singleton	St. John's, Canada	2019-11-25
Norah Davis	St. John's, Canada	2019-11-25
Pam Burton	Grand Falls-windsor, Canada	2019-11-25
Katherine Ellis	Conception Bay South, Canada	2019-11-25
Cassandra Bennett	St. John's, Canada	2019-11-25

Name	Location	Date
Gary Warren	St. John's, Canada	2019-11-25
Susan Prior	St. John's, Canada	2019-11-25
Bonnie St Julien	Ottawa, Canada	2019-11-25
Noah Davis-Abraham	Paradise, Canada	2019-11-25
Gene Long	St. John's, Canada	2019-11-25
Hope Bennett	St. John's, Canada	2019-11-25
Ashley Wade	Saint-John, Canada	2019-11-25
Daniel Sinnott	St. Johns, Canada	2019-11-25
Barry Osmond	Conception Bay South, Canada	2019-11-25
Tammy Butler	St. John's, Canada	2019-11-25
Cory McLeod	Paradise, Canada	2019-11-25
celine caron	Ottawa, Canada	2019-11-25
Charmaine Hann	Musgrave Harbour, Canada	2019-11-25
Chris Fillier	Toronto, Canada	2019-11-25
Kerensa Marsh	St. John's, Canada	2019-11-25
Deana Mitchell	St. John's, Canada	2019-11-25
Regina Strong	St. John's, Canada	2019-11-26
Stephanie Hodder	St. John's, Canada	2019-11-26
Dr Roxanne Cooper	St John's, Canada	2019-11-26
Chelsea Mallay	Creston, Canada	2019-11-26
Tess Miller	St Thomas, Canada	2019-11-26
faith williams	Calgary, Canada	2019-11-26

Name	Location	Date
Jeremy simms	st.john's, Canada	2019-11-26
Beatrice Yetman	St. John', Canada	2019-11-26
Travis Pennell	St. John's, Canada	2019-11-26
Mary Breeding	Longmeadow, Massachusetts, US	2019-11-26
Arnold Meetsma	Calgary, Canada	2019-11-26
Maddie Lee	Medicine Hat, Canada	2019-11-26
James Houghtaling	Edmonton, Canada	2019-11-26
Isaac Hernandez	Ontario, US	2019-11-26
Ginette Lemoine	Winnipeg, Canada	2019-11-26
Barry Legg	Lytham, UK	2019-11-26
Barbara Smith	Clearwater, US	2019-11-26
Fred Ben	Calgary, Canada	2019-11-26
Dan Weir	Newcastle, Canada	2019-11-26
Shaun Sidey	Pickering, Canada	2019-11-26
nig ger	Victoria, Canada	2019-11-26
Angela Hayden	Pickering, Canada	2019-11-26
Tyler Heath	Conception Bay South, Canada	2019-11-26
Shelly Hillier	Creston, Canada	2019-11-26
The Communist	Victoria, Canada	2019-11-26
Karen Webber	St. John's, Canada	2019-11-26
Emmy Butler	Mount Pearl, Canada	2019-11-26
Takeytha Power	Saint John, Canada	2019-11-26

Name	Location	Date
Rebecca Power	St. John's, Canada	2019-11-26
Emily Pittman	St. John's, Canada	2019-11-26
Donna Best	St. John's, Canada	2019-11-26
Jessica Warford	St. Johns, Canada	2019-11-26
Amanda Guy	Botwood, Canada	2019-11-26
Sharlene Guy	Canada	2019-11-26
Dianne Gibbons	Mount Pearl, Canada	2019-11-26
Griffin Mawson	Victoria, Canada	2019-11-26
Verna Norris	Brookfield, Canada	2019-11-26
Kate Best	St. John's, Canada	2019-11-26
Kristen Burden	St. John's, Canada	2019-11-26
Erin Taylor	Mount Pearl, Canada	2019-11-26
James Piercey	St. John's, Canada	2019-11-26
Anne Marie Dalton	Halifax, Canada	2019-11-26
Jacob Karsemeijer	Toronto, Canada	2019-11-26
Debbie Dalton	St. John's, Canada	2019-11-26
Angela Rose	St. John's, Canada	2019-11-26
Jen Crane	St. John's, Canada	2019-11-26
Donald Beaubier	St. John's, Canada	2019-11-26
Amber King	Saint John's, Canada	2019-11-26
Patrick Martin	St. John's, Canada	2019-11-26
Miles Watson	Victoria, Canada	2019-11-26

Name	Location	Date
Tyler Dobbin	St. John's, Canada	2019-11-26
Karla Tulk	Toronto, Canada	2019-11-26
Jenny Coffey	Gander, Canada	2019-11-26
Katie Evans	Victoria, Canada	2019-11-26
HEATHER PHILLIPPS	St. John's, Canada	2019-11-26
Lisa Powell	CBS, Canada	2019-11-26
Diego Medina	St. John's, Canada	2019-11-26
Justin Elms	St. John's, Canada	2019-11-26
HOLLY Anderson	Pittsburgh, Pennsylvania, US	2019-11-26
Holly Doyle	St. John's, Canada	2019-11-26
Courtney Youden	St. John's, Canada	2019-11-26
DJ Holwell	Mount Pearl, Canada	2019-11-26
Robyn Viau	St. John's, Canada	2019-11-26
Jason Hawco	St. John's, Canada	2019-11-26
SHERRI BREEN	St. John's, Canada	2019-11-26
Tyson Warren	St. John's, Canada	2019-11-26
Brad King	CBS, Canada	2019-11-26
Arlette rubayika	St. John's, Canada	2019-11-26
Leah Constantine	St. John's, Canada	2019-11-26
Randy Piercey	St. John's, Canada	2019-11-26
Emily Pardy	St. John's, Canada	2019-11-26
Adria Bennett	Ellershouse, Canada	2019-11-26

Name	Location	Date
James Turner	Belleville, Canada	2019-11-26
Dominic Carleo	Fort pierce, US	2019-11-26
Reg&Kim Rodaro	Niagara on the Lake, Canada	2019-11-26
Diane Elkas	Longueuil, Canada	2019-11-26
ethan richold	Leeds, UK	2019-11-26
Lauren McLain	Princeton, US	2019-11-26
Simon Turkas	Frinton on Sea, UK	2019-11-26
Georgia Burgess	Manchester, UK	2019-11-26
Edward Kruse	Lincoln Park, US	2019-11-26
Gary Kean	Halifax, Canada	2019-11-26
Tanya Smith	Mount Pearl, Canada	2019-11-26
Cody Watkins	St. John's, Canada	2019-11-26
Kim Piccott	St. John's, Canada	2019-11-26
shaniece johnson	Conception Bay South, Canada	2019-11-26
Thomas Dunster	St. John's, Canada	2019-11-26
douglas halleran	st.john's, Canada	2019-11-26
Julia Warren	St. John's, Canada	2019-11-26
Julie Dwyer	St. John's, Canada	2019-11-26
Paul Leonard	Sibley's Cove, Canada	2019-11-26
Mark Hayward	Canada	2019-11-26
Faith Robbins	St. John's, Canada	2019-11-26
Rhonda Robbins	Corner Brook, Canada	2019-11-26

Name	Location	Date
Cecily Dove	NL, Canada	2019-11-26
Carla Myrick	St. John's, Canada	2019-11-26
Thomas Ronan	St. John's, Canada	2019-11-26
Elizabeth Von Rhedey	Fredericton, Canada	2019-11-26
Robeet Smith	St John's, Canada	2019-11-26
Patricia Rees	Winterton, Canada	2019-11-26
Sami Collier	Paradise, Canada	2019-11-26
Angela Norman	St. John's, Canada	2019-11-26
Deneille Piercey	Norman's cove, Canada	2019-11-26
Florence Walsh	St. John's, Canada	2019-11-26
Rhonda Maidment	Ottawa, Canada	2019-11-26
Maryam Khan	UK	2019-11-26
debbie petite	St. John's, Canada	2019-11-26
Angel M	Richmond, Canada	2019-11-26
paul miller	Mount Pearl, Canada	2019-11-26
Irina Olkinitskaya	Dieppe, Canada	2019-11-26
Dave Hughes	Urmston, UK	2019-11-26
Taya H	Sutton, UK	2019-11-26
Caitlin Woodford	St. John's, Canada	2019-11-26
Michael Shepherd	Bradwell-on-Sea, UK	2019-11-26
Donna Cardoulis	St. John's, Canada	2019-11-26
Helen Moore	St. John's, Canada	2019-11-26

Name	Location	Date
Donald Buffett	Huntington Beach, California, US	2019-11-26
Lyla Gonsalves	Honolulu, US	2019-11-26
David Latham	Toronto, Canada	2019-11-26
Wade Hachey	Toronto, Canada	2019-11-26
Gloria Goguen	Marlborough, Massachusetts, US	2019-11-26
Jana Winsor	Toronto, Canada	2019-11-26
Brian Murphy	Goulds, Canada	2019-11-26
Judy Lutz	Winnipeg, Canada	2019-11-26
Natalie Bamber	Chadderton, UK	2019-11-26
Kiana Peltier	Oslo, US	2019-11-26
Mike Camp	Canada	2019-11-26
gage croteau	Canada	2019-11-26
Jennifer Dyke	St. John's, Canada	2019-11-26
karen & Larry Jacques	Winnipeg, Canada	2019-11-26
Glenda Wilkins	St. John's, Canada	2019-11-26
Mike Morey	Oshawa, Canada	2019-11-26
Patricia Ebbitt	Boca Raton, Florida, US	2019-11-26
Robin Kemp	Porthope, Canada	2019-11-26
Mohamed Kowa	Burlington, US	2019-11-26
Brenda Baker	Orleans, Canada	2019-11-26
David Roberts	Brigus, Canada	2019-11-26
Val Murphy	London, UK	2019-11-26

Name	Location	Date
Deaven Ligori	Austin, US	2019-11-26
Tung Pham	Mississauga, Canada	2019-11-26
Scott Jeffreys	Kingston, Canada	2019-11-26
Tayler Tyde	Venice, US	2019-11-26
Holly Raines	Mountain Home, US	2019-11-26
Christine Gervais	Ottawa, Canada	2019-11-26
Stop it Get some help	Montréal, Canada	2019-11-26
Margaret O'Dea	St. John's, Canada	2019-11-26
Ann Simmons	St. John's, Canada	2019-11-26
Gloria Lee	St. John's, Canada	2019-11-26
Nathan Butt	St. John's, Canada	2019-11-26
Wendi Smallwood	St. John's, Canada	2019-11-26
jorja abboud	halifax, Canada	2019-11-27
Claire Wilkshire	St. John's, Canada	2019-11-27
Dinesh Modani	Hyderabad, India	2019-11-27
Robyn Whelan	Conception Bay South, Canada	2019-11-27
Marian White	St. John's, Canada	2019-11-27
Katherine McNaughton	Ontario, Canada	2019-11-27
Kerry Malone	St johns, Canada	2019-11-27
Mya Faith	Head of Chezzetcook, Canada	2019-11-27
Elena Fabray	Calgary, Canada	2019-11-27
Afia Abangam	Hackney, UK	2019-11-27

Name	Location	Date
Gloria Niblock	Smithville, Ont, Canada	2019-11-27
Marc Liotta	Rochester, US	2019-11-27
G Duncan	Duncan, Canada	2019-11-27
Raelyn Rolston	Antigonish, Canada	2019-11-27
Ruth Canning	Halifax, Canada	2019-11-27
Kathleen Olds	Dartmouth, Canada	2019-11-27
Lisa Starbuck	London, UK	2019-11-27
Zachary Elliott	Edmonton, Canada	2019-11-27
Doreen Fliegel	Pennant, Canada	2019-11-27
Gus Sturm	San Francisco, US	2019-11-27
Kristen Woodford	Sydney, Canada	2019-11-27
Caroline Brand	Newcastle Upon Tyne, UK	2019-11-27
Edna Baker	Heart's Content, Canada	2019-11-27
Gabrielle Harris	Charlotte, US	2019-11-27
daniela habd	Pierrefonds, Canada	2019-11-27
Sarah Brandt	Bradford West Gwillimbury, Canada	2019-11-27
Anna K	Lower Sackville, Canada	2019-11-27
Christina Hutchinson	Fort Lauderdale, US	2019-11-27
John Field	St. John's, Canada	2019-11-27
Sarah Ozon	Torbay, Canada	2019-11-27
Emilia Dawson	Penticton, Canada	2019-11-27
Julia White	St. John's, Canada	2019-11-27

Name	Location	Date
Srini Mangineni	Portland, US	2019-11-27
Anita Crewe	Conception Bay South, Canada	2019-11-27
xin zhou	Beaverton, US	2019-11-27
Li-Jung Chen	Portland, US	2019-11-27
Hunter Mousseau	Antigonish, Canada	2019-11-27
Ashley Pike	St. John's, Canada	2019-11-27
Nina Sutherby	St. John's, Canada	2019-11-27
Ok boomer	Hialeah, US	2019-11-27
Aaron Van de Kemp	Invermere, Canada	2019-11-27
phil gardner	Cincinnati, US	2019-11-27
Ally Reynoso	Concord, Canada	2019-11-27
Flo Rivera	Calgary, Canada	2019-11-27
Julie Wiebe	Winnipeg, Canada	2019-11-27
Terry Burgess	New Mills, UK	2019-11-27
Weibing Gong	Portland, US	2019-11-27
Nan Lin	Beaverton, US	2019-11-27
Anne Reardon	St. John's, Canada	2019-11-27
Joan Harris	Calgary, Canada	2019-11-27
Willeen Keough	Vancouver, Canada	2019-11-27
Edith Stobbart	Canada	2019-11-27
PATRICIA HERRIMAN	STOKE ON TRENT, UK	2019-11-27
Christina Alberico	Aurora, Canada	2019-11-27

Name	Location	Date
Stephanie Howlett	Belleville, Canada	2019-11-27
Adrian Van Boeyen	Calgary, Canada	2019-11-27
Wanda Lundrigan	St. John's, Canada	2019-11-27
Elizabeth DeBoer-Ashworth	St. John's, Canada	2019-11-27
Sharon Holden	Stoke-on-trent, UK	2019-11-27
Janet Case	St. John's, Canada	2019-11-27
Tim Simon	Burlington, Canada	2019-11-27
Ella C	Batley, UK	2019-11-27
Debbie McGee	St. John's, Canada	2019-11-27
Ted Hardy	St. John's, Canada	2019-11-27
Gary Mandville	Naples, Florida, US	2019-11-27
Annette Windsor	St. John's, Canada	2019-11-27
Wallace Wyman	Richmond, US	2019-11-27
Gail Butler	CBS, Canada	2019-11-27
Kristi Robinson	St. John's, Canada	2019-11-27
Shirlene Major-Kennedy	Conception Bay South, Canada	2019-11-27
Michelle Peach	Conception Bay South, Canada	2019-11-27
M R	India	2019-11-27
Jess Ashwell	Hampshire, UK	2019-11-27
Margaret Sheppard	St. John's, Canada	2019-11-27
Caitlin Malone	Kelowna, Canada	2019-11-27
Claire Dowden	Witless Bay, Canada	2019-11-27

Name	Location	Date
Emily Legge	Enfield, Canada	2019-11-27
J. lawrence	Manchester, England, UK	2019-11-27
Luke Denton	Mechanicsville, US	2019-11-27
eden richter	Burnaby, Canada	2019-11-27
Dilan Lopez	Dallas, US	2019-11-27
Valencia Stevenson	San Antonio, US	2019-11-27
Lorraine Aston-donley	Bredbury, UK	2019-11-27
Mark Smith	Beaver Dam, Canada	2019-11-27
Andrew Aaron	Beaverton, US	2019-11-27
Joan MacLeod	Halifax, Canada	2019-11-27
Élise Larkin	Saint-bruno-de-montarville, Canada	2019-11-27
Kathryn Simonsen	St. John's, Canada	2019-11-27
Daisy kenny	Doncaster, UK	2019-11-27
Phoebe Willoughby	London, UK	2019-11-27
Stephen Nickson	Runcorn, UK	2019-11-27
Mary Ellen Anaka	Wasaga Beach, Ontario, Canada	2019-11-27
Gordon Stitt	Rushden, UK	2019-11-27
W. Dennis Percevecz Jr	Chicago, US	2019-11-27
Jessica Dalby	Leicester, UK	2019-11-27
Mayank Baunthiyal	Hillsboro, US	2019-11-27
Josh Robertson	UK	2019-11-27
KIm Edwards	London, UK	2019-11-27

Name	Location	Date
Broosk Saib	Newry, Northern Ireland, UK	2019-11-27
Sam Ison	Callow Hill, UK	2019-11-27
NIGEL PERKINS	Birmingham, UK	2019-11-27
Gareth Edwards	Poole, UK	2019-11-27
Katai Kaulu	Dagenham, UK	2019-11-27
Natasha Billson	Greater London, UK	2019-11-27
Lily Ball	Clevedon, UK	2019-11-27
Charlie Townsend	North Devon, UK	2019-11-27
Tracey Smeeth	Farnborough, UK	2019-11-27
chloe tonks	Cleckheaton, UK	2019-11-27
Lelde Karim	Sheffield, UK	2019-11-27
Katelyn Roney	Edmonton, Canada	2019-11-27
Lesley Lambert	Peterborough, UK	2019-11-27
Liam Spencer-smith	Knaphill, UK	2019-11-27
May Akrawi	London, England, UK	2019-11-27
Victoria Dillon	St. John's, Canada	2019-11-27
myisha amor	Cold Ash, UK	2019-11-27
Caitlyn Norton	Baton Rouge, US	2019-11-27
Pamela Perry	Birkenhead, UK	2019-11-27
Elliott Hart	UK	2019-11-27
Ted Bowman	Spennymoor, UK	2019-11-27
Amazon Doble	Falmouth, UK	2019-11-27

Name	Location	Date
Holly carmody	Doncaster, UK	2019-11-27
Leila Sampson	Frimley, UK	2019-11-27
melissa young	Hindley Green, UK	2019-11-27
the ha	Vancouver, Canada	2019-11-27
john middleton	Washington, UK	2019-11-27
Kevin Purdy	Faringdon, UK	2019-11-27
Zack Anner	Black Mountain, US	2019-11-27
Cara Wood	Cheam, UK	2019-11-27
Andrew Simpson	Newtownards, UK	2019-11-27
michael owler	Vancouver, Canada	2019-11-27
Joan Karmazyn	Sundridge, Canada	2019-11-27
Joyce Devries	Niagara Falls, Canada	2019-11-27
Laurie Laboitteur	Toronto, Canada	2019-11-27
Pam Hall	St. John's, Canada	2019-11-27
jaden rowley	Victoria, Canada	2019-11-27
Kelly Mansfield	US	2019-11-27
Dave Jepp	Toronto, Canada	2019-11-27
Erin Sweeney	Cobden, Canada	2019-11-27
Justin Bailey	Seattle, US	2019-11-27
Karen Carter	Marlbrook, UK	2019-11-27
kd dean	UK	2019-11-27
Grazia Gentile	Saint Andrews, Canada	2019-11-27

Name	Location	Date
Jean Barnard	Headley Down, UK	2019-11-27
Sharon Meechan	Basingstoke, UK	2019-11-27
susan roberts	Palm City, US	2019-11-27
Jon Sedore	Calgary, Canada	2019-11-27
Lea Killen	Sunderland, UK	2019-11-27
Joe van Heerden	Regina, Canada	2019-11-27
Vikki Brannagan	Sunderland, UK	2019-11-27
Neil Smith	Norton Canes, UK	2019-11-27
Josiah Pratt	New Glasgow, Canada	2019-11-27
Donna Kennedy	St. John's, Canada	2019-11-27
Tracey Krupa	Portland, US	2019-11-27
Tanner Penton	Surrey, Canada	2019-11-27
Даниил Жуков	Toronto, Canada	2019-11-27
Mikayla Murphy	St. John's, Canada	2019-11-28
Hailey King	St John's, Canada	2019-11-28
Evalyne .	Parksville, Canada	2019-11-28
Ron Blackwood	Surrey, Canada	2019-11-28
Jade Hillier	Nova Scotia, Canada	2019-11-28
Flavia Perizzolo	Montreal, Canada	2019-11-28
Agnes Gittner	Calderdale, UK	2019-11-28
Amina Edith Charbonneau	Trois-rivières, Canada	2019-11-28
Brianna Bown	Vancouver, Canada	2019-11-28

Name	Location	Date
Tammy Perry	St. John's, Canada	2019-11-28
Batu .	Scarborough, Canada	2019-11-28
Jacqueline Thiemann	Okotoks, Canada	2019-11-28
Cassandra Larner	Oakville, Canada	2019-11-28
Sophia Aishford	Whitby, Canada	2019-11-28
Sandra Wertz	Cheyenne, US	2019-11-28
Louis-Real Girard	Comox, Canada	2019-11-28
Aaron Waters	Kinburn, Canada	2019-11-28
Dylan Griffiths	Milford Haven, UK	2019-11-28
Aileen Velazco	Chicago, US	2019-11-28
Jen Orourke	Alberta, Canada	2019-11-28
Danielle Senyk	New Westminster, Canada	2019-11-28
julie coleman	Centreville, Canada	2019-11-28
Rebecca Fall	Stratford, Canada	2019-11-28
Christine Casey	St. John's, Canada	2019-11-28
Andrew mcNutt	Murray Siding, Canada	2019-11-28
Rhona Buchan	St. John's, Canada	2019-11-28
Nadia Nimalan	Brampton, Canada	2019-11-28
Regina Hawco	St. John's, Canada	2019-11-28
Sarah Winston	US	2019-11-28
Chelsea Buan	Port Coquitlam, Canada	2019-11-28
Kathleen Langille	Kitchener, Canada	2019-11-28

Name	Location	Date
Terence Maguire	Cranbrook, Canada	2019-11-28
Ellie Clark	Durham, UK	2019-11-28
James Coombs	Pickering, Canada	2019-11-28
Claire O'Flaherty	Ottawa, Canada	2019-11-28
Pawan Johar	Toronto, Canada	2019-11-28
raymond bailey	Stockport, UK	2019-11-28
hailey marsh	Seattle, US	2019-11-28
Shelina Dave	Luton, UK	2019-11-28
Lisa Orton	Fayetteville, US	2019-11-28
Rowshan Abdul	Kitchener, Canada	2019-11-28
maria borskya	ottawa, Canada	2019-11-28
Vinod Agrawal	Ilford, UK	2019-11-28
Jackie Leslie	Paradise, Canada	2019-11-28
Dr. Ellen Gray	New Tecumseth, Canada	2019-11-28
barry steele	St. John's, Canada	2019-11-28
Sherry Gosse	Canada	2019-11-28
Paula McCarthy	Liverpool, UK	2019-11-28
Kathleen Connors	St. John's, Canada	2019-11-28
Logan Wilkinson	Huddersfield, UK	2019-11-28
jessica sewell	moreno valley, US	2019-11-28
kyle Moretton	Ottawa, Canada	2019-11-28
Jeff Avramenko	Toronto, Canada	2019-11-28

Name	Location	Date
philippa jones	St. John's, Canada	2019-11-28
Kat Brown	Windsor, Canada	2019-11-28
Rita Laforet	Windsor, Canada	2019-11-28
jeff Dawe	Conception Bay South, Canada	2019-11-28
Kim Decker	CBS, Canada	2019-11-28
Amanda Proulx	Calgary, Canada	2019-11-28
Kevin Weilacher	N. Canton, Ohio, US	2019-11-28
blossom sanders	Ottawa, Canada	2019-11-28
Margaret Lee	Carmel, US	2019-11-28
Lindsay Whalen	Windsor, Canada	2019-11-28
Matilda Myatt	Oxford, UK	2019-11-28
Brenda Burgess	Chicago, US	2019-11-28
Cassie .	Rather Not Say, Canada	2019-11-28
Susie Woodruff	Worcester, UK	2019-11-28
Monica Jurek	Verdun, Canada	2019-11-28
Tasha D'Arcy	Calgary, Canada	2019-11-28
Sophie Bureau	Sturgeon Falls, Canada	2019-11-28
Jessica Porter	Saint John's, Canada	2019-11-28
Simar Singh	KAMLOOPS, Canada	2019-11-28
Howell Patricia	Petite Rivière, Canada	2019-11-28
paul leggett	Bradwell, UK	2019-11-28
Zandra Schmidt	Timmins, Canada	2019-11-28

Name	Location	Date
Alex Maxamenko	Barrie, Canada	2019-11-28
Tyra Bill	Bella Coola, Canada	2019-11-28
Casey Buttars	Rigby, US	2019-11-28
Jozef Hricovec	Milton Keynes, UK	2019-11-28
Carsen Harrietha	Vancouver, Canada	2019-11-28
Frankie Lai	Bowmanville, Canada	2019-11-28
Lynda Parsons	Barry, UK	2019-11-28
johnathon amos	Stratford, Canada	2019-11-28
Carola Herring	Godalming, UK	2019-11-28
Landon Gauthier	Edmonton, Canada	2019-11-28
Karen Pottle	St. John's, Canada	2019-11-28
Britny Smith	Drayton Valley, Canada	2019-11-29
Lorena Rockwood	Paradise, Canada	2019-11-29
Chris James	St. John's, Canada	2019-11-29
Arabella Molinar	Toronto, Canada	2019-11-29
Nicolas Dimopoulos-L'Ecuyer	Montreal, Canada	2019-11-29
Ravindra Jayasinghe	Toronto, Canada	2019-11-29
scott steeves	richmond, Canada	2019-11-29
Anmol Yadav	Kamloops, Canada	2019-11-29
ed chovanec	squamish, Canada	2019-11-29
Monica Weber	Drayton Valley, Canada	2019-11-29
S. C.	Shelby Township, US	2019-11-29

Name	Location	Date
Jennifer Heimbecker	Biggar, Canada	2019-11-29
Louise Daniels	Warrington, UK	2019-11-29
Shari Ritter	Previously StJohn's, Canada	2019-11-29
Olivia Mason	Chilliwack, Canada	2019-11-29
Sandra Ovuegbe	San Antonio, US	2019-11-29
Joyce Elliott	Danville, US	2019-11-29
PAUL WILLIAMS	Mitcham, UK	2019-11-29
Ramisa Rahman	Montréal, Canada	2019-11-29
Francesca Crane	Saskatoon, Canada	2019-11-29
Eniko Gaysher	UK	2019-11-29
Cody Schrei	Massey, Canada	2019-11-29
Robert Hutchings	Bridgeport, Canada	2019-11-29
Joan Fogarty	Palm springs, California, US	2019-11-29
Andrew Byrne	Catterall, UK	2019-11-29
Debbie Schumacher	Penfield, US	2019-11-29
Jane Walsh	Toronto, Canada	2019-11-29
Vince Law	Memphis, US	2019-11-29
Ethan Morgan	Antrim, UK	2019-11-29
Tina Stenning	Chigwell, UK	2019-11-29
Ann Seymour	Orangeville, Canada	2019-11-29
Tony Chadwick	St. John's, Canada	2019-11-29
Kenda Smith	Calgary, Canada	2019-11-29

Name	Location	Date
Sarah Bosworth	Erith, UK	2019-11-29
Lori Tanner	Canada	2019-11-29
Pascale Crane	Toronto, Canada	2019-11-29
Adam Stowers	Galveston, US	2019-11-29
Robin Ungaro	burlington, Canada	2019-11-29
Clara Upsal	Boone, US	2019-11-29
Victoria Clarke	New Westminster, Canada	2019-11-29
Youtube .	Fremont, US	2019-11-29
Ashlynn Marazon	Coconut creek, US	2019-11-29
Jeoffrey Macam	Winnipeg, Canada	2019-11-29
Sharon Garvey	Stratford, Canada	2019-11-29
Damien Grandy	Canada	2019-11-29
Peter Gartside	Cardiff, UK	2019-11-29
sparrow hawk	Saint John's, Canada	2019-11-29
Janet Bennett	Liverpool, UK	2019-11-29
taylor marshall	Palo Alto, US	2019-11-29
Grant Eastwood	Ennismore, Canada	2019-11-29
Fiona Cohen	Brooklyn, US	2019-11-29
Gemma Collings	Shrewsbury, UK	2019-11-29
Sarah Heaton	Crowborough, UK	2019-11-29
Romalda Mann	Toronto, Canada	2019-11-29
bandit 56	Romania	2019-11-29

Name	Location	Date
Mry Wilkes	Tewkesbury, UK	2019-11-29
Kym Burke	London, Canada	2019-11-29
Jaloni Garner	Dallas, US	2019-11-29
Jess Ringland	Victoria, Canada	2019-11-29
Julie Cacioppo	Baton Rouge, US	2019-11-29
Shelly Wilson	Abbotsford BC Canada, Canada	2019-11-29
K L	Canada	2019-11-29
Hannah Berube	Sarnia, Canada	2019-11-29
Dennis Knight	St. John's, Canada	2019-11-29
Peter Mayer	Saskatoon, Canada	2019-11-29
Simon Trounce	Vancouver, Canada	2019-11-29
Hayley Haynes	Liverpool, UK	2019-11-29
Kali Russell	Houston, Canada	2019-11-29
Loren Riley	Las Vegas, US	2019-11-29
Maxim Caron	Toronto, Canada	2019-11-29
Kimberly Ryan	Ft Edward, US	2019-11-29
George Midgley	Dudley, UK	2019-11-29
Dana Elliott	Kamloops, Canada	2019-11-29
Natasha Roemer	New York, US	2019-11-29
Mitchell Mazzarella	Mooroolbark, UK	2019-11-29
Scott Strong	St John's, Canada	2019-11-29
Meris K Brookland	Fredericton, Canada	2019-11-29

Name	Location	Date
Derek Norman	St. John's, Canada	2019-11-29
brittany boland	Dartmouth, Canada	2019-11-30
Ashley Hill	Binbrook, Canada	2019-11-30
Brittany Boland	Dartmouth, Canada	2019-11-30
Tyler Boland	Dartmouth, Canada	2019-11-30
Thomas Daluisio	Hayes, US	2019-11-30
Marla Marshall	Calgary, Canada	2019-11-30
Natalie Swann	Silverton, US	2019-11-30
Sarah Lumley	Fort Wayne, US	2019-11-30
Michelle Burden	Ashfield, UK	2019-11-30
Casey McDonough	Salt Lake City, US	2019-11-30
Courtney Apo	Lihue, US	2019-11-30
shelby snider	Atlanta, US	2019-11-30
Chris North	Edmonton, Canada	2019-11-30
Ada Lau	萬錦, Canada	2019-11-30
olivia bishop	Bethany, Canada	2019-11-30
Sudhir Sahu	Toronto, Canada	2019-11-30
Chris Richards	Hemel Hempstead, UK	2019-11-30
Nathan Porto	Riverview, US	2019-11-30
Grace Pickering	Bradford, UK	2019-11-30
George Rodriguez	Miami, US	2019-11-30
Priti Batta	Brampton, Canada	2019-11-30

Name	Location	Date
Theodora Rondoza	London, UK	2019-11-30
Sofie Cortez	Toronto, Canada	2019-11-30
Samuel Games	Victoria, Canada	2019-11-30
Kris Pearcey	St. John's, Canada	2019-11-30
Rupinder Mehrok	Surrey, Canada	2019-11-30
Jessica Hall	nepean, Canada	2019-11-30
Sandra Entrop	Sarnia, Canada	2019-11-30
Jobert Quintino	Drayton Valley, Canada	2019-11-30
Linda McClure	Renfrew, Canada	2019-11-30
Frances Ennis	St. John's, Canada	2019-11-30
Chris surgenor	UK	2019-11-30
Joshua Urbina	Palmdale, US	2019-11-30
Lethujan Kanagaratnam	Bradford West Gwillimbury, Canada	2019-11-30
Chris Bergauer-Free	Markham, Canada	2019-11-30
Juan Fukuda	Palmdale, US	2019-11-30
anna belerique	toronto, Canada	2019-11-30
Mike HIGGINS	North Bay, Canada	2019-11-30
F. Collakou	Toronto, Canada	2019-11-30
Sogand Samani	King City, Canada	2019-11-30
James Ryan	Sault Sainte Marie, Canada	2019-12-01
Jorge Escobar	San Salvador, El Salvador	2019-12-01
William Young	Hillsboro, US	2019-12-01

Name	Location	Date
Caleb White	Pickering, Canada	2019-12-01
Maggie Trebilcock	Windsor, US	2019-12-01
Christina Odriscoll	Walthamstow, UK	2019-12-01
Presley Turland	Edmonton, Canada	2019-12-01
Yossi vazquez	Yerington, US	2019-12-01
Leyli Bahrami	Tehran, Iran	2019-12-01
Behrouz Samad Motlagh	urmia, Iran	2019-12-01
Hamid Pishghadam	Tehran, Iran	2019-12-01
Marcia Anthonyson	Mississauga, Canada	2019-12-01
Dakota Sheehan-Alleyne	Pickering, Canada	2019-12-01
fjfj hrhd	Pickering, Canada	2019-12-01
Tabitha Noordman	Winnipeg, Canada	2019-12-01
Elizabeth Kuklica	Narol, Canada	2019-12-01
cayla cajilig	pickering, Canada	2019-12-01
Alexander Keller	Calgary, Canada	2019-12-01
Damon Starnes	Las Vegas, US	2019-12-01
Skye Graham	Surrey, Canada	2019-12-01
Kaitlyn Minichiello	Toronto, Canada	2019-12-01
Lori Heath	St. John's, Canada	2019-12-01
Tiffany Schoenthal	Drayton Valley, Canada	2019-12-02
Eurydice Lima Rivas	Winnipeg, Canada	2019-12-02
Spencer Way	Ajax, Canada	2019-12-02

Name	Location	Date
Marty Porteous	Winnipeg, Canada	2019-12-02
Jaden Torralba	Pickering, Canada	2019-12-02
Pam Marr	Edmonton, Canada	2019-12-02
Pam Marr	West Kelowna, Canada	2019-12-02
Maria Rosa Segunda	Huambo, Angola	2019-12-02
Anne Rowlands	St.John's, Canada	2019-12-02
Shania Brideau	Cornwall, Canada	2019-12-02
Corinne Wright	Carbonear, Canada	2019-12-02
Cassandra Millstein	Kitchener, Canada	2019-12-02
Corey Potter	Canada	2019-12-02
Allysha May	Kelowna, Canada	2019-12-03
Chris Drover	Long Harbour, Canada	2019-12-03
Jacob Benoit	Conne River, Canada	2019-12-03
Alana Hill	Ohsweken, Canada	2019-12-03
Marilyn Tucker	Mount Pearl, Canada	2019-12-03
Mireille Thomas	Saint-bruno-de-montarville, Canada	2019-12-03
Phillip Hodge	Toronto, Canada	2019-12-03
Arlene Zuckerman	Jamaica, US	2019-12-03
christopher byrne	toronto, Canada	2019-12-04
Andrea McAnally	Toronto, Canada	2019-12-04
Armando Ramirez	Riverside, US	2019-12-05
Elissa Del Bel Belluz	Toronto, Canada	2019-12-06

Name	Location	Date
Emily Finch	St. John's, Canada	2019-12-08
Stefan James	St. John's, Canada	2019-12-08
Chad Sharpe	St. John's, Canada	2019-12-08
Sabine Mayr	Innsbruck, Austria	2019-12-08
Cory LeGrow	St. John's, Canada	2019-12-13
Trevor Morgan	Chilliwack, Canada	2019-12-13
Megan Parkinson	Highbridge, UK	2019-12-13
Scott Ryan Gibson	Canada	2019-12-13
Billy Peterson	Lethbridge, Canada	2019-12-13
Lisa McGuire	Scarborough, Canada	2019-12-13
Veronica Vulic	Whitby, Canada	2019-12-13
Heather Marshall	Slocan, Canada	2019-12-14
Nolan Rominek	Victorville, US	2019-12-14
Kienan Mcronald	Delta, Canada	2019-12-14
Maria Bach	Newton Abbot, UK	2019-12-14
Hollie Thompson	Rainhill, UK	2019-12-14
Rhaegan Jeffrey	Ontario, Canada	2019-12-14
Aiste Chapman	Spilsby, UK	2019-12-14
Lucia Chown	Kingston, Canada	2019-12-14
Chet Burton	Maple Valley, US	2019-12-14
Janet Contreras	Santa Paula, US	2019-12-14
Christine Tynan	Liverpool, UK	2019-12-14

Name	Location	Date
Simon Baker	Bicester, UK	2019-12-14
neil gardner	Hartlepool, UK	2019-12-14
Jackson Richardson	Toronto, Canada	2019-12-14
Zara Marie	Surrey, UK	2019-12-14
Hazel Read	Kettering, UK	2019-12-14
Joshua Milligan	Fort Walton Beach, US	2019-12-14
Michael Murphy	Orlando, US	2019-12-14
Calen Gabriel	Austin, Texas, US	2019-12-15
Pauline Brophy	St. John's, NL, Canada	2019-12-15
Lesley Grant	St. John's, Canada	2019-12-16
Beth Follett	St. John's, Canada	2019-12-22
Esther Squires	St. John's, Canada	2019-12-22
Bev. Follett	Belfountain ont, Canada	2019-12-22
Jill Dawe	Minneapolis, Minnesota, US	2019-12-23
Janet Harron	St. John's, Canada	2019-12-23
Katie Flood	St. John's, Canada	2019-12-24
Pippa Boothman	Campbellcroft, Canada	2019-12-28
George Horan	St. John's, Canada	2020-01-06
Steven Payne	Mount Pearl, Canada	2020-01-06
Billy Murray	St. John's, Canada	2020-01-07
Kathie Saunders	St. John's, Canada	2020-01-07
Nickey ann	St. John's, Canada	2020-01-08

Name	Location	Date
Megan Pollard	St. John's, Canada	2020-01-10
Leah Burke	St. John's, Canada	2020-01-10
Chris Larry	Vinton, US	2020-01-10
Sarah Greenway	Leigh-on-sea, UK	2020-01-10
Anastasiya Sutuga	Minneapolis, US	2020-01-10
Paris Maynard	Sacramento, US	2020-01-10
Sean McDonald	Calgary, Canada	2020-01-10
Kyleigh Broomell	Richmond, US	2020-01-10
Taylor Bartlett	St. John's, Canada	2020-01-10
Atley Butler	Alexandria, US	2020-01-14
charlotte klassen	Kelowna, Canada	2020-01-14
Eva Nguyen	Abbotsford, Canada	2020-01-14
Vtyshsbf Ic Jensba	Seattle, US	2020-01-14
Lydia wigley	Lancaster, UK	2020-01-14
Cherie LeBlanc	Richmond, Canada	2020-01-14
Emily Jarvis	Ajax, Canada	2020-01-14
julia gozdek	Surrey, Canada	2020-01-14
Christine Sotorp	Palm Coast, US	2020-01-14
Orfelina Millan	North York, Canada	2020-01-14
Joseph O'Neill	Coventry, UK	2020-01-14
Jasmine Gualtieri	montreal, Canada	2020-01-14
catherine paterson	Burnley, UK	2020-01-14

Name	Location	Date
Mohamed Konneh	Surrey, Canada	2020-01-14
quin wiseman	Prince George, Canada	2020-01-14
Mimie Sath	Victoria, Canada	2020-01-14
Teresa Kirby	Peterborough, UK	2020-01-14
Hannah Poole	Salisbury, UK	2020-01-14
John Nelson	Liverpool, UK	2020-01-14
Sherry Wokeley	Halfway River First Nation, Canada	2020-01-14
Tina Sully	Stittsville, Canada	2020-01-14
Colton Cash	Prince George, Canada	2020-01-14
Jim Mitchell	Oshawa, Canada	2020-01-14
Vicki Mugford	St. John's, Canada	2020-01-14
Ananamous Ananamous	Fort Wayne, US	2020-01-14
Jamie Waring	Birmingham, UK	2020-01-14
Doris McHarg	Toronto, Canada	2020-01-14
Cara Lewis	St John's, Canada	2020-01-14
anne lewis	Logy Bay-Middle Cove-Outer Cove, Canada	2020-01-14
Michael Tucker	St. John's, Canada	2020-01-14
Thomas Power	St. John's, Canada	2020-01-14
betty skinner	st. johns, Canada	2020-01-14
BethAnn Bartlett	St John's, Canada	2020-01-14
Russell White	St. John's, Canada	2020-01-15

Name	Location	Date
Angela Noad	Lethbridge, Canada	2020-01-15
Laura Sharp	Worcester, UK	2020-01-15
Diane Smith	Shefford, Bedfordshire,, UK	2020-01-15
Philippa Hawes	Ashington, UK	2020-01-15
Nathan Perley	Pitt Meadows, Canada	2020-01-15
Hazel Begg	Aberdeen, UK	2020-01-15
Daniela Lenci	Surrey, Canada	2020-01-15
Vivienne Moir	Edinburgh, UK	2020-01-15
Shirley Nicol	Wetaskiwin, Canada	2020-01-15
Teresita Dziadura	St. John's, Canada	2020-01-15
Faye Baisley	Keswick, Canada	2020-01-15
Annie Gietzold	Brighton, UK	2020-01-15
Jill Payne	Shropshire, UK	2020-01-15
Alfredo Hadad	Kanata, Canada	2020-01-15
Mohammed Suhaib	UK	2020-01-15
FATemeh Roshan	Montréal, Canada	2020-01-15
JANE WALFORD	Sarnau, UK	2020-01-15
Julie Hay	Scotland, UK	2020-01-15
Denise Redmond	Southall, UK	2020-01-15
Melissa Bingley	Sutton-in-Ashfield, UK	2020-01-15
Janice Hurst	Northumberland, UK	2020-01-15
Lucas Leguizamo	NYC, US	2020-01-15

Name	Location	Date
Liz Poxson	Ashfield, UK	2020-01-15
Liam Stamp	Exeter, UK	2020-01-15
Requise The dark one	Ortonville, US	2020-01-15
Antonia Petschauer	Nanaimo, Canada	2020-01-15
SumaraAlexa Arango	Bronx, US	2020-01-15
Emmarose Phillips	Darlington, UK	2020-01-15
kirsty green	barnsley, UK	2020-01-15
kenneth BARLOW	Lancing, UK	2020-01-15
Phil Haynes	Derby, UK	2020-01-15
Leslie Gibson	Hartford, UK	2020-01-15
Cora Szakmary	Clifton Park, US	2020-01-15
aelicity maiden	Brooklyn, US	2020-01-15
Alex Burns	London, UK	2020-01-15
Lesley Partridge	Birmingham, UK	2020-01-15
trixie deveau	Don Mills, Canada	2020-01-15
Johnny Fyre	Sunnyvale, US	2020-01-15
Alan Christopher Creaser	Hull, UK	2020-01-15
cathy walsh	st.john's nl canada, New Jersey, US	2020-01-15
Jo murphy	St. John's, Canada	2020-01-15
Alan Catto	st johns newfoundland, Canada	2020-01-16
George Power	Secaucus, New Jersey, US	2020-01-16
Sarah-Dena Harnum	St. John's, Canada	2020-01-16

Name	Location	Date
Damaris Ochoa	Hollywood, US	2020-01-16
Rebecca Beaton	Aurora, Ontario, Canada	2020-01-16
Leigh Trowbridge	Swansea, UK	2020-01-16
Christine Dunnington	Delph, UK	2020-01-16
Lola Lola	UK	2020-01-16
Christopher Zaadstra	Wolverhampton, UK	2020-01-16
Linda Hill-D'Ascanio	London, Canada	2020-01-16
Waliou Sanni Taffa	Moncton, Canada	2020-01-16
jeff simpson	Windsor, Canada	2020-01-16
Annmarie Haynes	Grittleton, UK	2020-01-16
Francisco Garcia	Brooklyn, US	2020-01-16
Rachel Cooper	Kingsley, UK	2020-01-16
Claire Edwards	Guildford, UK	2020-01-16
Mitchel Gamayo	Surrey, Canada	2020-01-16
Gordon Gellatly	Washington, US	2020-01-16
Ashaz Prasla	Sugar Land, US	2020-01-16
Samuel Gress	Ontario, Canada	2020-01-16
Ramya Chatmon	St.Louis, US	2020-01-16
Sangeeth Alluri	US	2020-01-16
Michelle Campsall	Montreal, Canada	2020-01-16
Laura Willoughby	London, UK	2020-01-17
Jens Wolkewitz	maple ridge, Canada	2020-01-17

Name	Location	Date
Doug & Sherrill Babbey	Tillsonburg, Canada	2020-01-17
Steve Lote	Kent, UK	2020-01-17
Renee Levis	Timmins, Canada	2020-01-17
Walter Bryan	Ottawa, Canada	2020-01-17
Christine Patel	Mississauga, Canada	2020-01-17
Amandajane Hellier	Havant, UK	2020-01-17
Sophia Zaphiriou- Zarifi	London, UK	2020-01-17
Natalie Cook	Burlington, Canada	2020-01-17
Katie Lee	Heath, US	2020-01-17
Lorena Matthews	Mount Pearl, Canada	2020-01-18
Tyler Dawe	Musgravetown, Canada	2020-01-18
Lyndsey Ribble	Canada	2020-01-18
Rose Lawlor	Mount PearlGoulds St Johns Newfoundland, Canada	2020-01-18
Allan Bradbury	St. John's, Canada	2020-01-18
Duncan Raymond	Yonkers, New York, US	2020-01-18
Kylie Vincente	Phoenix, US	2020-01-18
Charlie Zarate	Fortwayne, US	2020-01-18
Casey Steward	Topeka, US	2020-01-18
Claire Kelly	Doncaster, UK	2020-01-18
George Goodman	Wimborne, UK	2020-01-18
David Tooley	St. John's, Canada	2020-01-18

Name	Location	Date
Katherine Morton	Whitby, Canada	2020-01-18
Doug Piercey	Canada	2020-01-19
Stacey Caines	St. John's, Canada	2020-01-19
Tim Marshall	St. John's, Canada	2020-01-19
Gina Bartlett	St. John's, Canada	2020-01-19
Steve Walker	St. John's, Canada	2020-01-19
judy adams	Halifax, Canada	2020-01-19
Dani Ahmad	St. John's, Canada	2020-01-19
Jessica Tucker	Paradise, Canada	2020-01-20
Andrew Au	Paradise, Canada	2020-01-20
Andy Schmeltz	St. John's, Canada	2020-01-20
Iain Murray	Mount Pearl, Canada	2020-01-20
Connir Hilchie	St. John's, Canada	2020-01-20
Abigail Randell	St. John's, Canada	2020-01-20
kendall nixon	St. John's, Canada	2020-01-20
Brenda Fardy	St. John's, Canada	2020-01-20
Sascha Kramps	Lethbridge, Canada	2020-01-20
Peyman Rajabpour	Cambridge, Canada	2020-01-20
Yuxi Chen	St. John's, Canada	2020-01-20
Madison Rowe	Halifax, Canada	2020-01-20
Emma Ebsary	Montréal, Canada	2020-01-20
Judy Barnes	Conception Bay South, Canada	2020-01-20

Name	Location	Date
Dan Hickey	St. John's, Canada	2020-01-21
John Cutler	St.john's, Canada	2020-01-21
Iliana Dimitrov	St. John's, Canada	2020-01-21
Miriam Simmons	St. John's, Canada	2020-01-21
Jacob Dillabough	St. John's, Canada	2020-01-21
Martin Dimitrov	St. John's, Canada	2020-01-21
Patrick Handrigan	St. John's, Canada	2020-01-21
Evan Chafe	St. John's, Canada	2020-01-21
Megan King	St. John's, Canada	2020-01-21
Susan Harris	St. John's, Canada	2020-01-21
Tony Bowdring	St. John's, Canada	2020-01-21
Paula Bowdring	St. John's, Canada	2020-01-21
Josef Stevens	St. John's, Canada	2020-01-21
Heather Northover	St John's, Canada	2020-01-21
Mary Marks	St. JOHN'S NL, Canada	2020-01-21
Stephanie Ayers	St. John's, Canada	2020-01-22
S.J. Wight	Mt Pearl, Canada	2020-01-22
Anne Campbell	St. John's, Canada	2020-01-22
charlie bayview	Toronto, Canada	2020-01-22
Bethany Rossiter	Torbay, Canada	2020-01-22
Ken Jones	Paradise, Canada	2020-01-22
Dale Johnson	St. John's, Canada	2020-01-22

Name	Location	Date
Donna Evans	St. John's, Canada	2020-01-22
Lue Bonia	St. John's, Canada	2020-01-23
Chelsea Cole	St. John's, Canada	2020-01-23
Dani Fry	St. John's, Canada	2020-01-23
Shawn Smith	St. John's, Canada	2020-01-23
Emilee Butler	St. Johns, Canada	2020-01-23
Bryan Poirier	Moncton, Canada	2020-01-23
Amanda Klein	St. John's, Canada	2020-01-23
Keith Newbury	Mount Pearl, Canada	2020-01-23
Kerri Peet	CBS, Canada	2020-01-24
Samantha Piercey	St. John's, Canada	2020-01-24
Linda Boyles	Mount Pearl, Canada	2020-01-24
Debbie Andrews	Mount Pearl, Canada	2020-01-24
Lynda Tock	St. John's, Canada	2020-01-25
Leah Stultz	St John's, Canada	2020-01-25
Jason Lane	Canada	2020-01-25
Deb Squires	St. John's, Canada	2020-01-25
Geri marie McDonald	Kelligrews, Canada	2020-01-26
Dominique Granville	Gander, Canada	2020-01-26
Margaret Walsh	Kitchener, Ontario, Canada	2020-01-26
Douglas James	St. John's, Canada	2020-01-26
Frank O'Leary	St. John's, Canada	2020-01-26

Name	Location	Date
B Jackson	St. John's, Canada	2020-01-27
shanno erls	St. John's, Canada	2020-01-27
Ashley Whelan	St. John's, Canada	2020-01-27
Carol Olsen	St. John's, Canada	2020-01-27
Teresa Rose	Mulmur, Canada	2020-01-27
Sabriina Reid	Toronto, Canada	2020-01-27
Tristen Veley	Arden, Canada	2020-01-27
Cassie Tebo	Tweed, Canada	2020-01-27
Daryl Shaughnessy	Peterborough, Canada	2020-01-27
Kim Thompson	Belleville, Canada	2020-01-27
Justin Chatten	Belleville, Canada	2020-01-28
Cole Plume	Ontario, Canada	2020-01-28
mary baumhour	Madoc, Canada	2020-01-28
Leigh Anne Lavender	Madoc, Canada	2020-01-29
Amy Fraser	marmora, Canada	2020-01-29
Keith Tarrant	Winnipeg, Canada	2020-01-30
Heather Pullen	Blenheim, Canada	2020-02-03
Jeff Haley	Doha, Qatar	2020-02-05
Sara Nayler	Ottawa, Canada	2020-02-05
Erika Castillo	Henderson, US	2020-02-05
Judith Smith	Mayer, US	2020-02-05
Alexander Shen	Markham, Canada	2020-02-05

Name	Location	Date
greg glenn	Clive, Canada	2020-02-05
Robert Canales	Los Angeles, US	2020-02-05
Diana Oddi	Hamilton, Canada	2020-02-05
Adam Bubelenyi	Edmonton, Canada	2020-02-05
Chris Scholl	Neptune, New Jersey, US	2020-02-05
Carol Su	Vancouver, Canada	2020-02-05
sue Wright	Stoke-on-trent, UK	2020-02-05
Jenna schlabs	Glendora, US	2020-02-05
Taylor Sokolosky	Canada	2020-02-05
Joseph Soos	Victoria, Canada	2020-02-05
NANCY MONTERO	Miami, US	2020-02-05
Heather Clancey	St.John's, Canada	2020-02-05
Jeralyn Johnson	Greenbrier, US	2020-02-05
Nicholas Hamlyn-Lovis	Toronto, Canada	2020-02-05
Sarah Horne-McCammon	Chandler, US	2020-02-05
Crystal Juarez	Matawan, US	2020-02-05
Joanie Galardo	L'assomption, Canada	2020-02-05
Wen-Wei Liang	Saint Louis, US	2020-02-05
Karen Lunn	Beaver Bank, Canada	2020-02-05
Ellie Peters	Woods Cross, US	2020-02-05
Monica Villacci	Bolingbrook, US	2020-02-05
Kathleen Glass,	Derby, US	2020-02-05

Name	Location	Date
Louisa May Taylor	Burntwood, UK	2020-02-05
Dorothy Ryan	Laval Quebec, Canada	2020-02-05
Jason Eid	St. John's, Canada	2020-02-05
Ashley Haley	St John's, Canada	2020-02-05
Cat Fitzgibbon	Ryde, UK	2020-02-05
Jonathan Green	Derry, UK	2020-02-05
Jackie Jones	Rugby, UK	2020-02-05
Fatma Ghoneim	Toronto, Canada	2020-02-05
Victoria Salter	Exeter, UK	2020-02-05
Cara B.	Coquitlam, Canada	2020-02-05
Alejandra Guerrero	Saint-Lin-Laurentides, Canada	2020-02-05
karen whitelam	glen parva, UK	2020-02-05
jordyn kilroy	US	2020-02-05
Lesley Paterson	Falkirk, UK	2020-02-05
Laura Peach	St. John's, Canada	2020-02-05
verity furlong	St John's, Canada	2020-02-05
Narad Misir	San Fernando, Trinidad & Tobago	2020-02-05
Jessica Gill	Scarborough, Canada	2020-02-06
Farzad Fadae	Carmel, US	2020-02-06
Cora Rhinehart	Taos, US	2020-02-06
Katie Lomax	Surrey, Canada	2020-02-06
Garegin Harutyunyan	San Jose, UK	2020-02-06


Name	Location	Date
Cyla Higley	Marlborough, UK	2020-02-06
Astrid Duprat	Vancouver, Canada	2020-02-06
Moira Trahan	Prince George, Canada	2020-02-06
Alana Laprise	Saskatoon, Canada	2020-02-06
kHALED ALAJNF	Nepean, Canada	2020-02-14
BillyRobyn Murray	Canada	2020-02-19
Gail Smylie	Milton, Canada	2020-03-02
Ewa Wietki	Milton, Canada	2020-03-02
Nathan Thompson	Milton, Canada	2020-03-02
Alana Brundtt	Calgary, Canada	2020-03-04
rola smith	St. John's, Canada	2020-03-04
Kimberley Best	Brampton, Canada	2020-03-06
Bonnie Mckee	Stratford, Canada	2020-04-18
Hannah Lange	Mount Horeb, Wisconsin, US	2020-04-18
Abhijeet Kulkarni	St. John's, Canada	2020-05-08
Megan Bussey	Paradise, Canada	2020-05-08
Lisa Leshane	St. John's, Canada	2020-05-08
Spencer Bellows	St. John's, Canada	2020-05-08
Pierre Chouinard	Granby, Canada	2020-05-08
Ellie Dunbar	Venetia, US	2020-05-08
ruben HJ	Heywood, UK	2020-05-08
Sandra Dale	Larbert, UK	2020-05-08

Name	Location	Date
Hafsa Shahid	Toronto, Canada	2020-05-08
Y R	Canada	2020-05-08
Marie Holden	Revelstoke, Canada	2020-05-08
iain loveman	Kirkfield, Canada	2020-05-08
Estefanie Govea	Tucson, US	2020-05-08
Naomi Vargas	Midland, US	2020-05-08
Vlad koval	Vaughan, Canada	2020-05-08
Tara Allain	Moncton, Canada	2020-05-08
Alicia Ramos	Utica, US	2020-05-08
Lucy Spier	Toronto, Canada	2020-05-08
Ghezal Purmul	San Diego, US	2020-05-08
Ashley Kluz	Saint Paul, US	2020-05-08
Alexandria Sheffy-Harris	Emporia, US	2020-05-08
Sharon Jackson	Brooklyn, US	2020-05-08
June Tieckelmann	Clifton Park, US	2020-05-08
Link Kyle	Cape Coral, US	2020-05-08
Isabella Munoz	Marrero, US	2020-05-08
Mandy Kelley	Rapid City, US	2020-05-08
Amalid Alsayed	Fulham, UK	2020-05-08
Maureen Jacoboski	Dunnellon, US	2020-05-08
Youssef Haddad	Gatineau, Canada	2020-05-08
Annika Hermans	Falls Church, US	2020-05-08

Name	Location	Date
Alfonso Tello-Garza	Warwick, UK	2020-05-08
raju ajiz	Ilford, UK	2020-05-08
jeffrey gomes	East Providence, US	2020-05-08
Samuel Medina	Dallas, US	2020-05-08
SANDRA WARAWA	Headingley, Canada	2020-05-08
Qendresa Krasniqi	London, UK	2020-05-08
Sophia Lloyd	Grand Rapids, US	2020-05-08
Susan Campbell	Brookpark, Ohio, US	2020-05-08
Jonathan Barnes	Levittown, US	2020-05-08
Lakhvir Singh	Edmonton, Canada	2020-05-08
Kendsey Clements	St. John's, Canada	2020-05-08
Jacqueline Costello	Mount Pearl, Canada	2020-05-08
Phil Laffin	Toronto, Canada	2020-05-08
Carla Woodworth-Lynas	Cupids, Canada	2020-05-11
Joey Callanan	St. John's, Canada	2020-05-14
Leonard Clarke	St. John's, Canada	2020-05-24
Noah Hemphill	Stratford, Canada	2020-06-29
Alexi Raynier	Port Coquitlam, Canada	2020-07-04
William Cornish	Wainwright, Canada	2020-07-05
Carly Hiemstra	St. John's, Canada	2020-07-11
Faun Forbes	Mazerolle Settlement, Canada	2020-07-11
Mike Cowley	Oshawa, Canada	2020-07-13

Name	Location	Date
Trish Elliott	Penticton, Canada	2020-09-10
Laurier Tripp	Kelowna, Canada	2020-09-13
timi wood	Ottawa, Canada	2020-09-13
Garry Brar	Halifax, Canada	2020-09-16
Kim Christoff	Welland, Canada	2020-09-21
Usha Milutin	Mississauga, Canada	2020-09-25
Amanda Whetstone	Brantford, Canada	2020-09-28
Sam Johnston	St. John's, Canada	2020-10-10
Kayla Crampton	Okanagan Falls British Columbia, Canada	2020-10-22
Geoffrey Graham	Ottawa, Ontario, Canada	2020-11-17
Dei Lono	St. John's, Canada	2020-11-17
Shawn Skinner	Paradise, Canada	2020-11-20
Holly Foley	St. John's, Canada	2020-11-23
Gillian Summers	St. John's, Canada	2020-11-26
Darren Guest	Dartmouth, Nova Scotia, Canada	2020-11-26
Ben Hickey	Peterborough, Canada	2020-12-11
Aidan Conolly	Peterborough, Canada	2020-12-11
Clare Lowe	Gabriola, Canada	2020-12-11
Margaret Adkins	Peterborough, Canada	2020-12-11
Betty Ann Longworth	Peterborough, Canada	2020-12-12
Lee Oliver	Hamilton, Canada	2020-12-21

Name	Location	Date
Madison Roy	Kingston, Canada	2020-12-22
john Iouladakis	Thessaloníki, Greece	2020-12-29
Tony Judd	Romford, UK	2020-12-30
Pierre David	Thunder Bay, Canada	2021-01-01
David Spadafora	Hamilton, Canada	2021-01-13
Ivy H	Canada	2021-01-15
Ted Trommelen	Stony Plain, Canada	2021-01-15
Desiree Simpson	Kingston, Canada	2021-01-16



November 14, 2019

CITY OF ST. JOHN'S
10 NEW GOWER STREET
ST. JOHN'S, NL

ATTENTION: City Clerk, Elaine Henley


RE: Public Meeting, 66-68 Queen's Road, Parish Lane Residences

Dear Ms. Henley:

Good morning.

As a resident of St. John's, I followed this development with interest and believe it will help enhance the downtown core. I believe the city needs to attract more people to support local stores and restaurants that make the downtown area of St. John's unique.

From an economic side, the tax revenue generated from this project and minimal assets required by the city to support is an excellent return on investments for the city.



Karen Chafe

From: [REDACTED]
Sent: Friday, November 22, 2019 10:05 AM
To: CityClerk
Subject: Parish Lane

To the leaders of St. Johns city council, please record my support for the Parish Lane residential units. On the 27th of November, I hope you will reach the conclusion many of us in community have reached: more residences = more business. Given the decline in St. John's businesses as of late, our downtown needs investment. I hope the City makes the right decision.

Sincerely,

[REDACTED] resident of St. John's

Elaine Henley

From: [REDACTED]
Sent: Monday, November 11, 2019 7:12 PM
To: CityClerk
Subject: 66-68 Queen's Road

To the Office of the City Clerk,

With regard to the above noted proposed development, I would like to state my opinion as it relates to the many benefits a project of this nature can provide to the City of St. John's.

First and foremost, I must say that the buildings themselves are very visually appealing and will no doubt be a positive addition to the cityscape by improving the essence of what makes downtown a great place to live.

Secondly, I have to say how impressed I am that this development not only incorporates the demolition of an abandoned eyesore but at the same time it maintains the integrity of the existing residence whose history will have an opportunity to live on.

Families can help to bring a diverse economy downtown which in turn increases the city center's economic resilience including support all kinds of businesses not limited to shops, restaurants, clothing stores, banks, pharmacies, local entertainment, etc.

This will also be a great place for families who wish to live and work in the downtown core who do not have access to a vehicle.

It is good for business, good for industry and good for the city.

Regards.

[REDACTED]

Elaine Henley

From: [REDACTED] >
Sent: Wednesday, November 13, 2019 9:44 PM
To: CityClerk
Subject: 66-68 Queens Road Application

Hello,

I am writing in support of the above application to rezone 66-68 Queens Road. While I am not a resident of the area, I have worked nearby and know the area well. In general the city needs more developments like this where an old/abandoned property is reused as best they can. While I appreciate the historical value of the property, its appearance leaves a lot to be desired and the city has let far more beautiful buildings and homes get completely destroyed in the past and more are being left to fall down (Bryn Mawr for example). If anything this proposal aims to preserve the most visually appealing aspects of the building before they too fall apart, as should be the case in all such developments.

I have also heard of arguments about the urban forest behind the building. While I appreciate that there are some trees there, calling it a forest is a bit of a stretch. As well, most of the trees near the streets and in view will be preserved. There are far more beautiful spaces nearby for people to enjoy.

In a time when taxes are rising and property values are declining, I also believe that any developer with a desire to invest in such a large project should be supported. Even more so in a downtown area that is in decline. As well, the city just declared a "climate emergency" so they should be committed to new energy efficient buildings where possible. In the end, I think this project shows a good balance between preserving the old and creating new spaces and develops an area that has fallen into major disrepair.

Cheers,

[REDACTED]

[REDACTED]

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Sunday, November 17, 2019 2:39 PM
To: CityClerk
Subject: 66-68 Queen's Road

Hello,

I would like to express my support for the proposed rezoning for 66-68 Queen's road. I am a neighbour, property owner, and downtown small business owner in the area and I think that this area is one of the most ideal sites for increased density in the downtown core. Our city is sprawling at an unsustainable rate and we desperately need to increase density in the central areas of the city to decrease the cost of expanding services to under/not serviced areas in the region.

This is the historic gem and one of the most touristic areas of the entire province, keeping that in mind (the proposal causing the rezone is not out of place, particularly due to the grade of the land and how little impact this will have on vistas/feel of the area) this is also the centre of the city where people should live, work and play. I believe that the terribly low quality render that the developer has released, is going to fuel backlash because it is nearly impossible to envision the plan in a positive light with such a low quality render.

With all this in mind I am expressing my support for the rezoning, to welcome more people and activity to our neighbourhood.

Thank you,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Wednesday, November 20, 2019 6:10 PM
To: CityClerk
Subject: 66-68 Queen's Road Proposed Development

I am writing in support of the new development proposed by Parish Lane Development at 66-68 Queen's Road.

I have reviewed the plans and feel it will greatly improve the streetscape of both Queen's Road and Harvey Road.

More importantly however I believe the City needs development like this. Our Downtown is in decline, businesses are shutting down and major corporations are moving out of the area. This should be a real concern for residents as a healthy downtown is the key to a strong community.

Through this development we have an opportunity to transition an abandoned space into homes for families to live. More people living downtown will help strengthen local retail businesses in the area and will also help protect property values in surrounding neighborhoods.

I believe this development will have a direct and positive economic impact on the downtown core and therefore should proceed.

Sincerely,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Friday, November 22, 2019 12:06 PM
To: CityClerk
Subject: 66-68 Queen's Road

Hello. My name is [REDACTED] I am sending you this message in SUPPORT of the redevelopment of the 66-68 Queens Road project (Cathedral Hall) This project is a must for our city. This residential redevelopment once completed will give the area a much needed cosmopolitan upgrade. I am extremely encouraged by what I've seen from the plans of this project thus far. Our city needs this project to move forward . Please don't miss out on the opportunity to have this redevelopment approved. Sincerely. [REDACTED]

Sent from my iPad

Elaine Henley

From: [REDACTED]
Sent: Monday, November 11, 2019 5:42 PM
To: CityClerk
Subject: 66-68 Queen's Road

I believe this development in the city of St. John's, Newfoundland will be beneficial for commercial and residential tenants .
I look forward to seeing the restoration of this land site . I'm certain it will be enrich our city and be an attractive, lucrative addition.
I understand from perusing the plans that it will be a partial demolition and holding onto to aspects of our history is being considered in a contemporary design .
I wish the developers and the city of St John's the best with this landmark opportunity.

Sincerely ,

[REDACTED]

[REDACTED]

Please contact me for additional comments if necessary .

Best

[REDACTED]

Sent from my iPhone

Elaine Henley

From: [REDACTED]
Sent: Thursday, November 14, 2019 6:07 PM
To: CityClerk
Subject: 66-68 Queen's Road

To Whom it May Concern,

I'm writing to express my support for the proposed redevelopment project at 66-68 Queen's Road, the location of the Parish Lane Residences.

I am a firm believer in the benefits of increased density in our downtown core. I worry that ongoing urban sprawl is ultimately reducing the utilization of our downcore community. As a former downtown resident, I feel that our downcore core is what makes St. John's unique and special. I believe that increased density in the downtown area is the number one driver in continuing to grow downtown businesses and expanding what makes our city special.

This development project, and future projects like it, benefit the city of St. John's as a whole through strengthened downtown retail, increased efficiencies in public transit, and reduced strain on a sprawling infrastructure network.

Sincerely,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Tuesday, November 19, 2019 5:41 PM
To: CityClerk
Subject: Parish Lane Residences on Queen's Road

To Whom it May Concern,

I am writing to offer my support for the development of the Parish Lane Residences on Queens Road. As a frequent walker in the downtown area, I am always saddened when an abandoned property such as this location goes to waste. When I heard about the project I looked up the development plans for the site and was totally blown away with what the developer has in mind for the area. Wow!! was all I could think.

In my opinion, a project such as this is exactly what the area needs and I offer my full support.

Best regards,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Friday, November 22, 2019 9:44 AM
To: CityClerk
Subject: Anglican Parish Hall Proposal

Dear City Clerk

As I am unable to attend the public meeting on the proposed development of the Anglican parish hall into condos I submit my comments via email.

In the interest of full disclosure I am a parishioner of the Anglican Cathedral.

I have no concerns with the proposed development. The proponent appears to have taken into consideration the area's architectural style, engaging an architect who worked on the Rooms, and is committing to retaining some of the trees. Perhaps the proposal could be improved if the proponent committed to allowing public access to an area of green space as a small park and meditative area.

The present parish hall appears to be in extremely poor shape with limited ability for remediation. Like all churches in the City, the parish has an aging congregation with limited ability to raise funds from parishioners to maintain infrastructure.

The so-called green space in the area has, to the best of my knowledge, not been formally developed as a park, appears unsafe, and given its location and being away from sight from the road, poses security concerns.

Those opposed to the development appear into condos appear sincere but do not appear to have offered any alternative proposal beyond keeping the parish hall and so-called green space. They do not appear to be raising money to say that they will purchase and develop the space into something they wish to have.

For too long the City of St. John's appears to have been inconsistent with its decisions about downtown development, green space, and causing confusion for residents, developers, and non-profit groups.

The City needs to embark on long-term strategic planning for the development of downtown, heritage structures, and other infrastructure activities in that area. The rules and expectations need to be made clear, predictable, and consistent.

As things stand now the City appears to make decisions based on whoever gets the most sympathetic press coverage rather than a fact-based approach.


This, in the end, is putting community members against each other. The City needs to show leadership.

In the absence of a clear and consistent approach to development in downtown, council has no choice but to approve any current projects before it, like this one, and then implement a moratorium on new applications and approvals (except for life safety) until wide and comprehensive public consultations can be done to definitively say what we want for our downtown and the processes and procedures to be put in place for project approvals.

Sincerely

[REDACTED]





To whom it may concern

RE: Re-zoning application for 66-68 Queens Road (Cathedral Parish Hall)

In respect of the above referenced application, I wish to express my support for this project.

I am a business owner of a Consulting Engineering firm in St. John's in the field of structural engineering. I have spent a significant part of my professional career (almost 30 years) involved in important structural aspects of commercial and residential developments in all areas of St. John's including the downtown region. I am also a regular patron of local businesses in the downtown core.

It is well documented that a city's downtown area has an important and unique role in economic and social development. Downtowns create a critical mass of activities where commercial, cultural, and civic activities are concentrated. This concentration facilitates business, learning, and cultural exchange which in turn facilitates economic growth.

At present, St. John's has challenges with respect to vacancy rates in the downtown core. It feels as if the downtown is in decline. For this I am concerned. Our city has a largely untapped resource for built heritage revival. Revitalization of such properties is important as investment in such creates jobs, increases property values, contributes to a community and attracts tourists. Lack of investment in such activities is hugely problematic and results in the opposite.

Recent published stats show that building permits in City of St. John's are down 40% in 2019. Development of all areas in our city is important but particularly the downtown area. I believe the Cathedral Pariah Hill Project will have a positive impact on this negative trend.

Continued.../2

This project offers a good economically viable solution/ reuse of an abandoned (somewhat eyesore) property in our downtown core.

The design vision is extremely impressive and successfully aligns architecturally with the area.

The project brings critical new investment to downtown which in turn will give confidence to others to take an opportunity to invest in their own properties or new projects.

It is my belief that we have to understand that economic development does not belong to an individual, organization or government department, it belongs to a community. It belongs to all of us.

As such, I strongly support the application for re-zoning of 66-68 Queens Road.



Elaine Henley

From: [REDACTED]
Sent: Monday, November 11, 2019 8:15 PM
To: CityClerk
Subject: Parish Lane Residences on Queen's Road, St. John's

To whom it may concern

I strongly support this project as it will greatly benefit downtown by bringing more people to the area. The building will blend in very well with the area and is an excellent reuse of an older complex. We need such projects in the downtown to grow as a place to live and work . This project will move this trend along while improving the City tax base. Our city needs to enhance this area and this proposed project will add to the revitalization of what was started this past summer with the road reconstructed.

I think we should applaud and support such investors as this, who are willing to invest in our downtown .

Best regards

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Wednesday, November 20, 2019 3:00 PM
To: CityClerk
Subject: 66-68 Queen's Road

Hi There,

My name is [REDACTED] in St. John's. I am unable to make this public meeting for the Cathedral Parish Hall development. I wanted to publicly state my support for this rezoning. St. John's as a city needs to be doing whatever it can to increase density. Additionally, the downtown region of St. John's is somewhere that people want to live, however the amount of suitable housing inventory down there is inadequate. Personally, I thought this development based on their submission respects the region and was thoughtful. I would hope that City Council recognizes our lack of density and this opportunity to show that responsible development can be approved in our city.

Thanks,

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, November 12, 2019 8:48 AM
To: CityClerk
Subject: 66-68 Queen's Road

To whom it may concern,

Please be advised that I fully support the proposal to build a Condominium at 66-68 Queen's Road. I feel that would be a good addition to the area, being that it is residential in nature, similar to the BISv development across the road, promotes residential living in the downtown area, and is an excellent reuse of an abandoned property, which, otherwise might remain derelict for years to come.

Architecturally, it is a very nice fit with the Rooms, and results in no increase in traffic worth talking about. There is no interference with view planes, personally, I really like the design, being contemporary, but respectful.

I believe it would be a wonderful addition to an old area of the City.

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Wednesday, November 20, 2019 12:21 PM
To: CityClerk
Subject: Re: Parish Lane Residences on Queen's Road, St. John's

To: The Office of the City Clerk

Re: Parish Lane Residences on Queen's Road, St. John's

As a local business owner, it pains me to no end that the historic downtown in our great City of St. John's seems to be dying a long slow death. Shop windows are papered over on a weekly basis. Restaurants are closing and business is suffering. There are many reasons for this, none the least of which is the fact that the downtown is not as livable as it should be, with limited modern housing options.

Consistent with this view, I believe that one of the main reasons for this steady decline is the lack of a clear plan to repopulate the downtown core with young people (and young professionals) who want to live, eat, work, and play in an area accessible without the use of a car or public transport. This project seems to have this issue squarely in mind.

For these reasons, I was thrilled to see the proposed re-development of the historic property on Queens Road to create new and vibrant residential space. More redevelopment projects like this should be promoted. People forget the significant risk and investment that people need to make to reinvigorate this community.

Whole heartedly support this project. Please include this email with your comments from the public at the upcoming public hearings.

Regards,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Friday, November 22, 2019 4:24 PM
To: CityClerk
Subject: 66-68 Queen's Road - Letter of Support for Rezoning

Dear City Clerk,

Please accept this email as my indication of strong support for the rezoning of 66-68 Queens Road. My name is [REDACTED]

[REDACTED] I feel I am intimately familiar with the area and therefore can speak from experience in terms of both the current and future use of the property.

I think it is suffice to say that the current property can best be described as abandoned and neglected, and therefore, it is in dire need of finding an appropriate use. The proposed construction of some 40 residential units seems to almost be a "too good to be true" scenario for both nearby residents and the City of St. John's. One might even argue that in these difficult economic times that the City actually needs a development of this quality and scale. It is hard to imagine another use of the property that would not involve the City having to invest significantly in new roads, water and sewerage services, snow clearing, garbage collection, etc. The ultimate increase in property taxes collected should result in a more efficient and cost effective delivery of all of these services for both current and future area residents.

I am sure such a development is also consistent with current trends of reducing urban sprawl, increasing family formation in downtown areas, and promoting healthy living through increased access to walking environments. This in turn could serve as a catalyst to support local shopping establishments, restaurants and other merchants who are no doubt struggling to prosper and grow. A healthy and growing downtown residential population will undoubtedly serve as a counter to the "Big Box" mall and online retail phenomena that poses such a challenge to a traditional Main Street economy.

The proposed architectural plans for the building, despite their contemporary design, appear to be very respectful of both the history and the character of our fine City. The renderings show an attention to detail and a desire to complement nearby landmark properties such as The Rooms and the Basilica. The developers also appear to be very respectful of the view planes of nearby properties and have made a commitment to not only preserve portions of the existing heritage properties, but also to protect much of the mature tree population on the site. In addition, the proposed parking facilities and spaces will likely not increase traffic/parking congestion in the downtown core area. It is obvious from the proposal that the developer is also committed to making a positive environmental impact through its "green building" standards, increased residential density and other energy efficiency components of the proposal.

I am aware of some of the opponent views to this property development including claims that it would amount to a reduction in green space, the elimination of walking and nature areas and the

destruction of heritage properties. In my humble opinion, the current property is in a terrible state of disrepair, is an overall eyesore and attracts many activities of an illicit or non-desirable nature.

In recent years, residents in the immediate neighborhood have welcomed and co-existed with various forms of transition and support houses (most notably the recent expansion of Garrison House). This resulted in both positive and negative outcomes including higher urban density, increased parking needs, sidewalk and curb upgrades, increased policing and EMT coverage, and greater community diversity, to name a few. Certainly the City would agree that a proposed development of the size, scale and quality of that proposed for 66-68 Queens Road is in the best interest of all citizens of St. John's, both in the immediate area and in the City at large. We should applaud and support such an impressive and ambitious private sector investment in our City.

It is on this basis that I offer my unqualified support for the proposed rezoning and development of 66-68 Queen Road.

Respectfully,

A solid black rectangular box used to redact the signature of the author.

Karen Chafe

From: [REDACTED]
Sent: Sunday, November 24, 2019 11:26 PM
To: CityClerk
Subject: CATHEDRAL PARISH HALL

being unable to attend the public meeting, regarding the rezoning of the land where the hall now stands .I would like to state my thoughts.I have seen the proposed picture..it is beautiful..being a member of the Cathedral, I know the condition of the hall..I feel the building is unsafe,, is home to mice and rats.. and impossible to be restored properly.. I question the fact it is a heritage building....it's 130 years old, the cathedral on the other hand is over 300 years old.. quite a difference.. as far as children playing there in it's green space..WHERE.. it's a parking lot on back, with a high, unkept hill...certainly not a children's park.. and it contains maple trees, it's private land,,,is not sapping them for maple syrup, not illegal? ..First the residents objected to a new cathedral hall being built on church land,, now they are objecting to the old hall being sold..its sounding ridiculous.. what happens if the building that's there now catches fire...there are beautiful houses on Garrison hill,,that could be destroyed, and lives could be lost..and too, I am a home owner..my taxes are high..money is badly needed by the city... it has to come from somewhere.. taxes on the beautiful proposed building would be high....that the city would receive.... sounds good to me.. along with the jobs that would be provided building the building,, and maintaining it, after its built..... the idea of changing the zoning sounds like a good idea to me..creating a beautiful new building for future generations.. instead of leaving a problem for them .
Thank you for listening
[REDACTED]

Sent from my iPad

Karen Chafe

From: [REDACTED]
Sent: Wednesday, November 20, 2019 12:15 PM
To: CityClerk
Subject: Parish Lane Residences on Queen's Road, St. John's

Good Afternoon,

I am writing in regards to the development of the Parish Lane Residences on Queen's Road for two main reasons.

1. This building and the lot behind it has been for sale for some time now. As someone who has lived in the area and is moving back in December, I have seen so many businesses and families move out of the city or to places like Kenmount Terrace/Kelsey Drive, Paradise etc. I support any development of new residences and businesses in the downtown area as it's sad to see these spaces not being used.

2. My friends used to live in the heritage home the development will be preserving. There is essentially a gravel pit behind the house. At any point there used to be people loitering around there leaving garbage, needles, spray painting the back of the building etc. I believe a new development of apartment buildings will fill this space nicely and eliminate the current misuse of the area.

Thank you,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Sunday, November 24, 2019 1:35 PM
To: CityClerk
Subject: Fw: Anglican Cathedral Parish Hall

Subject: Anglican Cathedral Parish Hall

I would like to comment on the proposed re-development of the Anglican Parish Hall.

1} The only architectural feature left in the Parish Hall, is the entrance way Arch and the Residence, and this has been featured in the new design. About 50 / 60 years ago, that building had spires and was worth preserving. In the 50s the spires were removed, and the building was reduced to a box type structure, eliminating any part of the building worth preserving.

2) The trees worth preserving have been incorporated in the new design, with this in mind, the residents on the Eastern side should not be concerned. This development will only enhance their properties and increase the value of their homes.

3) This proposed new development will eliminate most of the vandalism experienced in this area.

4) This appears to be a high quality project, which would enhance the area and provide much needed residences in this area, which will benefit all existing homes, businesses and churches.

5) The Architect who designed the "Rooms," has designed this proposed new building and the proposed structure flows in harmony with the "Rooms".

6) I fail to understand, why anyone would object to such a project of this quality and design. All proponents involved in proposing this structure, should be congratulated and encouraged for other developments of this quality; not been bogged down in unnecessary criticism from people, who object for the sake of hearing their own voices and the publicity that accompanies it.

Thank You

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Saturday, November 16, 2019 8:54 PM
To: CityClerk
Subject: 66-68 Queen's Road

From : [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Planning And Development

We are in full agreement regarding the above noted project. The downtown area is in need of such development as long as it suits the architectural and local appeal of the surrounding area. With construction projects drastically reduced and employment numbers down it would certainly help in that regard.

Tax dollars would certainly help and would also make use of land that is crying for such a project. I will close by recommending this project 100% .

[REDACTED]

Sent from my iPhone

Elaine Henley

From: [REDACTED]
Sent: Wednesday, November 13, 2019 10:20 AM
To: CityClerk
Subject: Parish Lane

This email is in support of the proposed development of Parish Lane residences on Queen's Road in St John's.

The existing property is not in very good shape and by replacing it with an attractive contemporary residential structure would improve the overall attraction of this area of the downtown.

While I currently live outside the City, I did live in the adjacent neighborhood for more than 20 years and plan to move back to this general area in the very near future.

To have the option of living so close to all the major downtown attractions in the City in a new housing unit would make that move a very attractive proposition.

I trust the City will welcome this very significant proposal to enhance this area of downtown St John's.

Regards

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, November 25, 2019 11:47 AM
To: CityClerk
Subject: Letter to City of St. John's

Dear Ms.Henley,

Re Development of 66-68 Queens Rd.

I write this letter in support of the redevelopment of the above noted property. While it is nice to have green spaces throughout our city, the city in order to grow and develop needs to encourage the revitalization of its downtown core. This parcel of land has lay dormant for a century. I know the developer and I've seen the proposed plans. I am also familiar with the concerns of the neighbours. None of us like change but if our city is going to grow and thrive, development must occur. Obviously there will be removal of trees, but also the tree buffer will be protected in line with good development practices.

It is my understanding that the developer will protect some of the current structures to preserve the historical look. The new building is designed to complement the Rooms, not to clash with it. The Rooms are of such a height that it's viewscape will not be adversely affected by the new structure.

As a city we need to maintain the appeal of being the oldest seaport, however the city also needs to grow and develop. We have a designated historical area that is being well guarded by the City . This site is in an area of particular religious significance. This back land development will not affect the various churches in the area, and in my view will enhance the area by bringing more people into the old city core. We need to protect our historical structures but not to the exclusion of doing anything in this area ;especially when a redevelopment project like this one complements the nearby structures.

I feel confident that the city can protect the interest of the majority of the concerned citizens without refusing to allow for this development. We have to stop, urban sprawl and encourage development of appropriate residential units to bring life back to the city Centre .I would encourage the city to give this development a positive hearing and eventually lead to its approval.

Regards

[REDACTED]

Karen Chafe

From: Karen Chafe
Sent: Monday, November 25, 2019 10:44 AM
To: [REDACTED]
Cc: Shanna Fitzgerald; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Ken O'Brien; Planning; Planning Clerical Staff
Subject: FW: Parish Lane

Good Morning [REDACTED]

Thank you for your email below to Deputy Mayor O'Leary. Via this email, I am forwarding it to our Dept. of Planning, Engineering & Regulatory Services for their consideration. Council will also receive a copy of all submissions prior to a decision being made by Council.

Thank you

Karen Chafe
Office of the City Clerk

From: Sheilagh O'Leary <soleary@stjohns.ca>
Sent: Sunday, November 24, 2019 10:16 PM
To: Elaine Henley <ehenley@stjohns.ca>; CouncilGroup <councilgroup@stjohns.ca>
Subject: Fwd: Parish Lane

I was asked to forward this along to colleagues and the City Clerk.
Thank you.

Get [Outlook for iOS](#)

From: [REDACTED]
Sent: Friday, November 22, 2019 2:37:55 PM
To: Sheilagh O'Leary <soleary@stjohns.ca>
Subject: Parish Lane

Hi Sheilagh,

Thanks for responding to my message so quickly... I know how busy you must be! Hope all is very very well with you and your family.

I feel that I just need to weigh in with my thoughts on the new proposed Parish Lane development. There are so many different opinions so I just want to give you mine.

I am a very strong proponent of maintaining the heritage and charm of downtown St. John's. You know my absolute love for my city has been ingrained in me since birth and I grew up spending my childhood around the retail of Water Street and had my own store [REDACTED]. Even though I am in the real estate business, I really wish my career had lead me down the tourism path! I just adore my City. I have enjoyed many years promoting the residential part of downtown, it's that part of the city where my loyalties lie, and I truly feel I need to voice my concerns when I see opposition to something I think will only serve to enrich this part of our city.

I just came back from a weekend in Halifax visiting [REDACTED]. While I hope we never ever become the concrete jungle with numerous tall apartment complexes that downtown Halifax is becoming, I do appreciate the vibrancy of the retail stores, restaurants and nightlife. This atmosphere and success only continues to grow because there are continuing opportunities for people to live in the downtown area.

I think we will all agree that even downtown Water and Duckworth Streets would not be what they are today were it not for the resurgence of the residential streets over the past 20 years. However, our downtown area, which is the mainstay of our tourism industry, and is what make St. John's so incredibly unique, is struggling to stay alive and I think it is our responsibility to do whatever we can to help it grow and flourish.

So, I strongly support residential development in the downtown area.

The responsibility of not just our Council but all of us, I think lies in making sure that any new development fits in with the surrounding areas.

I have to say that I think Phillip Pratt has perhaps designed one of his best projects to date. This design, though higher than regulations allow, is such that the upper floors look more like roof lines, and the setback of the whole project from Queens Road is remarkable. I will further add that I am very very much in favour of height restrictions in the immediate downtown but I think there are sections where exceptions can be made, such as the west end of New Gower and this project, mainly because of the height of The Rooms behind it. In addition, the use of brick, similar to all the churches in the area, shows a willingness to maintain a design that fits with the ecclesiastical neighbourhood, such as was done with Place Bonaventure, which looks like it's been there for years.

There has been talk of maintaining green spaces but quite frankly I would suggest that the vast vast majority of people in the city and even in the downtown, were not aware that this green space even existed. Further, maintaining one's inherent right to a public space has to be weighed with the options. The developer states that they have identified those trees that are capable of being preserved and there's nothing from stopping the city requiring that they plant many many more.

There was talk of what would happen if the property was rezoned and this project did not go ahead. I see no reason that this rezoning could not be completely dependent on this project only or however the powers that be feel inclined to word it.

There was talk that St. John's has enough Condos already. I completely disagree with this sentiment. We have not had a condo development in the immediate downtown since The Narrows and 16 Water almost 9 years ago, both of which completely sold out. In addition, the last time I looked, we were a free market system so if someone decides they want to take the risk and build such a project, that should be up to them, not the public, not Council, to decide. Imagine if we did not have risk takers in our City...I'll use the BIS building, Posey Row as examples.

Sheilagh, this is a fabulous project. I certainly feel it is as unobtrusive as such a development can be. I further feel that unlike a more recent project on Water Street that in my mind is a post war eastern bloc design (but that's a discussion for another day 😊), it fits with the area and finally, it will bring a much needed increase in downtown residents to help our struggling entrepreneurs, who are slowly but surely, one by one, leaving our beautiful downtown.

Nobody likes change and it's very easy for people to just say not in my backyard and sign a petition. However those same people still want coffee shops and restaurants and places to hang out. My fear is that unless our city welcomes good developments, our downtown is going to continue to slowly die.

Would welcome a chat If you feel the need. However, I know how very busy you are so just wanted to send my thoughts. No need to reply at all, but thanks for listening!

[REDACTED]



Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Karen Chafe

From: [REDACTED]
Sent: Monday, November 25, 2019 11:12 AM
To: CityClerk
Subject: 66-68 Queen's Road

This proposed development on the site of the Cathedral Parish Hall is an excellent one. The design is perfect for the area and in keeping with the architecture of the surrounding buildings. The development appears to be very well thought out. It preserves those sections of the Cathedral Parish Hall that have true Heritage value (the original house and archway). Even the preservation of most of the trees has been accommodated. This development is a beautiful design and fits very well in the area. It will bring new life to this aging part of the city without jeopardizing heritage or aesthetic value. Regarding green space, not much of the existing will be lost and the site is within walking distance to beautiful Bannerman Park. This project would be a great addition to the city. It is often very difficult to find new use for abandon property. This development is a perfect reuse of the site. It also aligns with the city's goal to keep costs down by reducing urban sprawl. This development will also have very minimal impact, if any, on traffic in the area. This development is well suited to the area, it is very well designed and well thought out. It is exactly the type of development the city should foster and approve.

[REDACTED]
Resident of St. John's

Karen Chafe

From: [REDACTED]
Sent: Monday, November 25, 2019 6:54 PM
To: CityClerk
Subject: 66-68 Queen's Road

Hello

I understand there is a hearing coming up on Nov 27th about the above noted project and i wanted to provide input both as a downtown retailer and as a long time resident of St.John's

As a retailer, business has become more challenging in recent years, for a number of reasons, including the reduction in oil companies renting in the downtown, online shopping, big box store in the suburbs, snow removal issues, limited parking and of course a general slowing in the economy. All of these items contribute to decline in business, while costs, like city taxes, products and labour all have increased, making margins smaller and long term sustainability harder. Making more family units available downtown will increase the population density in the downtown core, being within easy walking of the retail centre will facilitate more frequent visits and increase activities in the retail sector will benefit all retailers. The more the retailers benefit, the more the downtown core will be revitalized and the more attractive it will become to new retailers, city residents and tourists. This should be considered and win win.

As a long time resident, i have always thought that downtown St.John's was special, unique and something to be cherished and nurtured. I have always found it sad to see building fall into disrepair and abandoned, often displacing businesses and people.

I think St.John's harbour is one of the nicest anywhere and think the city could do so much more with it and the entire downtown core. I think St.John's can continue to grow as a destination and i think that bring more families and businesses into the core will aid this growth. I have wanted to live in the downtown core for many years and have made successful offers on two would be condos, one which, after years never proceeded and the other took so long to get started that both offers expired. I continue to search but there really isn't much availability and so the search goes on. I believe there would be a very strong market for new, modern condos, that still respect the heritage the building being renovated and the architecture of the area.

When i consider both of the above i believe there is more that sufficient benefit to the downtown core and demand for condo living that the rezoning should be granted.

Thank you

Supportive retailer and resident

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, November 26, 2019 1:29 PM
To: CouncilGroup
Subject: Fwd: 66-68 Queen's Road

----- Forwarded message -----

[REDACTED]
Date: Tue, Nov 26, 2019 at 11:44 AM
Subject: 66-68 Queen's Road
To: <cityclerk@stjohns.ca>

Comments from [REDACTED] St. John's

I am writing in favour of the proposed development.
My opinion on some of the major issues are as follows:

HERITAGE BUILDINGS:

> The development proposes to maintain existing buildings with heritage value along Queen's Rd. The existing parish hall between the two heritage facades has no architectural or heritage significance. Maintaining the heritage structures on the site and building development which is sensitive to the scale and context of Queen's Rd would be a positive addition to the City.

SCALE AND CONTEXT:

> The scale of the development is about 4 stories along Queen's Rd and Harvey Rd. The sloped roofline softens the scale of the buildings. This massing is consistent with existing buildings along each street. Because the site is sloped the impact of higher stories is minimised. The proposed development blends well in the existing urban fabric of the City. Use of brick to blend with the surrounding heritage structures is a respectful approach to developing the site.

BUILDING USE:

> The Residential use proposed for the site is consistent with uses in the area. The additional activity and residential use in the downtown core would be beneficial to area businesses and support other arts and cultural activity in the downtown. The development would be a boost to the downtown core. At a time when two major oil and gas office tenants are leaving the downtown core for suburban locations it is important to support smart development in the downtown area.

SUSTAINABILITY:

> Generally statistics have shown that the lifestyle of downtown residents results in less pollution than suburban residents. Building higher density in urban cores is a green approach to development. Also the development proposes to maintain existing trees around the building perimeter. A few suggestions to increase the sustainability features of the development; 1. EXCAVATION LIMITS & VEGETATION, establish an excavation building line around the development ensuring as many existing trees and shrubs are maintained as possible, increase the amount of vegetation in these areas where required, minimise hard landscaping and provide additional trees and shrubs in the development footprint. 2. DENSITY BONUSING, a solution to the loss of trees on the site would be a requirement for the developer's to increase the density of trees in a selected downtown green space as a requirement for approval of the Zoning change. 3. ENERGY USE, the developer should be encouraged to build with a high standard for building envelope thermal performance with insulation levels which exceed the Model Energy Code reducing the development carbon footprint and providing residents with more thermal comfortable interiors.

Respectfully submitted,
[REDACTED] Area Resident.

Karen Chafe

From: [REDACTED]
Sent: Wednesday, November 27, 2019 7:16 PM
To: CityClerk; Sheilagh O'Leary; Hope Jamieson; Maggie Burton; Dave Lane; Sandy Hickman; Debbie Hanlon
Cc: Mayor
Subject: Letter of Support - Parish Lane Development Queen's Road

Dear Councillors,

I'm writing to express my support for the Parish Lane Development on Queen's Road. I'm a resident of the immediate area (Military Road) but am out of the Country and will not be able to attend the public meeting.

I believe that encouraging density and development in downtown St. John's is critical to the survival and growth of our city. It also has proven environmental benefits contrary to the assertions of other local area residents who have been saying otherwise. Those residents have said that maintaining this "green space" (it is far from park like and I encourage you to visit if you have not) aligns with the City's recent acknowledgment of the climate emergency. The opposite it true. To disallow this development simply further encourages and contributes to the City's already large problem of sprawl which is proven to be far more damaging environmentally. Disappointingly, I know several of these residents know better and I believe are using this incorrect argument to couch what are their simple yet valid NIMBY feelings about this development.

The City here has an opportunity to begin a transformation of this block. It has been underused, vacant (the gravel parking lot adjacent to the Kirk) and quite frankly an eyesore for decades. Just as the Fortis Building on Springdale began a redevelopment trend in downtown west, so could this development be the beginning of needed improvements in its area. I am confident that if the City denies the rezoning and permits needed for this development to proceed, these lots will continue as they are - underused, ugly and wasteful for the foreseeable future. Furthermore, if the City uses the bogus climate emergency/environmental argument to quash this development, it will lose all credibility it has earned (and deserves) in acknowledging the very real climate emergency in the first place.

There are many other positives this particular development has in its favour. The developer chose the same architect as The Rooms to have it suit the area. It does not infringe on sight lines from The Rooms. It will keep some of the salvageable historic value existing in the current structure and incorporate into the new. It will not substantially increase traffic flow. The list continues.

In my personal opinion, the proposed development also strikes the appropriate balance of keeping with the historic characteristics of the area (the brickwork marching the Kirk, Gower Street United etc.) while blending with more modern materials such as glass. St. John's lags far behind allowing developments to blend modern elements with historic. I'm currently in Europe and that practice is common and beautiful. It's time for the city to be more open minded to these practices or risk continued stagnant development and entrenchment in the past.

Thank you for your time. I hope my support for this project and reasoning behind it will be taken into consideration as Council moves forward on this decision. I'm also happy to discuss further if desired.

Sincerely,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Saturday, November 30, 2019 5:31 PM
To: CityClerk
Subject: 66-68 Queen's Road

My name is [REDACTED] and I live at [REDACTED] and I encourage the City to proceed with the proposed development. Having additional residential development in abandoned properties in St. John's downtown core is very positive for the City.

Regards,

[REDACTED]

1
Submission at Public Meeting

Good evening. My name is [REDACTED] and I have lived in this neighborhood since the spring of 1980. I own and operate [REDACTED] billed as a Historic Bed and Breakfast and I have been actively involved in the restoration of Victorian buildings and antique furniture for four decades. I usually avoid public speaking, but I have seen so much misinformation and outright hysteria swirling about regarding this proposed development that I really thought I should put down my book for one evening and voice my concerns.

I fully support this application for re development and I would like to explain why I do so. I will try to stick to facts and be brief.

I note that some people are concerned about the demolition of the old church hall and are trying to portray the building as a valuable historic and cultural asset. I have frequently been inside the hall and I can assure you all that there is nothing left of the original character and charm of this structure. My Mother, who was on the church vestry for years, remembers that the building was severely damaged by fire more than 50 years ago. There was originally a third floor which was destroyed and removed after the fire. The remaining building suffered severe water damage and a new roof was laid over the surviving floor boards which had been the base of the third floor. From that time on the building suffered from mold problems and frankly would have been shut down by the city or the health department if the owners hadn't been the once influential Anglican Church.

The exterior of the building was very poorly and cheaply renovated in the 1970s. Only the main entranceway and a few of the original sandstone window openings survived this renovation. All of the original brick and decoration are long gone. I toured through the building 30 years ago with my friend Reverend Harold Hinton, and the only thing that we noted then of any historic or cultural value was the barrel of a canon stored in the basement. If it's still there I'm sure the developers can display it somewhere on the grounds of their excellent new project..

Synod House, attached to the west wall of the hall, is in very good condition and retains most of its Victorian character and charm. It would be unfortunate to lose this building and I am pleased to note that the developer proposes to save it and also the few interesting bits of sandstone that I have previously noted still remain on the church hall. Claiming that removing this moldy, ugly and abandoned for years building is like 'tearing down Cabot Tower' is totally over the top hysteria and would be laughable were it not endangering the long overdue re development of the site.

Another small group has informed us that the re development will 'destroy the last green space left in the area'. One wonders if they have ever ventured outside of the one city block where they abode.

This is a very green city. We have wonderful public spaces easily accessible all around us. Within a few minutes walk of the site are Bannerman Park, Martin's Meadow off Cabot Street, the huge grounds of Government House and many other lovely green spaces like Willicott's Lane, just behind my home. A 20 minute walk brings one to Quidi Vidi Lake or the huge and rugged national park on Signal Hill, home of the endangered Cabot Tower!

One look ^{at} an aerial photograph of the downtown gives the lie to any such claims. I suspect that what is really happening here is a bit of Nimbyism..... Not in my backyard! How nice it would be if people were honest about their reasons for rejecting progress as opposed to making silly claims with no basis in fact.

This sad process repeats itself whenever anyone proposes to create change and make improvements in our fair city.

Think of Shamrock Field, a garbage strewn wasteland surrounded by an ugly chain link fence and never used by anyone when I was a student At Macpherson Jr. High in the early 1970s. A re development was proposed and the nay sayers assured us that the world would end if we were given instead a clean, bright and convenient supermarket. Now the people that wanted to lie in front of the bulldozers shop there every week. Similar grief was given to the developers of the Dominion Supermarket in the old stadium, etc. etc.

The Roman Catholic Church sold that field because they needed the money. They also sold St. Joseph's Church at the foot of Signal Hill, which is now offices, and the old St. Joseph's School site. What a fuss was made when that developer wanted to tear down the rotten and rat infested old school and put up a new street full of homes. Signal Hill was going to be destroyed and all of the tourists were going to never return. What rot. The new development was a total success, the area is improved, not harmed and dozens of people have new homes.

What these nay sayers fail to understand is that this is a vibrant part of the downtown community; not a graveyard or some crumbling relic of the past that needs to be wrapped in gauze and put away in a drawer somewhere. I have spent my whole life restoring old buildings and furniture. More than 40 years immersed in carefully preserving the past. If there was any real worry that something of value would be lost or that an adverse change would occur I would be first in line to complain.

This proposed re development is a win / win situation for everyone. An abandoned eyesore will be demolished. The valuable Synod House will be preserved. A tangle of blown over trees, weeds and garbage clinging to a steep incline will be removed. A clean and very well designed re development will emerge. Note that there is lots of 'green space' in the plans and new homes for people wishing to live downtown.

Also note that the money will go somewhere where it is sorely needed. All of the churches in this area have only a very small percentage of the cash contributing congregations that they once enjoyed. It costs a lot to preserve these grand buildings. The Anglican Cathedral has spent a lot recently restoring the outside of their church. The sale of the old parish hall and land will enable them to make it through a few more years.

The Roman Catholic Church wisely spent a lot of the money from their land and building sales on restoring and repairing their lovely Basilica. Another friend of mine, Bren Blackmore was employed to meticulously restore the huge stained glass windows. This is what attracts tourism and visitors. Not rot, mold and weeds.

Gower Street United, The Kirk, Anglican Cathedral and Basilica are impressive buildings, relics of a past which is gone and not coming back. We need to allow the people looking after these landmarks the ability to sell off assets in order to stay afloat. As noted, the Roman Catholic church has successfully done this in the past. Note also that the old Anglican church in Quidi Vidi is now a private home. The Seventh Day Adventist church at the top of Chapel Street is condominiums. The Christian Science church on Empire Ave. is a financial business.

These institutions have to exist in the modern world or perish. They can no more be wrapped in gauze and taken out occasionally to look at than the whole neighborhood could be. I see no downside to this proposal and loads of benefits. The design is well thought out and will be an asset to the city. And just think of all that additional tax revenue rolling in. Maybe we will get back some of the park benches that have all disappeared over the last few years. Now that would please the tourists and residents alike!

Thank you for your time and for providing this forum for us all to air our viewpoints in.



Karen Chafe

From: [REDACTED]
Sent: Wednesday, November 27, 2019 10:25 PM
To: CityClerk
Subject: 66-68 Queen's Road

I've just returned for the public meeting regarding the redevelopment of 66-68 Queen's Road and would like to share my views. I went to this meeting with a mindset of supporting the project, in principle. I am a downtown resident (St. Joseph's Lane) and a passionate supporter of smart downtown development. If our community is to grow as a vibrant place to live and raise our families, we need to attract more middle class and upper middle class residents, who engage in the downtown life, support downtown businesses and services, and walk (not drive) more frequently. I was very excited by this development and wanted to give my support any way I could. However, after attending the meeting and now being better informed, I can no longer support this development as proposed. When the proponent showed the slide of the sight lines from the 3rd floor of the Rooms, my jaw dropped. Yes, the proposed buildings are designed in such a way to permit views of the Anglican Cathedral, the harbour and the narrows. But that's it. Most of the other structures that make St. John's such a beautiful higgly piggly city are completely blocked from view. This cannot be allowed to happen. In addition, I was shocked to hear that the smaller building directly adjacent to Queen's Rd (Phase 3) is conditional on the success of the taller building to be constructed under Phase 2. The Phase 3 building truly is the only endearing element of the development. Without it, this is nothing more than a tall, unattractive, (largely) glass tower, that would be out of character with the neighbourhood.

But all is not lost. The developer is on the right path, but must do more to ensure this project supports and enhances the neighbourhood, rather than ending up yet another St. John's eyesore (e.g. the Mix!). If Phase 2 were several floors shorter (7-8 rather than 10), the sight line from the Rooms may no longer be obstructed. As well, the construction of Phase 3 must be a condition of development approval.

Regarding the other objections expressed at the meeting, many are simply nonsense. This is NOT a green space, forest or naturalized area that must be protected as many participants have claimed. This is nothing more than an overgrown city lot with little contribution to outdoor use (beyond that of a few local people), climate mitigation and urban wildlife enhancement. Some speakers tonight claimed to be "scientists". Well, I am a professional biologist (not a science teacher) and hold a Master of Forest Conservation degree from the University of Toronto. My hobby (more like a passion) is growing out saplings I collect from some of the older and historically interesting trees in the city and distributing them to neighbours, friends and colleagues to help improve our urban forest. So I know trees and forests, and the claims of many speakers are simply nonsense. While the residents of Garrison Hill may enjoy trespassing on private land for their recreation (and the burial of their poor dead pets), this is by no stretch of the imagination a green space for downtown residents. Indeed, the development of a urban pathway and green space for all residents and visitors, as proposed by the proponent, is a far larger contribution to the city's green space. Regarding climate change mitigation, the development of the same number of residential units in a standard subdivision would destroy far more natural area and contribute far more to climate change than a downtown, multi-unit building. Not to mention the reduction of car use associated with a downtown development versus a suburban development. Indeed, if the City of St. John's wants to act in support of their "climate emergency" stance, then they should be supporting high density developments such as these, rather than more suburban homes and associated drive-throughs. Finally there is the classic St. John's NIMBY stance that all such developments should be directed at low income housing. This is completely nonsensical. Downtown has the highest property values in the city. To use downtown land to development more low income housing is completely inefficient. The same amount of funds used to development x number of lower income units can be used to create far greater numbers of units in areas of more affordable land. After all, we have such limited funding to support our more vulnerable residents. Shouldn't we use those the best way we can. Besides, this is private land using private funds.

So in conclusion, this proposal has merit, but must do far more to preserve and enhance our precious downtown. I hope the developer can do better and make this project a reality.

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, December 9, 2019 7:05 AM
To: CityClerk
Subject: 66-68 Queen's Road Rezoning

Letter in support of;
Rezoning and Development.

[66-68 Queen's Road](#)
Rezoning application

My name is [REDACTED] and my address is [REDACTED], St John's, NL. I think the proposal to build new apartments in the abandoned site surrounding the Cathedral Parish Hall is a great opportunity for our City. The existing building there is a site for sore eyes! In my opinion, the City would be foolish to turn away this investment and the potential tax benefits from such a project.

I offer my fullest support to the proposal.

Regards,

[REDACTED]

Cheers

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Thursday, December 12, 2019 8:49 AM
To: CityClerk
Subject: 66-68 Queen's Road

Personally, I am a big fan of the proposed designs of the new residential buildings downtown. I think they are well designed and a significant improvement to the abandoned building on the site now. The downtown has tremendous potential if developments like this proceed. More people living in the downtown will also be a contributing factor to the area's growth potential.

Please support this proposal.

[REDACTED]

Elaine Henley

From: Gary Reardon [REDACTED]
Sent: Friday, December 13, 2019 3:38 PM
To: CityClerk
Subject: 66-68 Queens Rd. - condo project

My name is Gary Reardon and I'm a resident of St. John's. I own property in close proximity to the 66-68 Queens Road site and I am writing to express my support for the project. I have been a developer in St. John's for almost 40 years and in that time we have completed numerous subdivisions and 13 condominium projects.

As an active developer, I certainly appreciate all the challenges and trade-offs involved in putting together a successful project. I understand that the Parish Hall site was on the market for over a year and it is encouraging to see someone step up and take on the risk of a large project such as that contemplated by Mr. Pardy and his group. From what I have seen regarding the design, it is a complex development considering the heritage implications, building heights, neighbourhood concerns and overall topography of the site.

I believe the developer and his designers have presented an attractive and modern design with a balanced approach to the area and the downtown milieu. I particularly appreciate the care the developer has taken to scale the buildings and protect the views from the Rooms.

It is encouraging to see a developer put forward such an ambitious project in these challenging economic times. This residential project provides a great opportunity for stimulating economic growth in our City, particularly the downtown core. Please support this project and add my name to the group supporting the project.

Thanks,

Gary M. Reardon, MCPM, CET
President/Director
Reardon Group of Companies
P.O.Box 2069
Suite 201, 67 Majors Path
St. John's, NL A1C 5R6
B:709 579 1010 F: 709 579 4660 C:709 682 0454
Gary.reardon@reardons.com
www.reardons.com

"The greatest compliment a client can give me is the referral of friends, family and business associates. Thanks for your trust."

If you forward this email, please delete the forwarding history, which includes my email address!

Elaine Henley

From: [REDACTED]
Sent: Friday, December 13, 2019 1:15 PM
To: CityClerk
Subject: 66-68 Queen's Road

I have just reviewed this proposal and fell it will be an excellent addition to downtown. I feel the proponents have done an excellent job in the design.

[REDACTED]

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, December 16, 2019 10:45 AM
To: CityClerk
Cc: 'Richard Parly'
Subject: Parish Lane - 66-68 Queen's Road Rezoning Proposal

City Clerk
City of St. John's, NL

Subject: Parish Lane - 66-68 Queen's Road Rezoning Proposal

This is to indicate my support for the above noted proposal.

There are a couple of key strengths to which the City might give particular consideration, apart from the fundamental necessity - through higher density - to better achieve the scale economies required to finance City infrastructure, maintenance and replacements.

The current proposal respects the need for off-street parking and retains certain heritage features of the current development including the Heritage House and aspects of the Hall which I understand to be in a poor state of repair. I suggest that not every proposal will find this to be feasible. Additionally, the proposal accommodates green space and, otherwise, constitutes an important addition to the City's housing inventory. Along with its strong architectural features, the building represents the kind of renewal that will help make the downtown a better planned and more vibrant living space in the City.

Hopefully, City Council will greenlight this important project.

Signed,

[REDACTED]



December 9, 2019

Planning, Engineering and Regulatory Services
City of St. John's
P.O. Box 908,
St. John's, NL
A1C 5M2

Attention: Director of Planning

RE: 66-68 Queen's Road Development

Please accept this letter to support the proposed construction of residential condos located at 66-68 Queen's Road. I think the project will be great for urban-dwelling families and will encourage the development of new businesses and restaurants in the area.

I remember about 20 years ago there was a big debate about the development of the Mount Cashel property. Many were concerned about their property values going down, losing the open space and didn't want any development there. Once the Sobeys store was developed and we built the houses, the area became one of the most desirable areas in the city.

I see this as a great project and one that will hopefully encourage further development in the city center area.

Sincerely,



Elmo Russell

Elmo Russell

Virtual Public Meeting using Microsoft Teams
68 Queen's Road
Tuesday, November 17, 2020 1:00 pm
Wednesday, November 18, 2020 7:00 pm

Present: **Facilitator**
Marie Ryan

City of St. John's
Ken O'Brien, Chief Municipal Planner
Ann Marie Cashin, Planner III, Urban Design & Heritage
Maureen Harvey, Legislative Assistant - Session 1
Shanna Fitzgerald, Legislative Assistant - Session 2

Proponents
Rick Pardy, Parish Lane Development
Phillip Pratt, Architect
Paul Chafe, Architect
representing the proponent, Parish Lane Development Inc.

The number of people at each session was approximately as follows:

- November 17, 2020 45
- November 18, 2020 39

Prior to each session, Ann Marie Cashin conducted a short session for those who required support for the online platform being used for the meeting to explain some of the features of MS Teams.

CALL TO ORDER AND BACKGROUND PRESENTATIONS

Marie Ryan, Chairperson and Facilitator for the meeting, referenced the ongoing COVID-19 pandemic, necessitating this as the City's first virtual public meeting. To that end she requested patience and understanding as the City works through this new technological approach.

Facilitator Ryan outlined the rules for decorum to ensure everyone who wishes to speak has equal opportunity to do so and that such should be done in a respectful manner.

The process for the virtual meeting was outlined with the following points highlighted:

- The video recording is for the purpose of minute-taking until such point as minutes have been finalized. The recording will not be posted to the City's website.
- Media was in attendance. The City provided guidelines for media participation which included: identifying themselves as a member of the media and requesting

them to refrain from quoting members of the public without their explicit permission.

- For those participants who wish to speak, it was requested to use the “raise your hand” feature of MS teams.

Ms. Ryan indicated that the agenda for the meeting will allow City staff to provide an overview of the proposed development following which time the proponent will present additional information. Following the presentation questions and comments will be considered from participants.

Participants were advised that this report will highlight the points made by members of the public without identifying each speaker. In addition, written comments will be accepted by the Office of the City Clerk and appended to this report.

All written submissions received in response to the application be included with the minutes of this meeting and referred to Council. Submissions will be redacted to protect private information of the submitter as per ATIPP legislation.

PURPOSE OF MEETING

Ann Marie Cashin, Planner III, Urban Design & Heritage for the City, outlined the purpose of the meeting which is to consider an application to rezone land located at 66-68 Queen’s Road (Cathedral Parish Hall). She provided the following background and current status of the application as follows:

Background and Current Status

Following a public meeting on November 27, 2019 to discuss rezoning and development for 66-68 Queen’s Road, the applicant changed the proposed design. The applicant now proposes four (4) townhouses (instead of a large residential building) along Queen’s Road and has re-oriented the proposed 36-unit residential building on Harvey Road. The revised Land Use Assessment Report (LUAR) is available on the City’s website for public review.

The Minister of Environment, Climate Change and Municipalities has requested public consultation in relation to the proposed St. John’s Urban Region Regional Plan Amendment No. 1, 2020 to re-designate land at 66-68 Queen’s Road from Public Open Space to Urban Development. A copy of the amendment is available upon request.

This proposed Regional Plan amendment would enable Council to amend the St. John’s Municipal Plan and Development Regulations to accommodate the proposed development. With the change in proposed building types, Council is considering different zones than previously advertised. Council is considering rezoning the land on Queen’s Road from the Institutional (INST) Zone to the Residential Mixed (RM) Zone for the

townhouses, and from the Open Space (O) Zone to a new site-specific Apartment zone on Harvey Road to accommodate the Apartment Building and ensure that its size and height remains as shown. A Municipal Plan amendment is required.

The existing building, Cathedral Parish Hall, is designated by Council as a Heritage Building and the applicant's design proposes demolition of this building to allow for the new buildings.

The subject property is currently zoned Institutional (INST) at the front of the property along Queen's Road and Open Space (O) at the rear of the property along Harvey Road, which do not permit this type of residential development.

At the April 29, 2019 Council Meeting, Council decided that they would consider the amendment, set a Term for Reference for a Land Use Assessment Report so that more information about the proposed development could be presented to the public prior to Council making a decision on this application. The Land Use Assessment Report was initially presented in December 2019. Based on the feedback from that meeting, the applicant has revised the application and drafted a new Land Use Assessment Report. This report is available on the City's website.

The applicant is now proposing a 36-unit apartment building along Harvey Road and 3 townhouses along Queen's Road. The townhouses would attach to the existing resident house which is designated by Council as a Heritage Building.

Given the change in the type of dwelling proposed, the City is now considering rezoning the land to Residential Mixed along Queen's Road and a site-specific zone along Harvey Road. The Commercial Central Mixed Zone is no longer considered appropriate for townhousing here. The Residential Mixed Zone would allow the potential for conversion of the townhouse units to commercial or office space at some point in the future, similar to the buildings along Church Hill. This idea was raised during the last round of public consultation.

Staff is considering a site-specific zone along Harvey Road. If this is approved by Council, the purpose of this zone would be to ensure that the size of the development proposed is what is built. Zones normally have minimum setbacks and maximum height, in addition to other standards. Re-zoning this site to one of the existing zones could allow for a larger building to be built than what is proposed. Therefore, a site-specific zone would set the minimum setbacks to near the edge of the proposed building.

The applicant is proposing a building height of 18m along Harvey Road. Given the slope of the site, this is about 5 stories along Harvey Road and about 10 storeys at the rear of the building. The applicant also proposes underground and above ground parking, a green roof and protection of the existing trees at the perimeter of the property.

In addition to the St. John's amendments, a Regional Plan amendment is required for this development. In order for the municipal amendment to proceed, a Regional Plan

amendment is needed to re-designate the land from the Public Open Space designation to the Urban Development designation. This was not known at the time of the last public meeting. The Minister has given permission to consider this amendment. Similar to the City's process, this permission is allowing the amendment to go to public consultation. The Regional Plan amendment will require the Minister's approval in order to be approved at the municipal level.

The Minister's draft amendment explains why the land along Harvey Road is designated Public Open Space in the Regional Plan. It states a project undertaken by the Department in 2014 to legally update the St. John's Urban Region Regional Plan paper map to a digital map changed the regional designation for many parcels of land throughout the region to directly reflect municipal designations. The new digital map was intended to ensure compliance between regional land use designations and municipal land use designations; however, in some areas of the region, the new map introduced a level of detail that reflected the municipal plans but did not correspond to the regional plan policies.

In the original Regional Plan, much of St. John's was historically designated 'Urban Development'. The subject property was captured in this designation; however, this was changed in 2014 to the 'Public Open Space' designation to reflect the City's Open Space land use designations. As a result, the Regional Plan designates a portion of the proposed development area as 'Public Open Space'. The Regional Plan policies for 'Public Open Space' is limited to specific public provincial and national parks in the Region, including Signal Hill, Cape Spear, CA Pippy Park, Butterpot Park, and Cochrane Pond Park. It is not the intent of the Regional Plan to capture privately held or municipally zoned open space lands within the Regional 'Public Open Space' designation as these are accommodated in the 'Urban Development' designation.

With respect to heritage, Cathedral Parish Hall is designated as a Heritage Building by Council and the designation is confined to the footprint of the building. Further, the site is located in Heritage Area 1 and the St. John's Ecclesiastical District.

If this proposal proceeds, the applicant is requesting to demolish Cathedral Parish Hall, but will maintain the residential building at the left gable end of the building and will incorporate the original arch into the new development.

A draft version of the revised Land Use Assessment Report was reviewed by the Built Heritage Experts Panel. The Panel made four recommendations which include:

- consideration of the retention of trees along Queen's Road where possible a stronger commitment to preserve, retain and use the existing arch in the new design. The Panel is not agreeable to demolition of the arch simply for the purpose of reducing cost.
- The original materials of the archway should be incorporated into the new design as in the original arrangement. Otherwise the arch to remain at its current location.

- the proposed inclusion of a small interpretive sculptural arch to the right of the townhouse could be more appropriately repositioned to mitigate potential damage. The repurposed brick in the feeding area may be a better location for something interpretive. The current location could be prone to destruction by vehicles or plows.
- the look of the development from Harvey Road could be improved. The Harvey Road façade could incorporate some of the elements from the townhouse building, such as the window style.

These comments were incorporated into the final version of the Land Use Assessment Report.

PRESENTATION BY THE DEVELOPER

Rick Pardy introduced himself, Philip Pratt and Paul Chafe to speak on behalf of the developer, Parish Lane Development. A presentation was displayed which included architectural renderings of the proposed development. A copy of the presentation is appended to these minutes.

The following points were noted:

- There has been substantial public engagement with the community including the following:
 - The Rooms
 - Partnered with Heritage NL and Happy Cities
 - Conducted an online survey
 - Engagement with a focus group
 - Design charette was moderated by a third-party architectural firm, ERA Architects
- Proposed redesign includes:
 - Queen's Road grade-related housing
 - Four residences
 - Brick façade
 - Incorporation of design elements from existing building
 - Multi-family building has been rotated 90 degrees
 - Increases minimum distance from Garrison Hill boundaries
 - Same distance from Kirk boundary
 - 4 stories above Harvey Road (18m)
 - Provides more natural landscape
 - Minimizes visible parking
 - Density remains low (<1.8 FAR)

- Advanced Development
 - Redeveloped former residence
 - Engaged professional arborist
 - Installed core municipal infrastructure
 - Hazardous material abatement

- Summary
 - Increases residential in downtown
 - Utilizes existing city infrastructure
 - Very responsible in terms of density and size
 - Embraces green space
 - Respects heritage buildings
 - Protects views and streetscapes
 - Thoughtful design balancing objectives and key issues

COMMENTS FROM PARTICIPANTS – SESSION 1

Facilitator Marie Ryan invited comments from the general public. The following is a summary of comments that represent the people who spoke at the meeting.

COMMENTS – SESSION 1 – NOVEMBER 17, 2020	
Speaker #	Commentary
1.	Appreciates the effort of the developer in maintaining the green space. Is in favor of rezoning but prefers the green space to be preserved. There is a mental health benefit to preserving wild green spaces. In this area it is important to recognize that not everyone has a back yard, therefore maintaining the green space is more important. Has always expected some sort of development on this site but chose to live in this area because of the green space available. Recognizes improvement from previous design and is pleased to see that the Queen's Road space will be developed first. Somewhat concerned that Council may not be able to enforce details of the building as proposed. Endorses the Queen's Road portion of zoning but feels that the open space component conflicts with Section 3.1 of the Municipal Plan. In summary, feels there is an opportunity for compromise with respect to this development.
2.	Representing NL Historic Trust – comments to be submitted in writing. Believes many of the earlier concerns expressed have been addressed. Incorporation of original masonry elements is welcomed but is concerned that some historic elements may not be incorporated. Recommends a reduced pavement area.

3.	Supports the proposal. Feels the plan is well thought out and good for the City. Would increase property tax base and promote employment. Commended the developer for making changes.
4.	Overall design goes beyond design elements. St. John's is continuing to "pluck the feathers" off the goose that laid the golden egg. There are unique features to the National Designated Ecclesiastical Historic district which have not been referenced in this proposal. The proposal does not respect heritage building and the history of this site. View planes from the Kirk and Harvey Road are not shown. This development will have a profound impact on the potential of having the site being given national historic status. Designation of Queen's Road is Pandora's box which opens the site up for commercial development. Questions Council's commitment for the retention of historic preservation. Requested view planes that show exactly the number of meters above Harvey Road and how they impact the Kirk.
5.	Voiced support of the development as it gives the site a "much-needed" facelift. It increases density and still maintains a large portion of green space. Unlike the existing site it will encourage people to come to the downtown. It will be a marketable product for the City.
6.	Reflected on the number of developments that have occurred in recent years within 1 km of the site. Did some consulting work for the developer. Level of engagement for this project has been high and the proposal has set the new standard for public engagement. Two developments referenced were the former Tobacco Factory on Bond Street and Carriage House on Bond Street. Others include 19 Church Hill, 56-64 Queen's Road (BIS property), 40 Henry Street (Star of the Sea Property), and former Standard Manufacturing Property. All these developments are indicative of a learning trend in the downtown. Suggests that residential development is much more conducive to this area than would be commercial or industrial. Fully supports this trend in development and repurposing older and vacant properties.
7.	Been working with proponent as mechanical engineer and wishes to remind participants that the development, from a green perspective will be one of the most energy efficient structures in the downtown which exceeds all international standards. It has an emission free design with no outdoor stacks. Proud to support it and feels it is a great project.
8.	Owner of Fortune Bay Trust which owns 62 Queen's Road and is the centre tower of the BIS Building. As a developer of this site there was substantial effort to retain the building with heritage character. Describes the current property as abandoned and neglected. It is not the gem as suggested by others. The City would be hard pressed to find another development that will add to the City the way this one does. There is no additional municipal infrastructure (roads/water/sewer) required. It is in stark contrast to the big box phenomena and facilitates the reduction of urban sprawl. Tenants of

	these residential premises would stimulate the retail economy in the downtown, many of which are struggling today. The developer has listened to the residents. While The Rooms development was questioned by many, this structure is now one of the most recognizable features in the landscape in the downtown. Participant fully supports this proposal.
9.	The Terms of Reference and LUAR is absent of any reference to the church perspective. While the TOR says that “this proponent shall identify significant impacts and, where appropriate, identify measures to mitigate these issues for lands adjoining the subject property” this has not been done. Proponent has done that for The Rooms and Garrison Hill, but has not done so for the three churches. This is significant as these structures conduct daily activities including cultural and tourism events which are partnered with various community organizations. Feels that the terms of reference are designed to fully facilitate the development. A mixed commercial, high-density zone in the middle of this district is not appropriate. It was also asserted that there are thousands of human remains on this site. A written submission is also attached.
10.	On behalf of the Basilica Heritage Foundation the participant wished to report that this development is proposed in the midst of an Ecclesiastical District – National Historic Site. It is an incredible resource which was created at the request of the City and Heritage Foundation. This process has revealed that this area has even more potential than originally thought in making it a World Heritage District. Four churches in the area have been working as never before in promoting this initiative. This initiative will not be possible if this development proceeds. Reference was made to the Federal, Provincial, Territorial guidelines for heritage conservation with the participant noting that the City has not adopted those guidelines as it should. Requests that Council follow its own conservation guidelines and consider adopting those referenced above. Lunenburg has done this. The Foundation has also been working with Destination St. John’s in marketing this area. Any new construction has to be done in accordance with the guidelines. Acknowledged that the changes to the design have been significant but feels that more work is necessary to protect the heritage character. Asserted that tower 4 on the proposed condo building will be challenging. The development needs to sync architecturally in the interest of protecting heritage resources.
11.	Participant is a neighbor of the site in question and the church sites. Represents the Gower Street United Church Heritage and Archives Committee and a concerned citizen. Referenced that pre-covid approximately 35K tourists have visited the area and contributed to the downtown economy. This committee is not averse to the development but feels that the proposed development is out of scale with design

	specs for the Ecclesiastical District. Has the potential of changing the character of the area. Parking is felt to be an issue with the proposed entrance and exit to Queen's Road. Official submissions are forthcoming. Looks forward to meetings with Council officials as requested. Wants to ensure the design and style are appropriate. Upon question, it was confirmed that the proposed height to the top of the tower from Queen's Road is 38m. Written submission attached.
12.	Participant is a resident in the Ecclesiastical District and shares the view of the Basilica Foundation i.e. the impact on surrounding churches and the Ecclesiastical District. Commended the city on this type of engagement model being used for this meeting.
13.	Representing St. Andrews Church (the Kirk) this participant reported there have been several meetings with the developer on this revised proposal. Acknowledged there will be some development there with the intention of 40 residential units. If there is to be site-specific zoning, requested that it be residential medium density. This church is active in the Ecclesiastical District and looks forward to world heritage designation at some point. Also expressed some concern with the impact of potential blasting in the area to create underground parking. Looks forward to a continued good working relationship with the developer.
14.	Participant is representing community heritage development and the real estate industry in the downtown. Expressed concern that inadequate attention is being given to heritage guidelines as governed by the City of St. John's Act, City Regulations and Envision Municipal Plan. Recognizing significant legislation in place, finds it disappointing it does not adhere to these pieces of legislation. Not appropriate development at this site – in the midst and in the core of Heritage Area 1. If such development is permitted in the middle of a national historic district, why not on the grounds of Government House or on Signal Hill. It makes no sense to permit it in such an important part of the City that will water down all the work undertaken to create this district. References to other acceptable developments in the downtown were adaptive uses to existing structures as opposed to new buildings. Written submission attached.
15.	Participant objected to the platform for this meeting. Asserted that it leaves out people who need to be heard – those with no computer and/or struggle with computer literacy. Would like to see more engagement opportunities. Suggested the engagement efforts of the developer are misleading – forum was conducted by Happy City where engagement was invited and the survey results were biased. Suggested that some of the design changes were revealed at the Happy City forum inferring that it had already been approved.

	Refutes earlier comments that it is an unused space and asserts that people do not have to be on site to appreciate its value and beauty. In addition, there is a petition of 4-5K people who do not support this proposal. Residents of adjoining properties do not want this development. Trees will be removed, and the light fixtures proposed for the building will have negative lighting impact at night. In addition, the building height will result in less natural light for rooms in her home. The design changes do not address the concerns previously presented, it does not preserve open space and it violates the Envision Municipal Plan.
Repeat Speakers	
1	Upon question of whether the road and sewer work had been completed to accommodate this development it was explained that it had been. It was noted, however that the developer undertook such infrastructure extensions at its own risk with a full understanding that the completion of this work is not indicative of Council's approval of the project
2	Upon question of the plan as it relates to Church Hill, Ann Marie Cashin explained that while the developer has submitted an application for residential units, as with other applications, the developer is not bound by residential units, if the zoning permits other uses. Ms. Cashin read all the permitted uses in the zone and noted that Council can consider and approve discretionary uses depending on the zone.
3	While previous reference was made to some unsavory activity that takes place on the site, a neighboring resident stated that during his residence adjoining the site, he has not experienced such activity.
4	Agreed with problems with the engagement model used to consider this proposal suggesting it is not reflective of the position of some who are marginalized. It was suggested that a high-end residential development in this area may be an adversary for the more vulnerable living close by
5	Suggested that architectural design of the building by the church community is vital. It needs to fit into the landscape, neighboring properties and churches.
6	Again, asserted by another participant that this type of meeting does nothing to legitimize public consultation as it leaves out a broad spectrum of the population.

Herein ended the discussion portion of Session 1. The Facilitator acknowledged the many written submissions received thus far which will be included in this report.

Participants were invited to participate in a survey on the use of this virtual method which will be sent out to all participants following the meetings.

A second public meeting to address the proposed development at 68 Queen's Road was held at 7:00 pm on Wednesday, November 18, 2020. 39 people were in attendance. It should be noted that multiple participants who attended the first meeting also attended and spoke at the second.

COMMENTS FROM PARTICIPANTS – SESSION 2

Session 2 proceeded in similar fashion to the first meeting. During the Developer's presentation, concerns about relative heights of buildings on Harvey Road and Queens Road which were raised during the first session were addressed. Attendees were advised that the LUAR gives an accurate representation of the heights for these two locations.

The following is a summary of comments that represent the people who verbally commented on the development at the meeting.

COMMENTS – SESSION 2 – NOVEMBER 18, 2020	
Speaker #	Commentary
1.	The speaker referenced an election pledge by Councillor Shawn Skinner stating that he would side with the members of the community who are against the development. There was expressed concern about the meetings that were held by the developer which were not public as has been stated.
2.	Speaker also spoke at the meeting on November 17. Commenter wishes to challenge the ownership of the land to be developed. The maps up to 1967 refer to the Anglican Church owning part of the property and not the whole area zoned Open Space. The resident has been trying to get more recent maps, but the deeds office has been closed and is not accessible. The Anglican Church would have had to acquire the remaining land between 1967 and 2013 and there should be evidence to show that they acquired it. A question was raised as to the legality of the sale of land to the developer. In response, the City's Chief Municipal Planner advised that recent surveys are understood to be genuine, however, staff will review old maps and will follow up with applicants and the Cathedral.
3.	Speaker attended the in person meeting last year and was encouraged by the opposition of the neighborhood to this development. Public

	consultation held by the developer was not public. This development is inappropriate for the neighborhood and the Heritage neighborhood should be preserved. The City has declared a climate emergency so the green space should be kept. It was suggested that the old Holloway school site would be better for this development. The City needs affordable housing and high-end condos are not appropriate for this area. This development is out of character within this designated ecclesiastical precinct and would harm the chances of being a UNESCO Heritage Site in future.
4.	Commenter attended the in person meeting last year. This property has multiple zones and is private land. Listing this as public open space is confusing because this is just the backyard of a piece of land that has been left fallow. Expressed approval of a low-density application like this.
5.	The speaker is a downtown resident who had concerns about the original design but is impressed with the revised report and feels the concerns have been addressed regarding the green space and screening with trees and the heights of the buildings as well as the accessibility from an egress and entry perspective. There should be more residents downtown so a development that brings people downtown will aid in revitalizing downtown.
6.	Participant is a resident of Garrison Hill and expressed support of the Queens Road portion of the development but is against rezoning of the open space facing Harvey Road. Rezoning will be damaging to the city and neighborhood. The developer is not a good neighbor and the new development would not be a welcoming place for the community. The building itself does not keep with the design and scale of the surrounding community. The Parish Lane development and the Rooms are not comparable as the Rooms is a public building for use and enjoyment of the people and this development is a private income generating venture. The revised proposal does not address the impacts of scale and the trees and green space, heritage, and the views. This is the last and largest naturalized green space in the City and more green space is needed downtown and what is existing should be preserved. A petition opposing the rezoning of the open space land on the back of the property has been signed online and on paper which includes 4600 signatures and echoes a clear and overwhelming rejection. This petition will be presented to City Council. This online petition is valid, and people are concerned about preserving the community. Councillor Shawn Skinner was questioned during the election and advised that he does not support the proposal because it is too intensive for the area.
7.	Commenter has no position on this proposal but feels the argument makes no sense. This land is just land and not a park. There are an adequate number of parks already. The city needs more density so it can be kept alive and there should be focus on development that

	would make it easy to live in the city with or without a car. This open space is a wild piece of land next door to the Kirk. There needs to be real arguments made for how the city can be made into a livable winter city with spaces that can be shared. This area could be developed into retail and shops. A livable downtown with sufficient residential development and grocery/walkable shops are needed.
8.	On behalf of the Basilica Museum and Historical Committee and the Basilica Heritage Foundation the participant wished to report that the organization is not opposed to this development but are opposed to the size and scope and appearance of this development and find it out of character for the historic district and the view plane of the City. The City must preserve and promote the heritage area and should capitalize on that area. It is recommended that they go back to the drawing board and find something more in character and the size of this development is not appropriate. This development breaks up the Ecclesiastical District and breaks up site lines in all directions. Its early days but UNESCO World Heritage Designation is worth pursuing.
9.	Participant presented images of existing buildings within the Ecclesiastical District National Historic Site of Canada. Participant expressed concern of how this development fits with scale massing and rooflines of the existing buildings. This development does not resemble anything else in the district and the new design does not fit in.
10.	Resident of Garrison Hill. Always hoped there would be a development on Queen's Road. Feels a larger residential building would be better suited to the Queen's Road location and the green space behind be preserved. The other side of the Kirk has a vacant parking lot which would be better suited to this type of development. The vacancy rate in existing new condos and buildings downtown proves that this type of development has not brought people downtown. The demographics of people who buy these kinds of condominiums are wealthy individuals. Public engagement did not include the neighbors. It was an invite only event and the public were not included. Last minute public engagement in the afternoon by the developer did not allow for people to attend. The accuracy of the drawings is questionable because there is a house missing from the design on Garrison Hill. Not much has changed about how the public feels about this development and people will be unhappy if this development goes forward.
11.	Speaker also spoke at the meeting on November 17. On behalf of the Basilica Heritage Foundation the participant wished to report that the four churches downtown are in the process of putting together a group of people who wish to see the Ecclesiastical District further developed. They have been meeting and have put together a proposal for infrastructure and restoration of the buildings and the historical landscapes and environments. This group would like to pursue World Heritage status for this site. They have worked with Destination St.

	<p>John's to bring tourists and visitors to the downtown area. Restoration of the buildings would have economic benefit and draw visitors to the City. People around the world view the Basilica Heritage Foundation website. They have studied World Heritage designations and have talked to Parks Canada and UNESCO officials for advice. The participant raised the question if the City has studied or investigated the economic impacts of a World Heritage site for the Ecclesiastical District and what that would do for the City's economy, tourism, business, the hotel sector and the food and beverage sectors. This is an opportunity to develop a tourism and cultural sector inside an existing footprint.</p> <p>In the summer of 2019, the Mayor had promised to bring together churches to discuss issues and concerns. The churches wish to meet with the Mayor and that meeting is currently in the works.</p>
12.	<p>Speaker also spoke at the meeting on November 17. Resident of Garrison Hill who wished to expand on neighbor's comments. There is a potential opportunity for compromise in this project around the willingness to work with higher density on the Queen's Road side of the site. More intensive development could be a better fit with retail or commercial uses under a Commercial Central Mixed (CCM) zone. It would be excellent to move more people downtown but a mixed use and more affordable development would be preferred. There could be alternative site layouts that keep the green space and keep the density.</p>
13.	<p>The proposed development contributes to healthy urban density in the downtown core which encourages a vibrant and economically diverse city. It is felt the current development does not impact negatively on the UNESCO development. This is an appropriate and quality development that is a good fit for the site.</p>
14.	<p>Speaker also spoke at the meeting on November 17. Reference was made to page 18-19 of LUAR which is unclear in relation to height. There is merit to the economic value of World Heritage Designation. The City should consider the cost of the potential economic loss of changing the character of the heritage district. Any change here would be irreversible and there is concern that there is an impact on tangible and intangible heritage. Residents have received this area from its forebearers as a legacy in trust and any decisions that are made will impact generations to follow. It will be a lovely view for people buying the condos but not the others surrounding. The tourism value should be considered well into the future.</p>
15.	<p>Speaker also spoke at the meeting on November 17. Participant provided information regarding the question raised about land ownership earlier in the meeting. The open space land is on an older map from provincial archaeology in the Confederation Building which shows that land was owned by the British Newfoundland School Society. There used to be a school on that site and the foundation is</p>

	under the Parish Hall. The British Newfoundland School Society was the largest missionary school in the world and that makes the site very valuable to a World Heritage designation. The Anglican Church took over operating the school in the 1840s. There was presumably a quieting of titles and question was raised as to if the title was actually quieted. Other churches used that property. The Kirk used that property for church services before building its existing church around 1846. Provincial archaeology will have the maps.
16.	Speaker also spoke at the meeting on November 17. Participant is representing community heritage development and the real estate industry in the downtown and expressed concern about the importance of heritage regulations. Guiding principles for appropriate development should be used as they have been in the other areas of the City as well as other parts of the Province. Together residents and developers have enhanced heritage areas and this process should continue. The developer should reconsider this development and think about success stories from the past. It was questioned if the developer had been given copies of the City regulations before he started which include heritage standards and guidelines, the City Plan, Envision Municipal Plan and the Federal Standards and Guidelines for National Historic Sites. The developer will respond in writing.
Repeat Speakers	
1	Participant wished to raise the question as to who the stakeholders are. In the early stages the term 'stakeholders' was used to describe property owners. All who hold an interest in this property are stakeholders in this district. Stakeholders by heritage, interest, and stewards of this property. This development, as it is, inserted incongruously into the center of Heritage Area 1 and the Ecclesiastical Heritage Site is not appropriate.
2	Participant questioned what developers should have to contribute, as a 'price' for variances, etc. How does it enhance the Ecclesiastical District? There was comparison made to the accomplishments of Vancouver, particularly Yaletown and other preserved heritage areas. Preserving the heritage district should be the clear vision. Neighbors should have been consulted.
3	Participant has a long association with the area and this property and feels this open space downtown is not a particularly pleasant area and there is unsavory activity occurring. Having a development that is appropriate for the area would improve the neighborhood. This proposal is not entirely inappropriate but could be made more sympathetic to the area. The concept of this development is based on a good news story. The Anglican Church has moved out of a property that was not serving them well and has invested into the expansion of the Anglican Cathedral which is important for the downtown area.

4	Question was raised on the timelines for this development. The process was outlined by Ann Marie Cashin. It was noted that it is early in the rezoning process. Currently the City is doing the initial consultation for this amendment which will be brought back to Council for consideration with the minutes of these public meetings and the submissions appended. There is also consideration for a Regional Plan amendment at this same time. Notices have been sent out to the fourteen municipalities within the St. John's urban region. The deadline for responses from surrounding municipalities is December 1. This application will be brought back to Council for adoption in principal. If adopted in principal, it will be sent to the Province for Provincial review. If there are no issues from the Province it will be sent back to the municipality to consider adoption and to hire a commissioner for a Public Hearing. If there are submissions received and the Public Hearing goes ahead a report will go back to Council with a recommendation. Council are the decision makers and are not bound by that recommendation. If Council approves it will go to the Province for registration and gazetting and the amendment will go into effect on the day it is placed in the gazette. It was advised that there will be 6 months at least for a timeline.
5	Commenter is troubled to see the City is not following and not requiring the developer to follow strategic policies in the public City Plans. Commitments made to the public should be honored. We are a capital city and the oldest city in North America and heritage matters.
6	A question was raised to the developer that if the site is rezoned and approval is given to proceed with this proposal, there is concern that anything could be done with the site. It was questioned if the intention of the developer is to build what has been outlined in the proposal. The developer responded that the proposal and intention is as it has been presented. They have identified the parameters they can work with on the site including four townhouses, including the existing one on Queen's Road, and a building up to thirty-six units at the rear of the property. The zoning suggested by the City is acceptable to the development.
7	In response to an earlier comment about the type of activity that occurs in that area it was noted that there is no nefarious activity taking place. The green space has been cleaned up by the neighbors seasonally for the last ten years.

Herein ended the discussion portion of Session 2. A survey about the platform used for the meeting and the registration process will be sent out to participants.

CONCLUDING REMARKS

It was noted that following this meeting, minutes will be prepared, combined with all written redacted submissions, and presented to Council prior to Council deciding whether

or not to proceed. As a Municipal Plan amendment is required, should Council decide to proceed with the amendment, a Public Hearing would be set later.

ADJOURNMENT

The first session of this meeting adjourned at 2:56 pm.

The second session of this meeting adjourned at 8:42 pm.

Marie Ryan
Chairperson/Facilitator

From: CityClerk
Sent: Friday, November 27, 2020 2:28 PM
To: [REDACTED], CityClerk
Cc: Andrea Roberts, Ann-Marie Cashin, Ashley Murray, Dave Wadden, Jason Sinyard, Karen Chafe, Ken O'Brien, Lindsay Lyghtle Brushett, Planning
Subject: RE: (EXT) Parrish Lane Development 66-68 Queens Road

Good Afternoon:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Friday, November 27, 2020 1:12 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Parrish Lane Development 66-68 Queens Road

Good Afternoon Ms. Henley

I'm writing today to voice my support for this project.

I believe the benefits to the City far out way the nay sayers.

Mr. Pardy has considered and taken into account the area surrounding this development and has proposed a project that will enhance this part of the downtown area.

Also, to the Cities benefit, is the tax revenue that will be generated and you will not have any capital equipment outlay because you are already plowing the roads and sidewalks .

I wish Mr. Pardy the best of luck and hope that council will support this development.

Regards

[REDACTED]

Sent from [Mail](#) for Windows 10

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

December 7, 2020

Office of the City Clerk
City of St. John's
P.O. Box 908
St. John's NL A1C 5M2

**RE: Rezoning Application for 66-68 Queen's Road
Parish Lane Residences Proposal**

Dear Mayor Breen and Council Members,

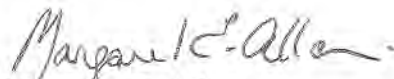
At its November 25, 2020 meeting, the Board of Directors of The Rooms Corporation reviewed the revised Land Use Assessment Report of the Parish Lane Residences Proposal. Our interest in this project stems from our role as the custodians of the iconic view of the City of St. John's from various vantage points from our building - a view that has come to identify and promote the City in municipal and provincial tourism campaigns.

Following a careful assessment of the impact of the new proposed design on the view, the position of the Board remains the same as that expressed in our original letter on the matter dated November 26, 2019. Once again, we respectfully ask Council not to approve the rezoning application for 66-68 Queen's Road.

Thank you for considering our position in your deliberations.

I would be pleased to discuss our concerns with you further at your convenience.

Yours truly,



Margaret E. Allan
Chair, Board of Directors

Karen Chafe

From: CityClerk
Sent: Tuesday, November 24, 2020 4:47 PM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Application 66-68 Queens Road

Good Afternoon:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Tuesday, November 24, 2020 1:47 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Application 66-68 Queens Road

City Clerk, Mayor and Councillors:

Machiavelli was right that change is dangerous because "he who innovates will have as his enemies all those who are well off under the existing order of things".

For the proposed development at 66-68 Queen's Road, those that who are "well off under the existing order of things" are the residents of Garrison Hill. They have enjoyed the use of the Church's land for decades. To support the status quo they have seized the false narrative that the proposed development will destroy the "Last Naturalized Green Space in Downtown St. John's". Really? The City's "St. John's Urban Forest Management Master Plan" 2006 identified over 50,000 trees on City property, predominantly in the downtown area. The developer is proposing to remove six trees. Not 60 or 600 or 6,000. Six!

Assembling a petition with over 4,000 signatures on the false premise the proposed development site was the "Last Naturalized Green Space in Downtown St. John's" was a great tactic. Just not accurate.

This is a well thought-out development bringing more residents to downtown St. John's and deserves the support of our City.

Sincerely,

[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly

prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: CityClerk
Sent: Wednesday, July 29, 2020 1:58 PM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 68 queens rd.

Good Morning [REDACTED]

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Wednesday, July 29, 2020 10:26 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 68 queens rd.

I do not want to have ANY of the view from the ROOMS looking out through the narrows blocked by the new queens rd. development. If they cannot reduce the height then scrap the project. [REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



THE
BASILICA HERITAGE
FOUNDATION

200 Military Road, St. John's, NL
A1C 2E8 • CANADA
(709) 726-3660 • www.thebasilica.net



10 November 2020

His Worship the Mayor and
Members of St. John's City Council
City Hall
New Gower Street
St. John's, Newfoundland

Your Worship and Councillors,

I write on behalf of the Basilica Heritage Foundation (BHF) to express our concerns over the application of Parish Lane Developments to seek a rezoning in order to construct a large condominium tower on the site of the former Anglican Cathedral Parish Hall and property.

In the terms of reference set by the City, the developer was required to consult with and seek the views of adjacent neighbours before filing their revised LUAR. The City is required to inform neighbours within 150 meters of a proposed zoning change that such a rezoning request has been made. We are among those neighbours. Neither the Basilica Parish, nor the Archdiocese of St. John's, nor the BHF received any notifications about this development from the City. There are at least two Roman Catholic heritage properties within the immediate 150-meter zone. The first is the old Catholic Cemetery (1811-1846) on Long's Hill, next to the land for which rezoning is sought. The second property within the 150-meter zone is the Basilica Cathedral/Episcopal Library/Archbishop's Palace.

We believe that the proposed mixed commercial CCM zoning, with all the commercial activity it implies, in which no buffers are required and in which developers can build right to the boundaries, is inappropriate to be granted immediately adjacent to the Old Roman Catholic Cemetery on Long's Hill, and inappropriate to be located in the middle of the City's Heritage Area 1. The proposed building at Parish Lane is only slated to have 8 visitor parking spaces. This will place unacceptable pressure on the parking spaces surrounding the Basilica Cathedral, which often are at capacity from daily traffic. We also understand that while the developer asked for one zoning, City planning officials have suggested that he apply for a different zoning. But once a zoning change is granted by the City, before a project begins, the developer may then opt to entirely change the proposed design. Instead of a condo tower, the site could see other intrusive commercial developments. Or the developer could sell the property, having been given by the City's rezoning a far more attractive and lucrative property. Neighbours then have no recourse once the zoning is changed. The rezoning that City officials in the planning department have suggested for this development is unprecedented in the heart of the Downtown Heritage District one, and in the heart of the Ecclesiastical National Historic District. It could destroy the view-planes to our structures from elsewhere in the city. It could impair the right of National/Provincial/City Historic Sites and designated structures under city current planning regulations to be surrounded by buildings with sympathetic architectural and roof profiles and complementary massing of structures which do not overwhelm the heritage architecture. Finally, the heritage district standards as stated in the City's regulations are NOT outdated and they must not

be dismissed but rather they must be recognized as the muscle and sinew which protect our heritage district. In our view City Council should not allow new developments or design briefs that do not meet these standards.

We have serious concerns which have remained unaddressed. How will the Parish Lane Development (PLD) impact the heritage landscape and environment and what Parks Canada calls the commemorative integrity of the Basilica Cathedral National Historic Site and its visibility for 360 degrees around the City? How will the PLD impact the commemorative integrity heritage landscape of the Ecclesiastical District? The Basilica is working with the Anglican Cathedral, Gower Street United Church, and the Kirk towards securing federal funding for the restoration of the Ecclesiastical District, and towards its designation as a World Heritage Site. We have had multiple indications that the PLD could impact our ability to obtain World Heritage Designation because this development will put a modern building in the center of a heritage district which does not reflect ANY of the architectural styles or heritage features of the buildings already here.

World heritage sites have been identified by the provincial government as essential to growth in the province's tourism industry. The Basilica is a National Historic Site (NHS) of Canada. In 2019 it had 35,000 visitors in addition to its regular congregations. It is the largest cathedral church in Canada. It is one of the principal heritage attractions in our city and in the province. It contributes mightily to the tourism economy of this city and to our provincial economy. The City of St. John's indeed recognizes "faith tourism" and Destination St. John's in fact has marketed the city's faith resources as a tourism resource. The BHF is required to abide by and restore and maintain the Basilica and its complex according to a Federal-Provincial-Territorial document of heritage guidelines entitled "Standards and Guidelines for the Conservation of Historic Places in Canada". The City's planning officials have had three requests from Parks Canada officials - from Chief Architect David Scarlett at the City's February 2020 training session on *Standards and Guidelines*; from Glenn Keough, Superintendent for National Historic Sites, Eastern Newfoundland; and from Christine Loth-Bown, Vice President of Parks Canada in Ottawa and Canada's representative to the UNESCO World Heritage Inscription Committee - to use *Standards and Guidelines* for reviewing all new development in the national historic district to require adherence to them by all wishing to develop anything within our Ecclesiastical District National Historic Site.

Because the developer has been granted numerous meetings with City officials, we now ask the City to meet with us, the churches to hear our views on appropriate zoning for our district.

Thank you for considering our views.

Sincerely,

J.E. FitzGerald, M.A., Ph.D.
Executive Director
Basilica Heritage Foundation, Inc.
www.thebasilica.net

Karen Chafe

From: CityClerk
Sent: Thursday, November 12, 2020 10:57 AM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Parish Lane Development

Good Morning:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, November 10, 2020 11:20 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Parish Lane Development

Hello. Please do not destroy yet another heritage building. This designation only has meaning if the heritage buildings in our city are maintained. Find a good use for the building!

Regards,

[REDACTED]

Sent from my iPod

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: CityClerk
Sent: Friday, November 20, 2020 10:37 AM
To: [REDACTED] CityClerk
Cc: Mayor; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Fwd: Public meeting/Parish Lane Condo

Good Morning:

Thank you for your feedback which has been referred to the City's Department of Planning, Engineering and Regulatory Services and will be presented to Council, along with all submissions, for consideration prior to reaching a final decision on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Thursday, November 19, 2020 9:42 AM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Mayor <mayor@stjohns.ca>
Subject: (EXT) Fwd: Public meeting/Parish Lane Condo

**Subject: Public
meeting/Parish Lane
Condo**

Madam Chair,

I have read several
times :
-City of St. John's Act
-City Regulations ,which
include Heritage
standards and guide
lines.
-The Envision Municipal
Plan 2019

Every word I have read
complies with
progressive values to
ensure protection of
our unique heritage
resources especially in
Heritage Area 1, and its
core ,the Ecclesiastical
Precinct.

To see all these
legislative, regulatory
and policy
commitments in place,
truly warms my heart.

However some
explanation is now
required from city
officials, especially the
Planning Department, to
explain what is going on
here and why we we
still need a
cumbersome public
hearing to resolve the
current issue.

The current and second
LUAR proposal, in scale
and design for this
nationally designated
Ecclesiastical District is
simply totally
inappropriate for this
designated Ecclesiastic
District , a working
historical district with
roots back to 1699. This
precedent setting
proposal flies in the
face of all the good
Heritage Regulations
we have developed
over decades of soul
searching and
public meetings.
Could we now
contemplate building a
10 story condo tower
on Signal Hill ?
Well why not, ! the
views are more

spectacular there and would garner higher prices!! And of course there's always Government House grounds , lots os space there to build multiple units!

Our Heritage standards and guidelines have always informed new developments so they fit into the streetscape and district where they are constructed.

This condo proposal most definitely does not fit into the ecclesiastical structures and ecclesiastical district that the new construct will sit amongst.

Such a new development should not only be insubordinate to the historic buildings in the District , but its proposed window shapes, styles, modern glass cladding , building scale and roof lines are incongruent with architectural details of our extremely valuable ecclesiastical buildings.

Remember other residents of Heritage Area 1 must comply with these regulations and take great care to respect the details of their renovations when seeking building permits from the Planning Department. Remember too , these carefully principled regulations we have developed and agreed

to as Officials and residents have helped maintain and enhance spectacular streetscapes unlike any other in Canada. And those unique streetscapes bring thousands and thousands of much needed dollars to our Capital city.

We must as citizens aspire to greater vision at all times for the City we all hold dearly to our hearts, no matter what geography our postal codes signify. We can aspire to a World Heritage designation if we cherish and maintain this extra special cultural landscape and not let it languish in the face of inappropriate planning and destruction.

Yours truly,



Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

City of St. John's
10 New Gower Street
P.O.Box 908
St. John's NL
A1C5M2

Dear Sir:

We are writing you as three principal Churches that operate within the St. John's Ecclesiastical District in the Center of St. John's regarding your plans to rezone the land located between Queens Road and Harvey Road to accommodate the Parish Lane Development.

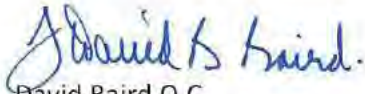
As Churches operating 7 days a week adjacent to this property we are requesting a meeting to discuss that this is the second LUAR associated with the project that has not considered the needs of our Churches. As adjacent landowners we therefore seek a meeting with you to discuss the matter and as Mayor we are confident you will want to correct this omission.

We look forward to hearing from you and we can be contacted at [REDACTED]
[REDACTED]


Thank you



Patrick Griffin
Chair, Gower Street United Church Board of Management



David Baird Q.C.
Chair, St. Andrews Presbyterian Church Board of Management



Dr. John FitzGerald
Executive Director, Basilica Heritage Foundation

cc. Dr. Anne Walsh

The City has one tiny little area of core historic properties..... from Circular Road down.

Tourism is one of the very few sustainable industries in our Province.

People come here because we are part of Canada so

Conferences get rotated

Folks want to say they have been to every Province

People come here for genealogical research or want to see where their ancestors live

People have a particular attraction e.g. icebergs, puffins, whales, open spaces whatever

Row housing and church structures and Government House and Cabot Tower are part of our heritage and give our visitors something to talk about when they return home.

Every time you add a modern building 🏛️ or a tiny weenie skyscraper? Another chunk of our heritage is gone for all time.

Council should consider deferred taxation for not for profits. When they decide to cash in? It should be payback time.



Better suited for silicone valley in California than Prescott. I salute the entrepreneurship however



Karen Chafe

From: CityClerk
Sent: Tuesday, November 24, 2020 4:45 PM
To: Karen Chafe
Subject: FW: (EXT) CSJ SJURRP Amendment, Queens Road

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: Ann-Marie Cashin <acashin@stjohns.ca>
Sent: Tuesday, November 24, 2020 12:20 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: FW: (EXT) CSJ SJURRP Amendment, Queens Road

From: Ken O'Brien <kobrien@stjohns.ca>
Sent: Thursday, November 12, 2020 9:16 AM
To: Corrie Davis <Corrie.Davis@conceptionbaysouth.ca>
Cc: Ann-Marie Cashin <acashin@stjohns.ca>
Subject: Re: (EXT) CSJ SJURRP Amendment, Queens Road

Thanks, Corrie.

Ken

Ken O'Brien, MCIP
Chief Municipal Planner
City of St. John's, NL, Canada
Email kobrien@stjohns.ca

From: Corrie Davis <Corrie.Davis@conceptionbaysouth.ca>
Sent: Thursday, November 12, 2020 8:18:27 AM
To: Ken O'Brien <kobrien@stjohns.ca>
Cc: Kimberley Blanchard <KimberleyBlanchard@gov.nl.ca>
Subject: (EXT) CSJ SJURRP Amendment, Queens Road

Good morning Ken,

The Town of Conception Bay South has no comment nor objection to the proposed SJURRP Amendment to accommodate the City's amendments at Queens Road as there is no proposed policies changes to the SJURRP, and their amendments are site specific re-designations and re-zoning only.

Corrie

Corrie Davis, MCIP
Director of Planning and Development
Town of Conception Bay South

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

From: [CityClerk](#)
To: [REDACTED] [CityClerk](#)
Cc: [Shanna Fitzgerald](#); [Maureen Harvey](#); [Andrea Roberts](#); [Ann-Marie Cashin](#); [Ashley Murray](#); [Dave Wadden](#); [Jason Sinyard](#); [Karen Chafe](#); [Ken O'Brien](#); [Lindsay Lyghtle Brushett](#); [Planning](#)
Subject: RE: (EXT) Parish Lane Development
Date: Tuesday, November 3, 2020 10:49:41 AM

Good Morning:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, November 3, 2020 9:14 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Parish Lane Development

There is far enough traffic in the area without causing more. There will be no parking for these houses. This will significantly change the area for our historic landmark of The Basilica and St. Andrews Church. This area is already congested during the day commute with those going to work, large trucks taking this route for businesses in the area, city buses, taxis, and as well as parents dropping and picking up their children at St. Bon's school. This hill is dangerous and backed up during the day. To bring more traffic and congestion will only cause more confusion.

Sent from my iPhone

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Friday, July 24, 2020 12:22 PM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 68 Queen's Road

Good Afternoon:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application. The Office of the City Clerk redacts all identifying information from all submissions before they are forwarded to the public council agenda as per the Access to Information and Protection of Privacy Act.

An updated public notice will be published once the public consultation process details have been confirmed, anticipated by September 1, 2020. In the interim, you may wish to review the documentation available via the link below including a new land use assessment report on the redesign of the development.

<https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.stjohns.ca%2Fpublic-notice%2Fapplication-68-queens-road-cathedral-parish-hall-property&data=02%7C01%7C%7C5c431f61eed744a080f808d82fe11f1b%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C637311991216494088&sdata=OigKZLIUznltML9J7qAWyUMq%2B1%2F%2BTx3rJ%2BMDq526Mqc%3D&reserved=0>

Karen Chafe
Acting City Clerk
t. 576-8619
c. 687-7316

-----Original Message-----

From: [REDACTED]
Sent: Friday, July 24, 2020 2:04 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 68 Queen's Road

Why bother with this charade of public consultation?

[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

From: [CityClerk](#)
To: [REDACTED] [CityClerk](#)
Cc: [Maureen Harvey](#); [Shanna Fitzgerald](#); [Andrea Roberts](#); [Ann-Marie Cashin](#); [Ashley Murray](#); [Dave Wadden](#); [Jason Sinyard](#); [Karen Chafe](#); [Ken O'Brien](#); [Lindsay Lyghtle Brushett](#); [Planning](#)
Subject: RE: (EXT) 66-68 Queen's Road Development
Date: Tuesday, November 3, 2020 10:50:02 AM

Good Morning:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Tuesday, November 3, 2020 9:51 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 66-68 Queen's Road Development

Good morning,

My name is [REDACTED] and I am a home owner in the neighbourhood of this proposed development. I live at [REDACTED] I would like to express my support for this project. I believe it is the perfect addition to the neighbourhood, it will bring more families to the area and fix a dead zone along Queen's Road. The project takes many things into consideration and the revisions have made the project even better.

This development has my full support and I look forward to welcoming many new neighbours.

Thank you,

[REDACTED]
[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

From: [CityClerk](#)
To: [REDACTED] [CityClerk](#)
Cc: [Maureen Harvey](#); [Shanna Fitzgerald](#); [Andrea Roberts](#); [Ann-Marie Cashin](#); [Ashley Murray](#); [Dave Wadden](#); [Jason Sinyard](#); [Karen Chafe](#); [Ken O'Brien](#); [Lindsay Lyghtle Brushett](#); [Planning](#)
Subject: RE: (EXT) Anglican Parish Hall Concerns
Date: Tuesday, September 8, 2020 10:46:54 AM

Good Morning [REDACTED]

We thank you for your feedback and advise that all submission will be presented to Council for consideration.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

-----Original Message-----

From: [REDACTED]
Sent: Thursday, September 3, 2020 10:55 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Anglican Parish Hall Concerns

Re: Anglican Parish Hall Development

To whom it May Concern,

My concerns with this project plans remains much as they did last year.
The city is regularly allowing projects that disrupts and destroys our tiny heritage area and nature. In this case, the designated heritage and designated Heritage Ecclesiastic district.

The proposed high end condos-apartments are still too high; it requires further lowering than the current amendment. The view of this designated area should not be altered nor should the view of the city be just who can pay the highest Tehran or purchase fee nowadays. This main building section must be lowered further as now it still remains an imposing looming building in a special protected area that many of us appreciate very much and enjoy daily.

Also, more character features representing the designated area it is located in should be included in overall design.

The Arch Entrance plus its lateral framed box section of the front of the Parish Hall must be protected, preserved, included in the structure and remain clearly visible.

The three the town houses must look heritage style and fit culturally.

The valuable, the beautiful and the city enhancing trees which are viewed and enjoyed from 360 degrees near and far must have even more protection and greater numbers maintained than the amendment.
Whether you are on south side hills, signal hill or strolling harvey street, looking up from church hill peering across from my mid section Gower street home or watching an episode of Hudson and Rex, these Trees make the world of difference. Our nature/trees make our city healthy, peaceful, calming and utterly beautiful.

All trees matter and if you look around while walking, driving or hiking from any direction the entire tree-scape we have creates a beautiful city. So to lose these trees, this important green space in this area is a terrible mistake and even more must be done to protect them.

I hope we can enforce the above and much more.

The heritage, the unique and beautiful aspects of this special city including its treasured nature are disappearing bit by bit every year. We must do better. Many Citizens are fatigued with repeating and pleading from one project to the next about the same concerning issues.

Thank you,



Sent from my iPhone

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

From: CityClerk
Sent: Monday, November 23, 2020 1:47 PM
To: [REDACTED], CityClerk
Cc: Andrea Roberts, Ann-Marie Cashin, Ashley Murray, Dave Wadden, Jason Sinyard, Karen Chafe, Ken O'Brien, Lindsay Lyghtle Brushett, Planning
Subject: RE: (EXT) Redevelopment of 66-68 Queen's Road

Good Morning [REDACTED]

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Monday, November 23, 2020 12:33 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Redevelopment of 66-68 Queen's Road

RE: Redevelopment of 66-68 Queen's Road

Dear City Clerk, Councillors and Mayor:

I own a residence at [REDACTED], some [REDACTED] meters from the proposed development and within the historic ecclesiastical district of St. John's.

I have been listening to some of the concerns expressed about the proposed development between Harvey Road and Queen's Road.

I really struggled with the position that removal of the former Parish Hall on Queen's Road will somehow distract from the ecclesiastical district. The existing building is plain ugly and a blight on the streetscape. Replacing the former parish hall with brick-clad residences will significantly improve the streetscape and enhance the whole area for both locals and tourists.

The concept that having additional residences in an ecclesiastical district will "spoil" the ecclesiastical district is preposterous. Place Bonaventure is evidence of the low impact of residential development in an ecclesiastical district.

Our ecclesiastical district is beautiful and the four principle churches are each architecturally special. Improving the streetscape on Queen's Road will make them even more special.

Regards,

[REDACTED]

[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: CityClerk
Sent: Thursday, December 3, 2020 1:23 PM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Parish Lane

Good Afternoon:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Thursday, December 3, 2020 12:28 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Parish Lane

Hello,

I do hope our city leaders put their support behind the Parish Lane condos. The designs are beautiful and the plans are in keeping with the goals and priorities of the City of St. John's.

This area of the City could really use some TLC.

Thanks [REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: Elaine Henley
Sent: Tuesday, December 1, 2020 9:26 AM
To: [REDACTED] CityClerk; CouncilGroup
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) No to Parish Lane

Good Morning:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Monday, November 30, 2020 1:46 PM
To: CityClerk <cityclerk@stjohns.ca>; CouncilGroup <councilgroup@stjohns.ca>
Subject: (EXT) No to Parish Lane

Hello Council and City Clerk,

I have previously written to explain my opposition to the first LUAR presented by the Parish Lane Development. My first letter explains the value of the beautiful greenspace and the many ways that this development violates the 2003 Municipal Plan and the Draft Envision Municipal Plan. I hope that letter will be included in the package to council because very little has changed in this new LUAR. The redesign addressed exactly zero of the major issues, these being: preservation of green space, compatibility within the Ecclesiastical district and preservation of views.

I have been trying to understand why on earth this city would see anything beneficial at all in this development proposal. The only two arguments I have heard are about density and money.

It has been suggested that this proposal is good because it increases the population density downtown, but by the developer's own admission the density of this development is low not high, it is the same as the density of Garrison Hill. By my calculations it is even less dense and I do not think that is a good thing. If we are going to sacrifice a heritage building and valuable green space (which I do not think we should do) it would make much more sense to do this for a *high*-density building. Many small apartments would be a better use of space than these sprawling luxury condos.

I do not think approval of this development will result in an increase in funds to the city. The tax base would only be increased if people from *outside* the city bought these properties. Also, the city also provides tax breaks to commercial building owners who do not have full tenancy. Given the very high vacancy rate of similar condo properties, it is exceptionally likely the city will end up subsidising this very wealthy man's development. I suspect that the city has already spent an enormous amount of funds to help this developer. The cost of permits has been waived and the city has paid for inspectors, planning staff, colour copies of the LUAR for the public, the list goes on.

It has been suggested that the redesign of this development is better because it is farther away from the backyards of Garrison Hill houses. While it is farther away, this difference is irrelevant. It still a giant building and will still block the sunlight in our backyards. It will still flood the area with light at night, which is absolutely unnecessary. It will still destroy a valuable and rare piece of nature. It will entail even more trees be cut down and some which are not even on the developer's property. They are on the Kirk's property and are some of the oldest trees in this area. To build this proposed building a large amount of the hill will have to be removed, likely by blasting. We know there is bedrock below only a couple of feet soil. The damage to trees and surrounding properties, in particular the Kirk, has not been considered.

Time and time again, this developer has shown his disrespect and disregard for the neighbourhood in which this property sits. He has repeatedly begun work without permits, used neighbouring properties without permission, continued noisy site work next to the Sargent's memorial on Memorial Day, and used police to intimidate those who disagree with his plans. You have been told that the Happy City and Heritage NL "held a series of public engagement sessions that helped to inform the revisions." But these sessions were not public. They were invitation-only. Many interested parties were explicitly not included. Nor did these sessions inform the revisions. Those that were there (I was not invited) have told me that they were guided agree on points, not asked to offer their own ideas. At least one of the key "improvements" (the three townhouses on Queens Road) was announced at the design charette. It certainly did not come out of it.

At the end of the online meeting, John Fitzgerald asked if the developer would definitely follow through with the project if the city agreed to the rezoning. The developer's frankly disrespectful answer to this question clearly indicated that he has no commitment to following through. If you as a council, choose to agree to his rezoning requests, this property is quite likely to be resold and you, and all of the interested parties, will have zero control over what is built here.

Please listen to the many concerned residents, church goers and nature lovers who are telling you to deny this rezoning and preserve the open space.

Thank you,

A large black rectangular redaction box covering the signature of the author.

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: CityClerk
Sent: Tuesday, November 24, 2020 4:45 PM
To: Karen Chafe
Subject: FW: (EXT) FW: St. John's Urban Region Regional Plan Amendment 1, 2020
Attachments: 4271_001.pdf

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: Ann-Marie Cashin <acashin@stjohns.ca>
Sent: Tuesday, November 24, 2020 12:20 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: FW: (EXT) FW: St. John's Urban Region Regional Plan Amendment 1, 2020

From: Dianne Stamp <Dianne@townofflatrock.com>
Sent: Wednesday, November 18, 2020 11:29 AM
To: Ann-Marie Cashin <acashin@stjohns.ca>
Subject: (EXT) FW: St. John's Urban Region Regional Plan Amendment 1, 2020

The Town Council of Flatrock has no issue with the proposed Amendment 1, 2020 attached.
St. John's Urban Region Regional Plan Amendment 1, 2020 to rezone land at 66-68 Queen's Road.

Dianne Stamp
Town Clerk
Town of Flatrock
Phone 437-6312
Fax 437-6311
Email: info@townofflatrock.com

This Email is intended only for the person to which it is addressed and may contain confidential and/or privileged information. Any use of this information by persons other than the intended recipient is prohibited. If you receive this email in error, please contact the sender and delete the email and all copies immediately. (Electronic or otherwise)

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s)

addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

From: CityClerk
Sent: Wednesday, November 25, 2020 3:59 PM
To: [REDACTED] CityClerk
Cc: Andrea Roberts, Ann-Marie Cashin, Ashley Murray, Dave Wadden, Jason Sinyard, Karen Chafe, Ken O'Brien, Lindsay Lyghtle Brushett, Planning
Subject: RE: (EXT) 66-68 Queens Road

Good Afternoon:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, November 25, 2020 2:25 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 66-68 Queens Road

To the Mayor and councillors

As owners of the residence at [REDACTED] we believe the proposed development at 66-68 Queens Road will greatly enhance the neighbourhood. We therefore strongly support this proposal especially in light of the changes made to the original proposal.

Regards
[REDACTED]

Sent from my iPad

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: CityClerk
Sent: Wednesday, November 25, 2020 3:58 PM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 66 -68 Queens Rd Rezoning

Good Afternoon:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Wednesday, November 25, 2020 1:51 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 66 -68 Queens Rd Rezoning

City Clerk, Mayor and Councillors:

I have been a resident of St. John's all my life and I wish to support the rezoning application for 66-68 Queen's Road. It's no secret that our city center needs an infusion of investment and economic activity. I have followed this proposal and attended both public meetings. I feel this project has been reviewed and changed to meet all valid concerns I have heard. I urge you to please support the conversion of this old abandoned building site into something our residents can actually be proud of!

Best,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

19 Craigmillar Avenue
St John's, NL. A1E1Z9

15 November, 2020

City Clerk,
St. John's, NL.

Sir/Madam:

PARISH LANE PROPOSED DEVELOPMENT

I write as Chair of the Heritage and Archives Committee at Gower Street United Church.

The Committee is very much concerned about the proposed Parish Lane development, on several grounds.

First, the main access to the very large building (over 100 feet tall) will be from Queen's Road – there is no effective access from Harvey Road. Gower Street Church has already lost a substantial amount of parking due to the changes on Church Hill, and the development will only exacerbate an already very difficult situation. It will bring with it a high volume of traffic and parked cars.

Second, the Committee believes that the main building is out of character with the neighbourhood, and should be redesigned. There must be an attempt to use heritage materials and to follow heritage policies. We do not suggest that the architect should slavishly follow period designs, but should be accomplished enough (given the area) to reinterpret them for the 21st century. This is not now the case.

Third, we think that the main building is far too large and should be scaled down to a reasonable size, with fewer storeys. For this reason we oppose the CCM zoning that has been apparently suggested by the City and apparently adopted by the developer. The Committee suggests – as does the Kirk – that only a lower density development than that proposed should be allowed. The Committee also questions the intention to add a number of shops: nothing commercial should be allowed.

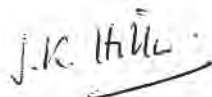
Fourth, we would remind Council that the development will (if approved) take place within a national historic district, thereby setting a most unfortunate precedent. The Ecclesiastical District was designated by the City in 2005 and by Parks Canada in 2008. This is a very important, indeed unique

heritage area, which certainly needs to be smartened up, but we very much doubt that it deserves this highly intrusive development. From an economic perspective, this sort of inauthentic structure in the heart of the Ecclesiastical District will devalue the tourism product of the entire downtown area.

Overall, the Committee is disappointed by the lack of genuine consultation with the churches in the Ecclesiastical District, and their reactions, which is the main reason for the heritage area. They have operations all week and are directly affected by this proposal. We are not opposed to all development, but it needs to be careful, use heritage materials and standards, and be in character. We suggest that the current proposal does few of these things.

Once this condo block is built, the neighbourhood, and the Ecclesiastical District, will be completely changed.

A letter from Gower Street Church will follow.

A handwritten signature in dark ink, appearing to read "J.K. Hiller". The signature is written in a cursive style with a horizontal line underneath the name.

James Hiller
Chair, Gower Street United Church Heritage and Archives Committee

November 18th, 2020

Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillors Burton, Collins, Froude, Hanlon, Hickman, Skinner, Korab, Lane, and Stapleton
City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2

Re: Parish Lane Residences, 66-68 Queen's Road

Dear Mayor Breen, Deputy Mayor O'Leary, and Councillors Burton, Collins, Froude, Hanlon, Hickman, Skinner, Korab, Lane, and Stapleton:

We are writing regarding the proposed rezoning of 66-68 Queen's Road and the updated LUAR provided by the proponent which differs substantially from the proposal that was the subject of our letter of November 27th, 2019.

The Newfoundland and Labrador Historic Trust is pleased to note that all of our earlier concerns have been addressed to one degree or another by the most recent submission. Notably the original masonry elements are now proposed to be incorporated as functional elements of a structure on Queen's Road, the Queen's Road development will occur in Phase 2 rather than Phase 3 thereby reducing a number of risks, the ground floor on Queen's Road is no longer the blank exterior of a parking structure but the façades of several townhouses, resident surface parking has been eliminated, and the height of the tower on Harvey Road has been modestly reduced. We are also encouraged by the proposals to deconstruct rather than demolish the existing building and to institute site limits preventing additional height which would normally be possible following approval.

Despite these successes we maintain the following concerns going forward:

- The proposal for the original building elements has improved significantly but the risk remains that materials will not be reincorporated. The Trust requests that the City use the means at its disposal to ensure this element of the proposal is carried out.
- While surface parking has been reduced it appears that the total paved area has expanded owing to a number of access points to underground parking. We urge the developer and City to work to reduce this paving as much as possible.
- Materials specified for the townhouses on Queen's Road include red brick and "composite rainscreen." It is unclear if the latter refers to a masonry-style cladding or other materials and we would like to be sure it is compatible with the masonry of the development and the broader district.

The Newfoundland and Labrador Historic Trust is dedicated to the preservation of the province's buildings and landscapes and their importance to communities.

While we would have preferred further height adjustment we are satisfied that the developer has engaged in good faith with our and others' concerns. The model of engagement described in the LUAR and its appendices, completed in this case in partnership with local non-profits, may provide a useful template for future contentious developments and we encourage council to review it.

Sincerely,

Board of Directors
Newfoundland and Labrador Historic Trust

The Newfoundland and Labrador Historic Trust is dedicated to the preservation of the province's buildings and landscapes and their importance to communities.

PO Box 2403, St. John's, Newfoundland and Labrador, Canada, A1C 6E7
coordinator@historictrust.ca
www.historictrust.ca

TO: City Clerk

FROM: [REDACTED]

Re: November 17, 2020 Virtual Public Meeting on 66-68 Parish Lane Proposal

I am writing as I did for the November 2019 public meeting to express my concerns regarding the Parish Lane Development. In truth although the developer has attempted to address some the matters raised at the first public meeting and in the subsequent design charrette, the issues I raised in my first letter remain. Indeed to address some the concerns they have made matters worse in other ways. In addition, given the major issues currently facing Canada and the world or have come into clearer focus in the past year, many things related to this proposal have acquired new urgency.

I have attached my first letter as Appendix A rather than reiterating detail of points I made at that time. However, I have references them in the topic lines below, so should the reader want more detail it will be easy to find. I have added new information in this topic, and I have also added more current topics in this letter.

I do not support this development because

- It does not contribute to the type of housing stock that the citizens of St John's, particularly those of us who live in the older sections of the City, need;
- it could negatively impact tourism and related industries;
- It has the potential to impact negatively on the National Ecclesiastical Heritage District;
- it could have negative impacts on the neighbourhood dynamic ; and
- there are uncertainties about the impact of the necessary change to the SJURRP

Details on these points are covered in the remainder of this letter.

1. Housing/Condos in St John's (See Appendix A Topic #1 /pp.2&3 for detail)

There was an overabundance of condos some of which changed to apartments (e.g. MIX) due to lack of sales in 2019. The status remains the same except a) many of the Star of the Sea Condo have also been converted to apartments with all the disruption of continual turn over has on the residents of Dicks Square neighbourhood(see letter in In the background package on the Nov 2019 Meeting), the Churchill Square Development is underway; c). Chapel Hill Condos now seem to be advertised regularly on Air B & B. What is not needed, particularly in the mid-downtown, is more highly priced condos (which may or may not be rented in the long run). What we do need is more "affordable housing", places for students to live at a reasonable cost, and modest housing for people who need entry level homes.

Why is the City considering rezoning a sensitive area to permit development in an area that is already oversubscribed with the proposed type of housing stock?

2. Tourism (See App A Topic #2 pp. 3 for more detail)

Newfoundland has three major industries in serious difficulty due to the pandemic: 1) Oil will likely never go back to what it was; 2) The fishery perhaps not as critical to St. John's as the other two; and, 3) Tourism with all the related businesses that support and benefit from it.

Tourism will be a significant economic driver in the post-pandemic world. Cultural tourism is a large segment of the market here. Travellers are drawn to the churches of St. John's. They take advantage of guided tours, gift shops, tea rooms, plays and concerts that occur in the churches and parish halls. The revenue from these activities helps maintain the historic buildings and support parish programs. At the same time, the spillover effects support many jobs in the City.

Religious tourism is a growing area. Research suggests the market is more resilient to recessions and is more open to repeat business than secular leisure travel. The global faith-based travel sector is worth \$18 billion and includes 300 million travellers a year. The majority of these people are well educated and with comfortable incomes. The Ecclesiastical District (See below.) could be an even larger attraction for religious tourists. Many European religious sites are overcrowded. St. John's is well positioned to capture a portion of this market.

This one development will not ruin the town for tourists but every inappropriate modern development (and others are planned, a large vacant piece of land awaits development on the other side of the Kirk) takes away from the unique character of the historic downtown. Tourists come for an "authentic" experience. Would a development of this sort be allowed in Old Quebec City or in Louisbourg? Tourism is one of our few non-resource based, low carbon industries. It has the ability to drive and support other service-based sectors.

3. National Ecclesiastical Heritage District. (See App. A Topic #3 pp. 3&4 – for more detail)

This designation was awarded because this cultural landscape represents the breadth of involvement of the Anglican, Roman Catholic, Methodist/United and Presbyterian denominations in the establishment and evolution of the spiritual, philanthropic, charitable and educational institutions of St. John's and Newfoundland during the 19th and 20th centuries. Further, the designation noted that it is important architecturally as its ecclesiastical buildings and spaces are in unusual proximity to one another and located on an outstanding and unique site on a steep hill overlooking St. John's Harbour, where many of them serve as visual landmarks both from the harbour and within the downtown.

While the proposed design of Phase 3 of Parish Lane is, in and of itself fine, I do not know how an annex to a set of fishing rooms (as it was described early in this process by the developer, has anything to do with this historic precinct).

If development was going to be approved for that site it would be better if it reflected the historical purpose of the site which was a educational building where younger people including young adults could learn a skill/trade and improve the employment opportunities. While I appreciate that the developer would not be thinking to change his plans to create a building that was more modest, it would be better by far to use this space to work with the groups like Habitat for Humanity, Choices for Youth to create housing stock that is much needed in the City.

3a. Municipal Heritage Area (See App A Topic 3A pp.4&5 for details)

This ecclesiastical district is arguably the core of the City's Heritage Area 1.

The 2019 draft of the Envision St. John's Municipal Plan, pp. 2-10, states:

The city's Heritage Area (including the Ecclesiastical Precinct set out by the Historic Sites and Monuments Board) will continue to be protected under the new St. John's Heritage Bylaw. Residential districts in the downtown will be preserved to retain the blocks of row housing, streetscapes, laneways and public spaces that are unique to the city. Urban Design Guidelines will be prepared for commercial areas in the downtown, addressing such things as site specific parameters for height, bulk and form of buildings, as well as exterior design elements (emphasis added).

The Condo tower as described in LUAR 1 was out of scale with even the largest buildings in Heritage Area 1. Since the two bigger buildings of the first LUAR have been combined into one to accommodate 36 condos, although the total FAR, Mass, lot coverage, etc., of the development has not increased, that single building is now even more disproportional to the area than was the earlier design. The view from Queen's Rd to the top will be a minimum of a 12 storey development. It is truly out of scale.

The built heritage of the Heritage Area contributes to the enjoyment of residents, and many citizens—one house, one commercial building; one street at a time—rescued the City from the sorry state it was in in the early 1970s. The City owes the citizens its continued protection, including protection of the core of the Heritage Areas.

4. Condos vs Apartments and possible changes to Zones

Let me commend Ken O'Brien and the other City Staff (and in fairness the developer for agreeing to same) for describing the parameters of the site specific apartment zone being suggested to constrain the Phase 3 building. That said that there are now 4 house condos on Queen's, so we have an even larger Phase 3 building than that originally described, looming over the Kirk and the neighbourhood. Unfortunately this is not an improvement to the overall site despite people's best effort. It does not fit within the vision outline by the current Municipal Plan nor the Envision Plan. It has nothing to do the other housing stock in the neighbourhood, even with the largest structures in it. It will be more massive and taller than the churches-- the biggest buildings in the area for some several centuries.

The July 2, 2020 LUAR tells us on p. 9, that while 4 houses and 36 luxury condos are being proposed; the site could accommodate 96 - 500sq foot apartments. The proponent was requesting CCM as a zone and the City might consider an Apartment (A 3?) zone. I appreciate that the developer has indicated that Phase 3 is dependent upon demand, which I read as confirmation to purchase by condo owners. So if he does not secure this, then what? 96 apartments with all the infrastructure /traffic/ servicing issues related to that? Sale of the land to another person with a far less elegant design for putting 96 apartments on that site?

Further as we all know from use of text amendments, most recently from the Park Hotel decisions, zones get "tweaked" to fit construction and financial needs of the developer once an initial zone for plan of development is secured. Can, or more importantly will, the City really required that the Developer adhere to the original zonal requirements? History does not provide assurances here.

4a. SJURRP - St. John's Urban Region Regional Plan.

I have been trying to locate this Plan on both the Provincial Government and City Web sites to no avail. Nor have I been able to find the definition of "Urban Development". The Background materials tell us that the land behind the Cathedral Parish Hall is "Public Open Space". So with absolutely no supporting data I must say I do not like the sound "Urban Development" and the doors that might open. I appreciate that the request from the City to the Provincial Government refers only to the Queen's Rd site but the Provincial Government must consult with 14 communities on this matter. This is not heartening vis a vis potential longer term impact.

5. Neighbourhood Dynamics: Wage Gap and Over-Gentrification.

If this development does go ahead as proposed, how will it impact the evolving dynamics of the neighbourhood? The neighbourhood citizens along with the City, and not-for-profit agencies have been working on enhancing the neighbourhood by working with all of its citizens. Some 30 years ago I moved into [REDACTED] I have been broken into on 5 occasions the most recent about 2 years ago; approximately 5 years ago a "middle class" drug crowd moved into the house next door and it took months for the police to come and help get them evicted, a fire in the front porch, lit to produce crystal meth I am told, was the enabler for the eviction notice; and in summer 2019 I was awoken one Saturday morning by a constable of the Major Crimes Unit because my next door neighbour had found a sawed off shot gun in her flower bed. Inspection showed that my fence was broken on both sides as perpetrators passed through, and a jacket with bullets in the pocket was found the neighbour's garden next door. In none of these incidences have we been advised of people being found much less charged or convicted. I cannot tell you what we have picked up off the street, common spaces and lanes during our semi-annual neighbourhood clean-ups. I can assure that a few "needles" is the least of it. It is a long and complex journey to find a comfortable mix between gentrification and honoring the existing citizens and practices to make a downtown "mixed neighbourhood". However I do wonder if the purchasers of "luxury condos" are going to get out there and pick up the needles in the neighbourhood during clean-up weeks? We already have the Battery (which has its own planning guidelines) complaining about over-gentrification. Will this this condo which is an "in-your-face" announcement of the very wide Canadian wage gap be a source of discord in a neighbourhood trying to move forward together. How long will it be before the site becomes, in essence our first "gated" community?

In my estimation what is needed in our neighbourhoods is affordable / modest housing: not a tower of luxury condos; not 96 apartments pushed into a tower like setting.

Conclusion

If the only tool the City has in its arsenal is to change the Zone then I highly recommend that it does not do so at this time. There are too many social, cultural and economic issues at play here, particularly at the unsettled time to proceed. If the City is determined to proceed then make this development a discretionary or non-conforming use in the current zone (a technique used) which will provide an opportunity to revisit this decision should this development not go ahead for any reason.

Thank you for your consideration. [REDACTED]

APPENDIX A

Submission Regarding 2nd LUAR On Parish Lane Development

Virtual Public Meeting Date November 17, 2020

To: City Clerk

From: [REDACTED]

Re: Proposed Condo Development for 66-68 Queen's Rd

I am writing to express a number of concerns I have related to the development on Queen's Rd itself and its potential impact on other industries and opportunities that could be beneficial to the City's citizens. I am opposed to the rezoning due to the following reasons:

1. It does not contribute to the type of housing stock that the citizens of St John's, particularly those of us who live in the older sections of the City, need;
2. It could negatively impact tourism and related industries.
3. It has the potential to impact negatively on the Ecclesiastical Heritage District itself, its national designation, and possibility to apply for other advantageous designations, e.g., UNESCO world heritage site status.

The following sections provide the details of my concerns.

1. Housing/Condos in St John's

Reports have shown that the City has seen a significantly decreased interest in condo ownership over the past decade particularly in the luxury market, attributed in part to the decrease in the price of oil, which shows no indication of increasing anytime soon (see web-page reference following signature). My own recent cursory review of the more obvious real estate web-sites showed that as of November 16th there were some 200 condos for sale in the City. Many of these have been on the websites for more than 6 months. There are 17 condos ranging from \$400,000-\$795,000 for sale at 181 Hamilton Ave alone. The "Star of the Sea" condos on Henry St do not appear to be on the market as yet but will add to the glut. The MIX development, originally planned as condos, was converted to apartment development (2014) due to the lack of interest in condos. The rent for these very small units (500 – 800 sq. ft.) seems to range from about \$1500 - \$2500. And there are other recent approvals (e.g., Churchill Square's 6 storey development) yet to hit the market. There appears to be an overabundance of condos. The prices for rent or purchase of them seem to be out of the range of people beginning their working career or workers in the middle income brackets.

One has to wonder why any investor would want to enter into this over-supplied market. Perhaps the Vancouver syndrome where condos are built as investments not as home and sit empty while ordinary citizens have no viable places to live? Since there does not appear to be a demand or need for these high-end units, and recent information indicates that these would be at the very top of the local market. I would suggest that there be no rush to rezone the area but rather that some consideration be given to what could be accomplished within the current categories to actually supply the St John's need.

The City could not likely question the rationale that a developer would have for entering an oversupplied and flat market. However, it should, I would argue, consider in its decision the housing stock that is required in the City and particularly the needs of the citizens living in that neighbourhood. We hear frequently that there is a considerable need for affordable and/or modest entry-level housing. Could Council not work with the various churches/ parishes in the district to develop some affordable

residences with perhaps offices for social justice groups to address needs? Some of this could likely be achieved within the current zonal designation. The City has programs to encourage this type of activity, as does the Federal Government. Perhaps the Anglican Church could be an active participant in addressing the needs of some of its more vulnerable parishioners.

The open space zone could continue to be “wild” space with perhaps some creative use of the wooded area to reflect the district’s heritage. Not a structured environment such as Bannerman Park but a hidden treasure in the middle of the city. There are many little spaces and commons behind houses in the old city known largely to the bordering homes and to those of us who walk dogs in sun and rain and snow. They have their value for those who live in the neighbourhood, particularly children who now live in an overly structured and mechanised world.

2 Tourism

Every resident in the older part of the city takes a deep breath towards the end of every June, as we know that we will soon be inundated with tourists, including many international visitors who arrive on the cruise ships; they come huffing and puffing up Garrison Hill, taking a sitting break on the steps before they make the last push to the Basilica. They are engaged, lost souls, bewildered by our intersections and “intriguing” street orientations. We do what we can to help. They come to see historic church buildings set amidst rows of colourful clapboarded houses that wind their way around the harbour — all a walkable distance from downtown shops, lively bars and world class restaurants. This is what tourists from all over the world come here to experience. It’s what the municipal and the provincial tourism departments promote.

Cultural tourism is a large segment of the market here. These travellers are drawn to the Churches of St. John’s. They take advantage of guided tours, gift shops, tea rooms, plays and concerts that occur in the churches and parish halls. The revenue from these activities helps maintain the historic buildings and support parish programs. At the same time, the spillover effects support many jobs in the City.

Religious tourism is a growing area. Research suggests the market is more resilient to recessions and is more open to repeat business than secular leisure travel. The global faith-based travel sector is worth \$18 billion and includes 300 million travellers a year. The majority of these people are well educated and with comfortable incomes.

The Ecclesiastical District could be an even larger attraction for religious tourists. Many European religious sites are overcrowded. St. John’s is well positioned to capture some portion of this market.

This one development will not ruin the town for tourists but every inappropriate modern development—and others are planned—takes away from the unique character of the historic downtown. Tourism is one of our few non-resource based, low carbon industries. Unlike some of the others, it has the ability to drive and support other service-based sectors.

3. National Ecclesiastical Heritage District.

While St John’s citizens are accustomed see the structural beauty of the churches and the ecclesiastical district as they go about their everyday lives, this district is unique in Canada. Therefore in 2008, following much work by local citizens and groups, it was designated a national historic site. The

designation was awarded because this cultural landscape represents the breadth of involvement of the Anglican, Roman Catholic, Methodist/United and Presbyterian denominations in the establishment and evolution of the spiritual, philanthropic, charitable and educational institutions of St. John's and Newfoundland during the 19th and 20th centuries. Further, the designation noted that it is important architecturally as its ecclesiastical buildings and spaces are in unusual proximity to one another and located on an outstanding and unique site on a steep hill overlooking St. John's Harbour, where many of them serve as visual landmarks both from the harbour and within the downtown.

This designation has many benefits. The exposure that comes with the designation can help in attracting tourists (see 2 above). It helps to protect and preserve various aspects of our history. And it comes with the quite tangible benefit of enabling matching funding from federal programmes to pay for the necessary restoration of buildings. The Anglican Cathedral is currently conducting repairs to the exterior wall on the Cathedral St side under one such grant. Other Churches could take advantage of this programme as well. The designation comes with expectations including protection of the built heritage, as well as complementary new development. These districts must portray a "sense of history" where intrusive elements are minimal, and the district's historic character must predominate and set it apart from the area that immediately surrounds it.

One wonders how the 10 storey tower component of this development, which would introduce contemporary high rise design into the heart of the St. John's Ecclesiastical District National Historic Site, would impact this nationally recognised site. It isolates one of the designated historic buildings, separating it from the other structures. Thus it effectively divides the district. The tower is not compatible in style, scale, height nor architectural detail with the church buildings, commercial premises or heritage homes that give this area its distinctive character. Approval of this development could set a precedent for other requests for other similar buildings and this type, height and form could cascade across the precinct, further compromising its integrity. While not directly related to this proposal, the City has just recently almost completely isolated Gower St United Church making it almost inaccessible. Actions like these erode the heritage integrity of the district. Ultimately they could lead to loss of the national designation, and will seriously reduce future opportunity for this district to be considered for other designations such as UNESCO world heritage status. I feel the City will rue the day that it allows this and any similar development to negatively impact the esthetic and economic benefits this district brings to the City.

3a. Municipal Heritage Area

This ecclesiastical district is arguably the core of the City's Heritage Area 1.

The current City of St. John's *Municipal Plan. 2003*, pp. 37-38, states:

The built heritage of fine old buildings and streetscapes in St. John's contributes to the enjoyment of its residents and visitors. As the city develops, heritage buildings should retain their original features, although their use can and must evolve over time. Heritage areas also need to accommodate appropriate new buildings and redevelopment. . . . The City shall ensure that renovations and new development are compatible with adjoining buildings in terms of style, scale, height, and architectural detail (emphasis added).

The 2019 draft of the Envision St. John's Municipal Plan, pp. 2-10, states:

The city's Heritage Area (including the Ecclesiastical Precinct set out by the Historic Sites and Monuments Board) will continue to be protected under the new St. John's Heritage Bylaw. Residential districts in the downtown will be preserved to retain the blocks of row housing, streetscapes, laneways and public spaces that are unique to the city. Urban Design Guidelines will be prepared for commercial areas in the downtown, addressing such things as site specific parameters for height, bulk and form of buildings, as well as exterior design elements (emphasis added).

While the 2019 wording does not appear to provide as much protection as the existing plan, one hopes that as the specific guidelines are prepared, they will reflect the intent of the 2003 wording. The built heritage does contribute to the enjoyment of residents, and many citizens—one house, one commercial building; one street at a time—rescued the City from the sorry state it was in in the early 1970s. The City owes the citizens its continued protection, including protection of the core of the Heritage Area.

Conclusion:

It is my understanding that once an area/site is rezoned, the City can have little impact on the design of buildings as long as they comply with the regulations for that zone. If, for instance, the current developer finds that this design is too expensive, a completely different design could go ahead without further consultation. Similarly, if this developer decides not to proceed, a new developer could propose a square block filling most of the site and reaching 3 or 4 stories above Harvey Rd, and Council would have few tools to stop it.

I would encourage Council not to approve the rezoning that would facilitate this development and any other that might in the future be proposed for this site for the reasons discussed above. Rather, Council should work creatively with other players in the district and surrounding neighbourhoods to develop a forward-looking vision for the area.

If rezoning is the only card that Council has to play, I implore you to play it wisely on behalf of all the citizens of the City, not just its elites.

Thank- you for your kind consideration of my concerns.



References:

<https://www.cbc.ca/news/canada/newfoundland-labrador/condo-market-oil-industry-1.3403810> 2016

<https://www.cbc.ca/news/canada/newfoundland-labrador/st-john-s-condos-executive-homes-rent-real-estate-1.3392123> 2016

<https://www.cbc.ca/news/canada/newfoundland-labrador/duckworth-street-condo-development-shifting-to-rentals-1.3188152> Aug 2015 MIX

<https://www.cbc.ca/news/canada/newfoundland-labrador/condo-market-rapidly-cooling-off-in-st-john-s-area-1.2568741> 2014

<https://www.cbc.ca/news/canada/newfoundland-labrador/sluggish-housing-market-nl-1.5249403> 2019

Karen Chafe

From: Elaine Henley
Sent: Monday, June 29, 2020 8:15 AM
To: [REDACTED] CouncilGroup
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Parish Lane Development

Good Morning [REDACTED]

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this matter.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Friday, June 26, 2020 4:09 PM
To: CouncilGroup <councilgroup@stjohns.ca>
Subject: (EXT) Parish Lane Development

Good day Council Members.

Regarding the proposed Parish Lane development, since I am unable to attend the next round of public consultations, could you please include my input here, as you consider approval of the project.

As a resident from outside the downtown, please consider that St. John's development affects all residents and not just those who reside in the downtown. I desire to have selective view planes and green belts preserved too. However, in this instance, we need to appreciate that we can't afford to keep turning away developers and the tax revenues derived from their projects, just to appease those who have a myopic viewpoint, yet are in the minority in relation to the greater population of the city.

When I view the Skyscrapers of other confident, iconic coastal North American cities, such as Boston, San Francisco, Vancouver, Montreal and even Halifax, I resent it when sound, attractive and very accommodating development proposals are defeated, simply because of those few who cannot move past the quaint, old village model vision of our downtown. It's simply holding back progress and badly-needed tax revenue that could be used to fund capital works and other projects and equipment throughout our city.

In my opinion, the developer already has done a great deal to acquiesce to the needs of those in opposition to the project. While I oppose the current, gloomy appearance of the brick facade, which may continually remind us of the perennial mistake made by council's approval of the original Atlantic Place structure, I do think that the latest changes to

Parish Lane are positive and this is mostly an attractive development which I can, and do, support. If the original arches design can be incorporated as well as a more attractive, lighter-coloured facade, similar to The Rooms, then that support would be unwavering.

I look forward to council making the right decision for the city's development and marketing progress, whether for business or esthetics. Tomorrow's heritage is today's design.

Thank you for your consideration.



Get [Outlook for Android](#)

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



email: office@lbmcoc.ca
website: www.lbmcoc.ca

November 25, 2020

Anne-Marie Cashin, MCIP
Planner III-Urban design and Heritage
Department of Planning , Engineering & Regulatory Services
City of St. John's
P.O. Box 908,
St. John's NL
A1C 5M2

Via email: acashin@stjohns.ca ;

Dear Ms. Cashin::

St. John's Urban Region Regional Plan Amendment No 1, 2020

The Town Council of Logy Bay-Middle Cove-Outer Cove reviewed the above noted amendment at its meeting of November 23, 2020. The Council has no objections to Regional Plan Amendment No. 1., 2020

Yours very truly,

Stephen B. Jewczyk, FCIP
Town Planner

Copy: Kim Blanchard, Department of Environment, Climate Change and Municipalities
Janine Walsh, P. Tech., Town Clerk/Manager
Karen Stacey, Administrative Assistant

Karen Chafe

From: CityClerk
Sent: Friday, November 20, 2020 10:40 AM
To: [REDACTED] CityClerk; Mayor; Sheilagh O'Leary; Maggie Burton; Sandy Hickman; Shawn Skinner; Deanne Stapleton; Ian Froude; Wally Collins; Dave Lane; Debbie Hanlon
Cc: Ken O'Brien; Ann-Marie Cashin; Andrea Roberts; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Submission for the proposed Parish Lane Development

Good Morning:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Friday, November 20, 2020 8:25 AM
To: CityClerk <cityclerk@stjohns.ca>; Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>; Sandy Hickman <shickman@stjohns.ca>; Shawn Skinner <sskinner@stjohns.ca>; Deanne Stapleton <dstapleton@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; Wally Collins <wcollins@stjohns.ca>; Dave Lane <dlane@stjohns.ca>; Debbie Hanlon <dhanlon@stjohns.ca>
Cc: Ken O'Brien <kobrien@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>
Subject: (EXT) Submission for the proposed Parish Lane Development

November 18th, 2020

Mayor Breen and Councillors
City of St. John's
10 New Gower Street
P.O Box 908
St. John's NL A1C 5M2

Dear Mayor Breen:

I fear that due to the City's interest in wanting to accommodate the proposed 10 story condo building, associated with the Parish Lane Development, you are creating a "Site Specific Harvey Road Development Zone" that does not have real usable frontage on Harvey Road. More troubling is the fact by doing this you are allowing a development to occur in your Heritage Area 1 Zone that is out of scale and design to its Queens Road neighbours.

The Northern portion of the proposed development has a "pedestrian entrance only" on Harvey Road and while splitting

zones for properties on Kenmount Road or in the Goulds, where 2 real frontages can exist, the Northern entrance of this development is not real frontage.

This development's real frontage is where it's civic address is located which is stated as Queens Road and it here where condo owners will enter and exit the building. Queens Road is also where deliveries will be made and where garbage and recyclables will be collected directly in front of the entrances to Gower Street Church and St. Andrew's. It is also off of Queens Road where 8 parking spaces for visitors for the development will be located.

I would also like to point out historically Holloway school had two pedestrian entrance ramps off of LeMarchant road but it's zoning was related to its civic address and frontage on Long's Hill.

The Kirk property also had a pedestrian entrance off of Lemarchant Road but for 180 years it's frontage, zoning and civic address has been related to Queens Road and the proposed condo will now sit laterally and directly adjacent to the Kirk and its Hall.

The LUAR says the civic address for the development is Queens Road and even the advertisement for your public consultation says the development is for Queens Road.

To say that this is a "Harvey Road Development" is not correct and it is being done to allow a 10 storey development on the site, and a precedent setting development, in the Heritage Area 1 District of our historic downtown.

This Harvey Road zone should not be allowed, based on a "pedestrian only" entrance as this is not real usable frontage.

The zone for this entire development including phase 3 should therefore be part of a zone associated with Queens Road and its historic streetscape.

Thank you for your consideration of this matter.

[REDACTED]

.

Sent from my iPad

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

From: CityClerk
Sent: Wednesday, November 4, 2020 4:02 PM
To: [REDACTED] CityClerk
Cc: Maureen Harvey, Shanna Fitzgerald, Andrea Roberts, Ann-Marie Cashin, Ashley Murray, Dave Wadden, Jason Sinyard, Karen Chafe, Ken O'Brien, Lindsay Lyghtle Brushett, Planning
Subject: RE: (EXT) Parish Lane Development and Bike Master Plan

Good Afternoon:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Wednesday, November 4, 2020 2:00 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Parish Lane Development and Bike Master Plan


PARISH Lane [68 Queens RD](#)

As a resident of St. John's, my comments regarding the proposed development of Queens Rd; I agree with the proposal of the low rise townhouses on Queens Rd., However, I strongly oppose the multi unit high rise. This area of downtown is not conducive for a this type high concentration of traffic.

Also of concern is the
Bike Master Plan;

1. Issues are environmental.
2. potential law suits related to dangerous ice conditions (asphalt is much more prone to develop slippery surface than gravel.
3. future maintenance costs.
4. increase risk of pedestrian/bike accidents.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Sent from my iPad

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



November 15, 2020

Elaine Henley
City Clerk
City of St. John's
PO Box 908
St. John's NL A1C 5M2
cityclerk@stjohns.ca

Dear City Council Members:

RE: Re-Designation Application for 66 - 68 Queen's Road - Cathedral Parish Hall

We are writing regarding the proposed St. John's Urban Region Regional Plan Amendment No. 1, 2020 to re-designate land at 66-68 Queen's Road from Public Open Space to Urban Development.

As longtime residents of downtown St. John's, and owners of [REDACTED] we are very interested in opportunities for St. John's to become a more vibrant and walkable city. However, we are of the opinion that giving up public open space in the downtown core to development would be shortsighted and contrary to Council's stated goals. In destroying the last natural green space in the downtown, the city would lose the opportunity for this forest to be enjoyed by future generations. We sincerely hope that this is not the decision of Council.

Our concerns can be broken down into two categories:

- Preservation of Green Space for Future Generations; and
- Preservation of the architectural scale of the neighbourhood.

1. Preservation of Green Space for Future Generations

We applaud Council for taking a strong stand to preserve the City's natural environment and combat climate change, through the Climate Mitigation and Adaptation Declaration, and the 2019 - 2029 Strategic Plan. We see this Regional Plan Amendment application as an opportunity for Council to translate these policy goals into positive action. In our opinion, the proposal to rezone the Open Space directly contradicts Council's previously stated strategic priorities. On November 4th, City Council unanimously voted to declare a climate emergency, "for the purpose of deepening our commitment to protecting our community, economy, natural assets, and ecosystems from changes in climate" (s. 4). This declaration is consistent with the 2019 - 2029 Strategic Plan's goal of creating "A city that is sustainable today and for future generations; economically, environmentally and financially" (s. 9), including preserving and enhancing "the natural and built environment where we live" (p. 10). We also note the Envision Draft Municipal Plan (February 2019) goal of improving the urban forests "for their ecological, aesthetic and economic value" (p. 3-1, 3-2), and the Municipal Plan 2003 goal of protecting the natural environment, in particular open spaces (p. III-39) and steep slopes (p. III-40).

Rezoning the Open Space would mean losing the only natural forest in downtown St. John's. This forest is currently home to numerous 100 year old trees (36 trees with a diameter of above 0.2m, according to the Land Use Assessment Report (LUAR) revision 5B (July 2, 2020), Appendix p. 23), as well as wildlife and birds. The LUAR contemplates that over 30% of these trees would be removed, while 21 other trees would be pruned and the brush forest manicured.

We note that the LUAR tree inventory contemplates 11 trees with a diameter above 0.2m being removed, while the Old Earth Arborists Budget Proposal describes the removal of 12 mature trees, which would increase the percentage of removed trees described above to 33%.

Once this forest is damaged, no forestry policy will replace the benefit of this green space, for the community, to counter greenhouse gas effects, and for the wildlife that it supports. We think that it is the responsibility of council to preserve this forest for future generations. If it is replaced with a condominium and parking lot, our children and grandchildren will shake their heads at the shortsightedness of this decision.

We think that council should consider the possibility that this forest could be preserved as a public space, where residents can enjoy a slice of nature in the downtown area, consistent with Council's stated goals of developing pedestrian paths in the downtown (Municipal Plan, p. IV-52), improving open spaces (Envision, p. 10-11), and acquiring Institutional land in order to maintain its public use (Municipal Plan, p. III-32; Envision, p. 4-6; 8-15). These measures are essential for a green future, and to maintain quality of life in the downtown. If this re-designation goes ahead then this possibility will be gone forever.

2. Preservation of Architectural Scale of Neighbourhood

We are disappointed that the revised LUAR does not attempt to preserve the heritage elements of this Heritage 1 designated property. The Ecclesiastic District is "one of the oldest sections of town" (Master List of Heritage Buildings, p. 306) and it is our opinion that special care should be taken to preserve it. Further, we are concerned about the impact of this development on the scale and liveability of the neighbourhood.

Garrison Hill is a corridor for tourists walking from the Harbour to the Rooms, and is frequently photographed. If approved, the Harvey Road phase of this development will loom far above the existing houses, undermining the historical feel of the street. In fact, the proposed design is much higher and larger than would be normally be permitted in a downtown apartment zone (Development Regulations, s. 10.15). Ensuring that new development is compatible with existing neighbourhoods is an essential part of preserving those neighbourhoods (Envision, p. 10-11), and the Municipal Plan specifically calls for the maintenance of the "unique and special elements that define" the Ecclesiastic district, including maintaining "openness of landscape". Approving the rezoning would directly contradict Council's stated goal of protecting the architectural scale of downtown (Municipal Plan, p. IV-49; Envision p. 10-9) and respecting the spacial relationship of the neighbourhood (Envision, 4-8). If the quality of life in existing houses downtown is harmed through close proximity to large scale development, residents will be unlikely to maintain these houses at the same level. The decline of this neighbourhood will mean a downtown that is less desirable for everyone - including the potential condo residents.

To summarise the above, we ask that Council consider rejecting the application to re-designate land at 66-68 Queen's Road from Public Open Space to Urban Development, in order to preserve the green space adjoining Harvey Road for public use, for the enjoyment of future generations and as part of the implementation of Council's climate strategy.

Thank you for considering our views.

[REDACTED]



November 19, 2020

Via e-mail to: acashin@stjohns.ca

Ms. Ann-Marie Cashin, MCIP
Planner III – Urban Design and Heritage
Department of Planning, Engineering, & Regulatory Services
City of St. John's
P. O. Box 908
St. John's, NL A1C 5M2

Dear Ms. Cashin:

**REFERRAL – CITY OF ST. JOHN'S
PROPOSED ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT NO. 1, 2020 IN
REGARD TO AN APPLICATION TO RE-ZONE LAND TO THE RESIDENTIAL MIXED (RM)
ZONE AND A SITE SPECIFIC APARTMENT ZONE FOR THE DEVELOPMENT OF 3
TOWNHOUSES AND A 36-UNIT APARTMENT BUILDING AT 66-68 QUEEN'S ROAD**

In response to your letter of November 6, 2020, regarding the above-noted proposed amendment, pursuant to direction received from the Minister of Environment, Climate Change, and Municipalities on October 16, 2020, the City of Mount Pearl thanks you for the opportunity to provide commentary on the above-noted proposed redesignation of land from "Public Open Space" under the St. John's Urban Region Regional Plan to "Urban Development" to enable the rezoning of land on Queen's Road from Institutional (INST) to Residential Mixed (RM) and from Open Space (O) to a new site-specific Apartment Zone on Harvey Road to accommodate the development of 3 townhouses and a 36-unit apartment building at 66-68 Queen's Road in the City of St. John's Municipal Plan, Development Regulations, and corresponding maps.

The information available has been reviewed and the City of Mount Pearl has no objections to the Regional Plan redesignation of land from "Public Open Space" to "Urban Development" as the proposed amendment does not impact any lands other than the specific land within the City of St. John's and there are no changes required to the text of the St. John's Urban Region Regional Plan to accommodate the proposal.

Department of Community Development

3 Centennial Street | Mount Pearl, NL | A1N 1G4 | T 709-748-1029 | F 709-748-1111 | www.mountpearl.ca

To: Ms. Ann-Marie Cashin, MCIP, Planner III, City of St. John's
Re: Commentary Regarding Proposed SJURRP Amendment No. 1, 2020
From: Alanna Felt, Planner
Date: November 19, 2020
Page: 2 of 2

Once again, the City of Mount Pearl thanks the City of St. John's for the opportunity to participate in the public consultation referral process. Please contact me at 709-748-1151 or by e-mail at afelt@mountpearl.ca if you require anything further.

Kindest regards,



Alanna Felt
Planner, Department of Community
Development

AF

cc Jason Collins, Director of Community Development
Sharon Ralph, Executive Assistant
Catherine Howell, Manager of Development and Planning
Mona Lewis, Deputy City Clerk

Karen Chafe

From: CityClerk
Sent: Tuesday, August 4, 2020 9:40 AM
To: [REDACTED]; CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) development adjacent to the Kirk property

Good Morning [REDACTED]

We thank you for your feedback and advise that the item(s) referenced below have been forwarded to the City's Department of Planning, Engineering and Regulatory Services.

In the interim, all submissions regarding the proposed development will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

-----Original Message-----

From: [REDACTED]
Sent: Sunday, August 2, 2020 7:27 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) development adjacent to the Kirk property

Good morning

I would like to provide feedback on the most recent plans for this site. I think it is a vast improvement on the previous plan. My only suggestion is that the city require appropriate landscaping to be completed. It should include green space that is easily maintained with plants and trees sized according to the space, and made of local species which are likely to tolerate the conditions of the site and local weather.

On a separate but related issue:

Unfortunately the city recently modified the adjacent pavement and sidewalk on Queens Road which narrows it excessively, with no consideration for the turning radius of vehicles. This is so narrow that it is dangerous. Drivers coming around Gower Street United onto Queens Road are unable to tell how far the elevated sidewalk extends into the road and therefore traffic swings out into westbound traffic on Queens Road. This problem is even more significant when there is snow on the ground. I expect that more traffic entering Queens Road from the project will only enhance problems for drivers in that location. The Narrow area of road needs to be widened again.

[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

From: CityClerk
Sent: Monday, November 23, 2020 1:48 PM
To: [REDACTED] CityClerk
Cc: Andrea Roberts, Ann-Marie Cashin, Ashley Murray, Dave Wadden, Jason Sinyard, Karen Chafe, Ken O'Brien, Lindsay Lyghtle Brushett, Planning
Subject: RE: (EXT) Parish Lane Development – 66-68 Queen's Road

Good Afternoon:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Monday, November 23, 2020 12:39 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Parish Lane Development – 66-68 Queen's Road

RE: Parish Lane Development – 66-68 Queen's Road

Dear City Clerk, Councillors and Mayor:

I have heard arguments that the proposed development at 66-68 Queen's Road will destroy an "urban forest". Having walked the proposed development site I do not understand this representation and felt compelled to register my views. Certainly there are some beautiful trees on the site, particularly along the properties' boundaries, but calling this site an "urban forest" is really a stretch.

We are heartened that the developer has undertaken to engage professional arborists to manage and improve the long term viability of the trees on this site.

On balance, this is a well thought out development proposal and should be fully supported by our City.

Regards,

[REDACTED]

[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



December 4, 2020

Ann-Marie Cashin
Planner III, Planning Engineering, and Regulatory Services
City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2

Dear Ms. Cashin:

Re: Proposed St. John's Urban Region Regional Plan Amendment No.1, 2020

In response to your letter dated November 6, 2020 regarding the City of St. John's proposed St. John's Urban Region Regional Plan Amendment, please be advised that this proposal was reviewed by the Planning and Protective Services Committee on November 19, 2020. The above noted amendment was presented and reviewed by the Paradise Town Council at the December 1, 2020 regular meeting of Council. It was resolved that the Paradise Town Council has no objections to the proposed St. John's Urban Region Regional Plan Amendment 1, 2020.

Should you require any additional information, please contact the undersigned.

Sincerely,

A handwritten signature in blue ink that reads "Darren Randell".

Darren Randell
Planner

Karen Chafe

From: CityClerk
Sent: Monday, November 30, 2020 9:34 AM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Proposed Development of former Parish Hall on Queens Rd

Good Morning:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

-----Original Message-----

From: [REDACTED]
Sent: Friday, November 27, 2020 5:09 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Proposed Development of former Parish Hall on Queens Rd

Good Day,

Please support the development proposed former parish hall on Queen's Road.

I saw the difficult decision of Council to cut back on Metrobus services. No one in the City likes to see these type of actions, but given the drop in ridership and shrinking city revenues, there was really no option.

Now you have a decision in front of you to increase the long-term tax base of the City in a material way.

In addition to the increased tax base, I think the development would bring new life to the old city.

For these reasons, I'm strongly in support of the application to rezone this area of Queen's Road.

Thanks for your consideration,

[REDACTED]

Sent from my iPhone

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: CityClerk
Sent: Thursday, December 3, 2020 9:46 AM
To: [REDACTED] CityClerk
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT)

Good Morning:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Wednesday, December 2, 2020 8:51 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT)

I have been resident of downtown for a long time and most recently lived within a few hundred meters of the proposed development.

It is my strong view that we need more people living, walking, and shopping in our downtown core.

I love the proposed architecture of this project and feel it would be a great addition to our community.

[REDACTED]

Please vote in favour of this project

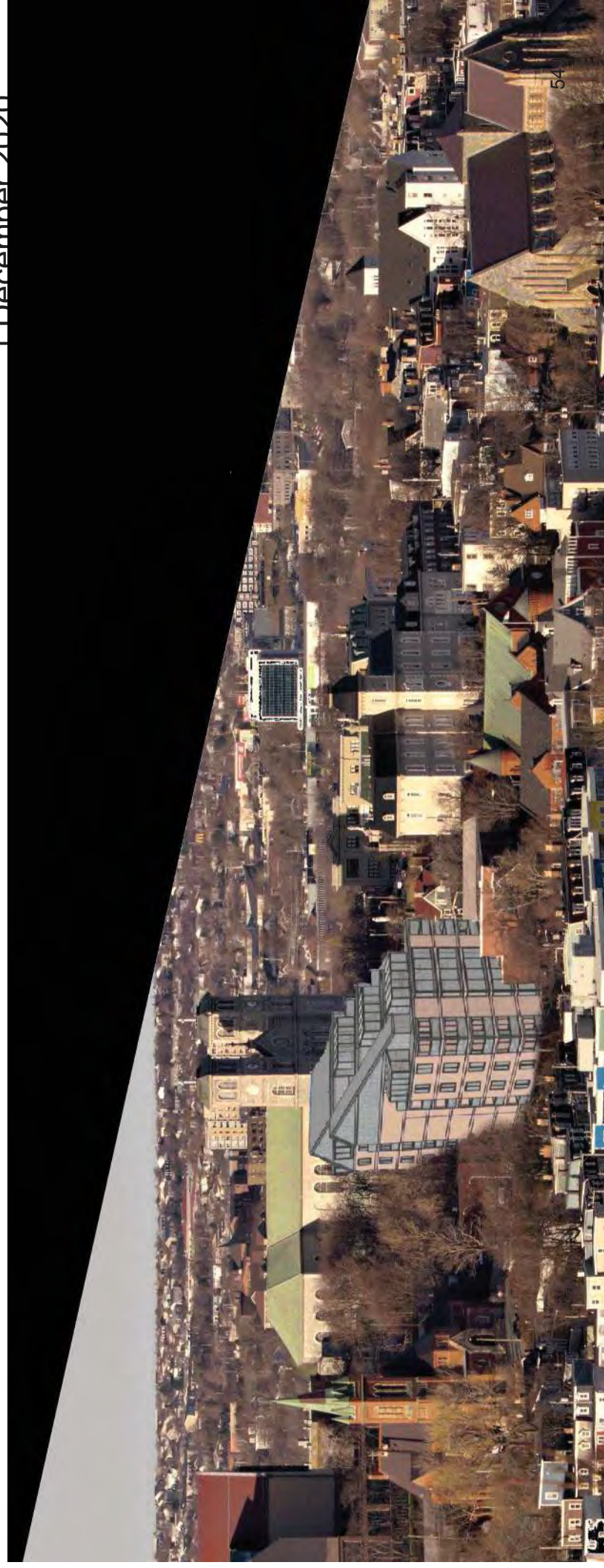
Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

The Proposed Parish Lane Development in the Ecclesiastical District

Issues and Concerns

1 December 2020





The Churches of the Ecclesiastical District

A presentation on behalf of

The Basilica Cathedral of St. John the Baptist – Shannie Duff, Anne Walsh

Gower Street United Church – Patrick Griffen, James Hiller

St. Andrew's Kirk – David Baird, Heather MacLellan

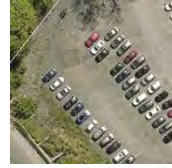
We ask that this presentation form part of the official record of stakeholder consultations on the Parish Lane development and that it be made available to members of Council prior to the decision on the rezoning of the land for this development.

Topics

1. Introduction of the Issues
2. Historical Cultural Values and Benefits
3. Density and Scale Matter
4. Zoning Matters
5. Appropriate Development



1. Introduction



2. The Historic Cultural Landscape



- The District - its unique landscape and its institutional buildings - represents more than three centuries of important early Canadian and North American charity, educational, religious, social, political and spiritual endeavours.
- More than 300 years ago our churches started building a presence in this District.
- Before that, Missionary Societies from England established their charity, education and religious programs there.
- The District's heritage value continues today in all these themes: it is living history.



The District has been recognized as historically important for our citizens by all three levels of government.

- On July 12th, 2005 the City designated the full Ecclesiastical District, a Municipal Heritage District, with an amendment to the *City of St. John's Act #29-2005-04/26/11*.
- The municipal designation outlines the historical value of the District quite eloquently with statements such as
 - " the District is commemorated for the role and dominance of religion in the history and development of the Capital City "
 - " the District is a lasting reminder of the institutions responsible for the construction of the District and their contributions to our society "
 - " the District has an aesthetic value through scale and the placement of buildings on the landscape " .

On behalf of the City of St. John's Municipal Council and its Heritage Advisory Committee, we extend full support to the application of the Heritage Foundation of NL for the consideration of the St. John's Ecclesiastical District to the Historic Sites and Monuments Board of Canada.

- Mayor Andy Wells, Letter, 13 July 2005

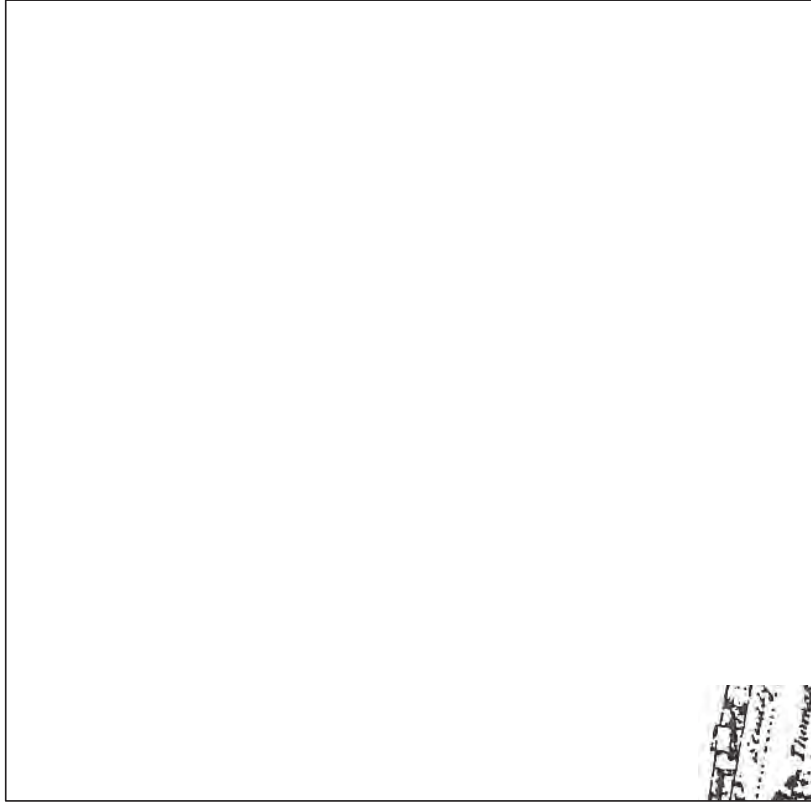
- In 2008, the area was designated as the Ecclesiastical District National Historic Site of Canada by the Federal Minister Responsible for Parks Canada following the recommendations of the HSMB of Canada.
- With this important designation, Parks Canada recommends that the national standards for heritage conservation be applied by all levels of government.
- Consistent with these values, the City made commitments in its 2019 Envision Plan, stating:

"The City's Heritage Area (including the Ecclesiastical Precinct) as set out by the Historic Sites and Monuments Board, will continue to be protected under the new St. John's Heritage Bylaw".
- The proposed Parish Lane site was zoned "Open Space" to help protect the legacy of the District.

We are encouraged by these commitments to one of the earliest and continuing religious historic cultural landscapes in North America. We believe it is worthy of, and can achieve, UNESCO World Heritage designation. This would be a significant achievement for the City.

Why is this City Heritage Area 1? Why is this a National Historic Site? Why should it be a World Heritage Site?

- The District presents a distinctive cultural landscape. Its character-defining features - such as its cluster of churches and other institutional buildings, its open spaces and its graveyards - uniquely represent the significant role St. John's played in establishing European religious institutions in North America.
- The area also played a key role in the educational, charitable, philanthropic, social and political development of the City of St. John's, the Colony and the Province for more than 300 years.



1852
558

With its beginnings in the area in 1699, it has come to represent in its totality a complete, authentic package of religious character features. It is where

- Early European missionaries to North America, such as the Society for the Propagation of the Gospel, brought care and education for both adults and children
- The largest missionary educational institution in the world - the British Newfoundland School Society - centred its operations with more than 300 schools around the globe
- The oldest Anglican congregation in North America resides
- The largest Roman Catholic Basilica of its day in North America was built
- An early influential Presbyterian Church of Scotland and its congregation lives
- The oldest Methodist (later United) congregation in the City was established
- Denominational Educational Schooling started in NL
- The Sisters of Mercy and Presentation Sisters built their institutions
- One of the finest stained glass collections in the world is housed
- Thousands of the City's human remains are interred in its four graveyards, some of the oldest in the Province
- Religious leaders have been recognized in their own right as persons of national historic significance
- Magnificent ecclesiastical art pieces such as Italian marble sculptures, landscape sculptures, rare books and gold vestments are housed
- Some of the finest examples of Romanesque and Gothic Revival architecture in North America are located, designed by some of the best architects of their day
- Architecture, in its own right, is designated of national historical significance.

Values and Benefits

- The District's significance is valued by citizens for its unique presence in Heritage Area 1 as one of the oldest living districts left in the city, older than Government House, Bannerman Park, the Colonial Building and the Court House. It is one of the oldest authentic living cultural landscapes in North America.
- It is a valuable asset of importance to international tourists as both a municipal and federally designated heritage District, a top designation for tour and cruise ship operators, for faith tourism and for our tourism business operators.
- It is a place which we believe can become a World Heritage site for the City, one of the few such designations in North America in an urban setting. This is a very positive opportunity for the churches and the City to work together to achieve an important mutual benefit.
- The District is a valuable asset for the City. The District has grown and will continue to grow in value over time. It must not be diminished, damaged or given away to the few by allowing out-of-scale development that harms its character. The District must continue to be protected so it can continue to attract economic, social and cultural benefits for our citizens.

"One should not emphasize one character defining element over the other and the treatment of that resource should always be minimal and then further developed based on Standards and Guidelines."

- Parks Canada Standards and Guidelines

3. Density and Scale Matter



Out of Scale

- The development as proposed is directly contrary to the Municipal Plan Part IV. It does not protect the architectural scale of the downtown Heritage Area 1 and will not be in harmony with it.
- The size of the proposed development – even as revised – is out of scale with the churches and other built heritage of the area.
- At nearly 150 feet in height, the proposal is larger than Tiffany Towers on Torbay Road and is 2/3 the size of the Confederation Building, larger than TD and Sir Humphrey Gilbert Buildings on Duckworth Street, and the BIS. The historic Queens Road streetscape and will be diminished and it will significantly impact important views form the south and from The Rooms.
- Dwarfing those structures, blocking views in and of the surroundings, altering the viewplane means it simply would not fit.

St. John's Municipal Plan Part IV

2.1.6 Protect the Architectural Scale of Downtown

Protecting the architectural scale of Downtown by maintaining and developing the St. John's Heritage Area and ensuring harmonious integration of new development.

...

2.2.5 Protect the Architectural Scale of Downtown

The City shall maintain and develop the St. John's Heritage Area (as identified in **Part III, Section 7**) as the historic architectural focus of the City and ensure harmonious development of the Downtown by:

1. adopting regulations to:
 - a) protect significant public views from streets and open spaces;
 - b) control blockage of sunlight in streets and public open spaces;
 - c) control the density, height and siting of buildings;
 - d) control the relationship of buildings to streets and open spaces;
2. providing guidelines for improving the design of buildings, streets, and open spaces to provide greater convenience and enjoyment to the public.

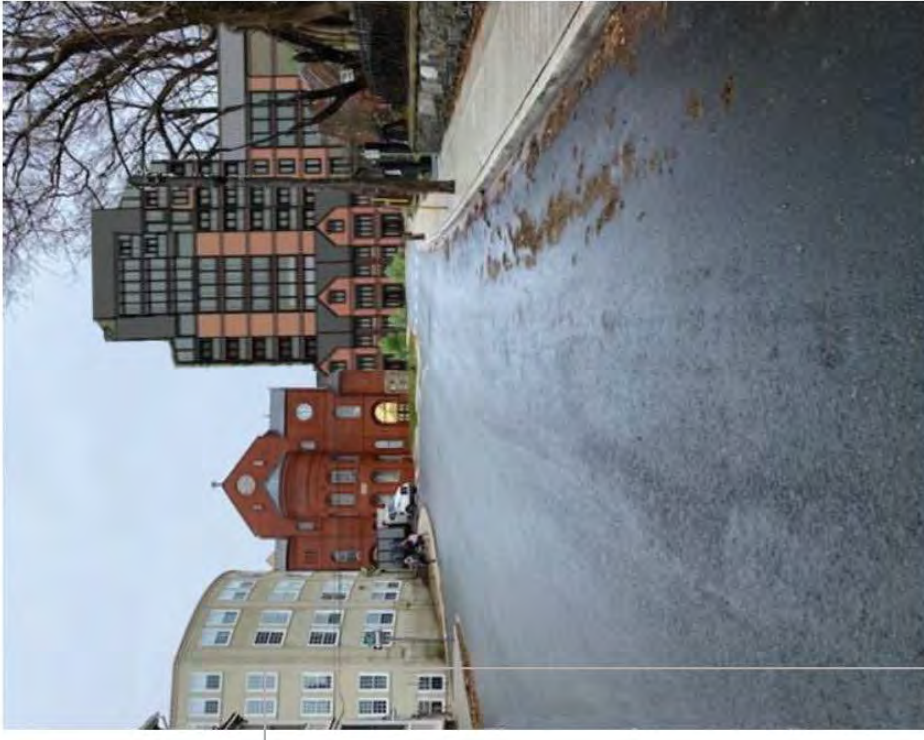
Out of Style

- It is not in character with, or complimentary to, the existing architecture or landscape of the Ecclesiastical District.
- While we applaud the adaptive reuse of the remaining house facing Queen's Road and the proposed townhouses adjacent to it, the main presentation will be an apartment tower, its servicing, resident traffic, parking issues and potential retail uses.
- The District's ecclesiastical buildings were designed by some of the world's best architects of the day. What is being proposed architecturally for the condo tower is not world class architectural design done in sympathy or in scale or design to the ecclesiastical buildings.
- The tower being proposed does not blend with the District and is precedent setting for this Heritage Area 1 neighbourhood.

Given the value of this District to the Churches, the neighbourhood, the City, the Province, to Canada and international tourism we should expect that any developer would follow either the municipal, federal or international heritage standards to design a structure that would fit.



The modern condo tower will dominate the historic landscape and the ecclesiastical structures and architecture.





4. Zoning Matters



St. John's Municipal Plan Part IV

(From Section 7 – Heritage)

7.2.3 Ecclesiastical District

The City recognizes the heritage character of the many Christian churches and associated schools, convents, monasteries, parish buildings, and institutional buildings that form an Ecclesiastical District within the Heritage Area.

7.3 LAND USE DISTRICT POLICIES

The City shall establish the St. John's Heritage area (Map III-3) to identify and protect the historic built heritage of St. John's, and to ensure that building renovations and new development is in character with or complementary to older buildings.

Zoning Type

The "high density mixed commercial zone" proposed by the developer with a commercial potential does not fit in the middle of a working and valuable historic church and tourism district.

- The land was Heritage Area 1 Open Space when the Developer purchased it so he should have realistic expectations when proposing such an out-of-scale condo development with such inherent risk associated with it.
- The proposed "high density Apartment Zone" by the Planning Department, for the Open Space Zone will also allow the development to go to ten storeys.

Both proposed "high density" zones will detract from the current architectural dominance of the cluster of historical ecclesiastical buildings in this landscape by allowing a ten-storey development that is out of scale with the rest of the ecclesiastical buildings in the District and the neighbouring areas.



Other Church Issues

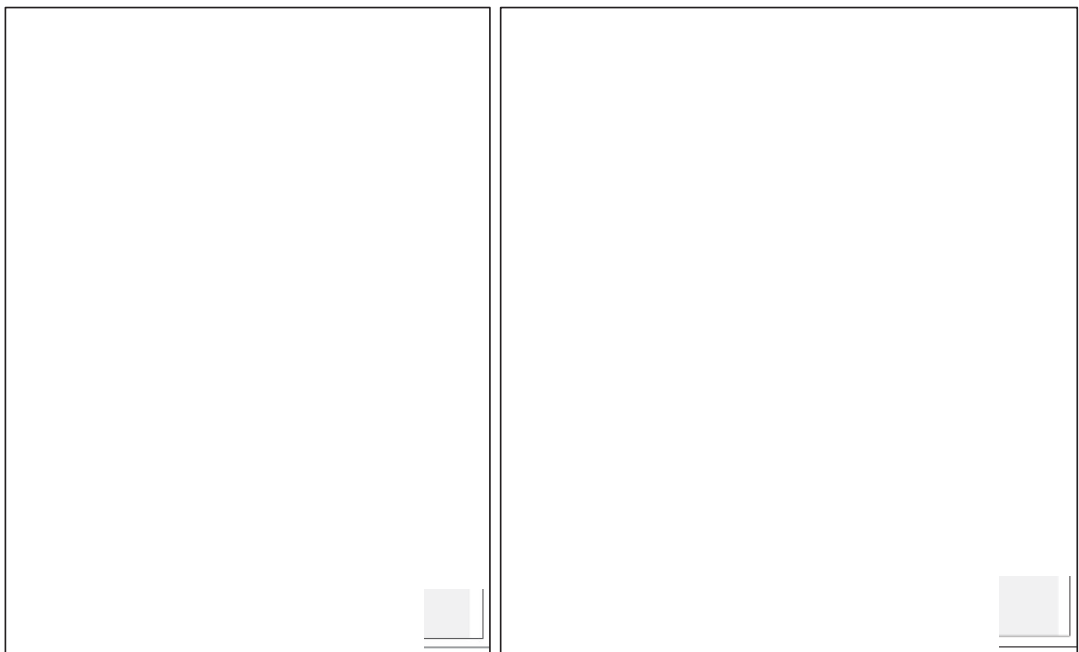
A "high density" ten-storey development would also create operational issues for the churches and other stakeholders who use this area. It is already congested and has been recently realigned creating significant parking issue for the churches.

- The placement of the building on the landscape will possibly destroy the Kirk's historic trees on its Eastern boundary.
- Even an Apartment Zone high density has minimal side yards of only 6 meters which are not adequate to protect the Historic viewscapes of and from the Kirk.
- Garbage, recycling, waste disposal, transformer, and utility access will be placed at church entrances.



- The proposed eight-visitor parking spaces are inadequate considering the scale of the development; we will see spill-over and use of spaces and lands traditionally used by the congregations of the churches.
- The construction that will be needed, for a building of that height, may cause vibrations that could damage the stability of our churches, their fragile and rare stained glass and exterior old masonry envelopes.
- The planned underground structures appear to be closer than 6 meters to the Kirk boundary.
- Congestion during construction will disrupt all activities in the area for 2 – 3 years.

The wrong zoning will harm the District’s cultural balance as a unique enclave where history, current function and open space matter.



5. Recommendations: Appropriate Development for the Area



St. John's Municipal Plan Part IV

2.1.6 Protect the Architectural Scale of Downtown

Protecting the architectural scale of Downtown by maintaining and developing the St. John's Heritage Area and ensuring harmonious integration of new development.

...

2.2.5 Protect the Architectural Scale of Downtown

The City shall maintain and develop the St. John's Heritage Area (as identified in **Part III, Section 7**) as the historic architectural focus of the City and ensure harmonious development of the Downtown by:

1. adopting regulations to:
 - a) protect significant public views from streets and open spaces;
 - b) control blockage of sunlight in streets and public open spaces;
 - c) control the density, height and siting of buildings;
 - d) control the relationship of buildings to streets and open spaces;
2. providing guidelines for improving the design of buildings, streets, and open spaces to provide greater convenience and enjoyment to the public.

Heritage preservation

355. (1) The council may, by by-law, designate buildings, structures, lands or areas in whole or in part, as heritage buildings, structures, lands or areas for the purpose of preserving evidences of the city's history, culture and heritage for the education and enjoyment of present and future generations.

- City of St. John's Act

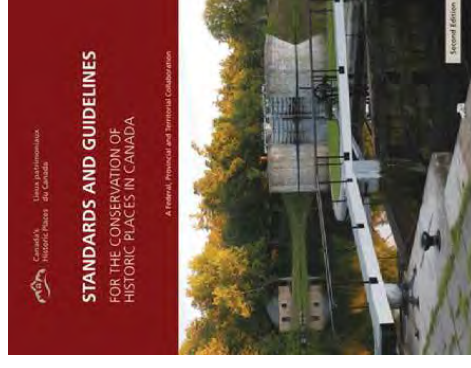
Short-Term Recommendations

1. That any development on the site to be complementary and sympathetically designed in scale and detail to the historic Ecclesiastical District, in harmony with national and international heritage standards.
 - That the City apply a "residential medium density" zoning allowing a maximum of four storeys, as measured from its civic address on Queen's Road,
 - That the lower profiled buildings be stepped up the hill to help protect the District's heritage value and viewscape,
 - That any new development on this site ensure the preservation of some level of historic open space.
2. That the City ensure in any approvals it gives that development will not:
 - Impair our parking, hinder our entrance areas, harm our historic trees,
 - Allow activities that might damage our structural stability or our priceless stained glass art works, etc.
3. That the City continue to protect the Ecclesiastical District National Historic Site and work with all four churches towards the development of a World Heritage designation application.



Longer-Term Recommendations

1. We represent a significant component of the cultural heritage of the District, the city, the province and the nation, which holds social and economic value for all citizens. In recognition of this significance, we urge the establishment of a more formal strategic relationship, led by the Mayor, to advance these values.
2. We recommend the creation of an "Ecclesiastical District Planning Zone" similar to planning provisions in place for Quidi Vidi and the Battery.
3. We recommend, as part of the planning process for the Ecclesiastical District, that appropriate heritage standards be adopted to guide any new development in this District and protective measures be put in place for the District.
4. We ask that the City adopt the national "Standards and Guidelines" - which have already been adopted by federal, provincial and territorial governments - to inform development in the District.



This area is not yours or ours: it is a legacy entrusted to us by past generations of this city. We will pass it on to future generations. We must not be the ones to break the trust.

Thank You



7/10/2

We own
properties in
the area, we
support this
Application

FIRST METRO COMMERCIAL REALTY CORP.

Re: 68 Queen's Road, Cathedral Parish Hall Property

Application

The City has received a Land Use Assessment Report (LUAR) for a rezoning application at 66-68 Queen's Road (Cathedral Parish Hall).

Description

Following a public meeting on November 27, 2019, for a rezoning application for 66-68 Queen's Road (the Cathedral Parish Hall), the applicant has changed the design of the proposed development. The revised Land Use Assessment Report (LUAR) is now available for public review. The applicant is proposing four (4) townhouses along Queen's Road and a 36-unit residential building along Harvey Road.

The proposed development would require rezoning and amendments to the St. John's Municipal Plan. The City is publishing the revised report now so that people have a chance to read it. Later, we will advise on the dates for the public consultation process.

Time, Date & Location

To be determined. A second public notice will be published once the details have been confirmed.

Comments

Provide your comments to the Office of the City Clerk including your name and address to: cityclerk@stjohns.ca P.O. Box 908, St. John's, NL, A1C 5M2.

Comments received become a matter of public record and are included in the Council agenda for the date a decision on the application will be made. Any identifying information (including your name) will be removed prior to your comment being released publicly. If you are writing on behalf of a group, organization, business, etc. and wish to remain anonymous, you must indicate as such with your submission.

Collection of personal information is authorized under the Access to Information and Protection of Privacy Act, 2015 and is needed to consider your comments on this application. Questions about the collection and use of your information may be directed to the City Clerk at 709-576-8202 or cityclerk@stjohns.ca.

ST. JOHN'S



December 11, 2020

File No. Correspondence/Referrals

Ann-Marie Cashin, MCIP
Planner III – Urban Design & Heritage
Department of Planning, Engineering & Regulatory Services
PO Box 908
City of St. John's, NL
A1C 5M2

Via email: acashin@stjohns.ca

**REFERRAL BY CITY OF ST. JOHN'S
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT 1, 2020**

Dear Ms. Cashin,

Please be advised that further to your correspondence dated November 6, 2020 pertaining to above referenced matter, the Council of the Town of Torbay discussed the referral at its regular public meeting of November 30, 2020, and wishes to advise the following:

- *The Town of Torbay has reviewed proposed background and amendment documents.*
- *The Town has no objection to proposed St. John's Urban Region Regional Plan Amendment 1, 2020.*

Should you have any questions, or require clarification, please do not hesitate to contact the undersigned. Thank you very much for providing opportunity to review.

Sincerely,

A handwritten signature in black ink that reads "Julia Schwarz".

Julia Schwarz, MCIP, CSLA
Director of Planning & Development

C.c. (By Email) Craig Scott, Mayor
Ann Picco, Acting Chief Administrative Officer/Deputy Clerk

From: [CityClerk](#)
To: [REDACTED] [CityClerk](#)
Cc: [Maureen Harvey](#); [Shanna Fitzgerald](#); [Andrea Roberts](#); [Ann-Marie Cashin](#); [Ashley Murray](#); [Dave Wadden](#); [Jason Sinyard](#); [Karen Chafe](#); [Ken O'Brien](#); [Lindsay Lyghtle Brushett](#); [Planning](#)
Subject: RE: (EXT) 66-68 Parish Lane
Date: Tuesday, November 3, 2020 10:47:43 AM

Good Morning:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Monday, November 2, 2020 10:38 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 66-68 Parish Lane

To Council Members: Although I will not be participating in the virtual meeting (it will mostly attended by those opposed) I would like to express my approval of the proposed project. It is an attractive and beneficial project and I hope it goes ahead. I'm sure I don't need to elaborate the advantages not just to us residents of the city core but to the City as a whole.

Regards,

[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: Elaine Henley
Sent: Tuesday, November 17, 2020 9:22 AM
To: [REDACTED] CityClerk; CouncilGroup
Cc: Maureen Harvey; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Parish Lane Development

Good Morning [REDACTED]

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Tuesday, November 17, 2020 7:42 AM
To: CityClerk <cityclerk@stjohns.ca>; CouncilGroup <councilgroup@stjohns.ca>
Subject: (EXT) Parish Lane Development

Good morning!

I am writing to you in regards to the public meeting about 66-68 Queen's Road (Parish Lane Development).

First, I want to address that this developer has been harassing the residents of this neighborhood and beginning development before receiving approval from the city. I believe city council has already received complaints of this nature from residents in the immediate area around the proposed development area.

Next, I want to address my belief that St John's needs our beautiful, century-old trees more than it needs condos that will likely remain vacant. I work in property management and generally, the people of St John's are trending towards the cheapest apartments, multi-family living arrangements, and/or roommate arrangements. This development will likely remain vacant or be sublet to people who can't afford it (increasing wait times for hearings at Residential Tenancies). I believe that the families, like mine, who live downtown deserve to keep all of the small amount of free space we have.

If more housing is needed around downtown, there are many other solutions and vacant buildings that could be repurposed/renovated for that.

Thank you for your time,

[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: Karen Chafe
Sent: Tuesday, December 1, 2020 1:51 PM
To: Karen Chafe
Subject: FW: (EXT) Updated Letter Re: Parish Lane

From: [REDACTED]
Sent: Tuesday, December 1, 2020 10:05 AM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Ken O'Brien <kobrien@stjohns.ca>; Lauren Smee <lauren.smee@gmail.com>
Subject: (EXT) Updated Letter Re: Parish Lane

Hi Elaine,

I'm wondering if you could replace (in the Council package) the letter we submitted regarding the Parish Lane proposal with the updated one below. We submitted the letter before we realized that the zoning change request had changed (from Commercial Central Mixed to Residential Mixed for one part of the site). Most of the letter is identical but we did want to amend the related section. Thanks!

[REDACTED]

Letter follows:

Dear Councillors

As you may remember from previous correspondence during the first round of consultation on the Parish Lane project, our family are the resident owners of [REDACTED]. We're writing today to respond to the revised Land Use Assessment Report for the "Parish Lane" project, submitted following the first public hearing on the project and the ensuing design charette process.

We have been active participants in every phase of consultation on this project, attending the City's public meeting, a Happy City focus group, and the charette itself, as well as a site walkthrough with city planning staff and discussions with councillors. As such, we are by now quite familiar with the details of the project!

In advance of the November 2019 public meeting, we did send a letter to you all with our thoughts on the project, but given the substantial changes to the proposal we thought it important to share our thoughts on the current version.

At the broadest level, our thinking about this site is as follows: we welcome increased density in the area and the animation of the streetscape on Queen's Road in particular. This is a wonderful neighbourhood and more people should get to live in it. High-end residential units would not be our first choice for a site use - we would rather see a mix of commercial, institutional, and affordable residential space - but we do acknowledge that those options are not on the table at the moment. Given that, having more people living downtown is to the good.

We would, however, remind Council that this area is home to many people with pretty big challenges in their lives - precarious housing, addictions, and low income among them. We do worry that one result of building a higher-end residential project here would be to put pressure on these folks, particularly those who spend a lot of time out on the streets, as the new residents with different expectations may feel uncomfortable and put

pressure on the City or the RNC. This is a classic challenge with projects like this, but it's important to state it, and to note that we would be very upset if already-marginalized folks were further marginalized by the impacts of this project.

With regards to the new design itself, we feel it is important to give credit where credit is due. The site plan and design that emerged from the charette process is substantially improved from the first version. This is yet another piece of justification for process changes that mandate these kind of consultations early on - something it is nice to see the proponent support.

We appreciate in particular the reduction of surface parking and the reorientation of the site plan to provide more space between the homes of Garrison Hill and the planned buildings. The overall aesthetic is also a better fit to the history of the site. The staging of the project has also been flipped around so that Queen's Road is done first and the larger building later, which means less likelihood of a years-long empty pit on Queen's Road, and less risk of demolishing the green space for no reason if the market doesn't end up warranting a second building. It's a shame that the Kirk and the Parish lane proponent couldn't come to an agreement on a shared site access, however - the new proposal for the Queen's Road frontage uses up a lot of space for driveways. That said, overall from a design perspective the new proposal is much better. Having the slope of the building follow the topography of the hill makes more visual sense and reduces the "looming" effect somewhat.

It should also be noted in assessing our reaction that the re-orientation of the site plan has perhaps the greatest positive impact on our home - thanks to the site layout, we gain more separation from the project than our other neighbours do.

That all said, as you all well know, Council is not really voting on the details of the design - the City's ability to hold the proponent to design details is pretty limited once zoning approval is granted. You're voting on the **rezoning** and the planning rationale for that. Here, we have some real concerns, at least with part of it.

It is worth emphasizing that this proposal is in fact *two* proposals: the first, to rezone the existing Parish Hall structure and its footprint from Institutional to Commercial Central Mixed and the second to rezone the abutting green space from Open Space to a new "CCM Parish Lane" spot zoning. We would encourage Council to consider these separately.

Rezoning 1: from Institutional to Residential Mixed

For the portion of the site zoned "Institutional" (which comprises the Parish Hall building itself and the parking areas around it), we entirely agree there is a compelling rationale for rezoning to permit new development on the site.

- **The original proposal for "Commercial Central Mixed" was fine with us:** The wide range of permitted uses and the scale permitted under this zoning seemed very much appropriate for the site, which has typically had a wide range of uses. If this project were to fall through, we would be comfortable with that zoning being in place for future developers of the site. Should a compromise be reached that involves protection of the Open Space lands, we would welcome the higher densities that CCM offers, rather than the proposed "Residential Mixed" zoning.
- **This part of the rezoning largely fits with the new Envision municipal plan objectives,** particularly sections 4.1 (Housing), 5.4 (Retail), which focus on the development of a denser and more mixed-use character to the city. There is also focus, in the Municipal Plan, on transit-oriented development, and the site in question is among the best-served by transit in the city.

Rezoning 2: from Open Space to CCM Parish Lane

Regardless of the design proposed for the project, the rezoning of the rear portion of the land (up to Harvey Road) out of "Open Space" appears to contradict objectives of the Envision St. John's Municipal plan, including:

- **3.1.11 Protect and expand the urban forest in existing city neighbourhoods and integrate it into new neighbourhoods as they are planned and developed, consistent with the City's Urban Forest Plan.**

- **4.6.11** *Encourage the retention and use of existing privately-owned recreation facilities and open space to supplement municipal parks and facilities.*

After reviewing the LUAR we would also have questions regarding the details of a site-specific zoning here (“CCM Parish Lane”). A spot zoning that imposed some additional constraints on size and massing would likely be better for the neighbourhood than the original proposal to move to CCM, but without the wording of that specific spot zoning it is difficult to assess whether it would be effective. In any case, moving to a spot-zoned solution would not solve the conflicts with municipal plan objectives we’ve noted above.

Beyond the zoning specifics, it is also worth highlighting the inherent value in green spaces in the centre of the city, and particularly in ones that aren’t tended or landscaped. As neighbours to this site, we of course love having a patch of woods to back onto. One of our parents recently moved into our upper apartment, and is continually struck by the amount of nature she has access to through her kitchen window. The green space here was a big factor in choosing to buy our home, and we had thought that the “Open Space” zoning provided some security to its preservation. We would not have expected the same of land zoned as residential, institutional, or commercial.

For what it’s worth, It has been heartening to see so many people who don’t live on our street also see value in this space - at last glance, the petition on this topic (which, notably, is specifically focused on the land zoned “open space”), had somewhere around 4,500 signatures. That is the largest petition we can recall on a development issue in the city, and while (as with all such petitions) not all the signers are from St. John’s, a great many clearly are. This should factor into council’s decision-making here, we believe.

Conclusion

To summarize: we believe that the compromise that would best fit the many interests identified through this process would be to accept the rezoning of the “Institutional” part of this lot to CCM, and reject the rezoning of the “Open Space” component. This would allow for a valuable redevelopment and densification of an underused site while preserving a valued natural amenity for future generations. Although we have not focused on the heritage impacts of this proposal, we do think that this solution would also be a better fit in that regard.

From an administrative standpoint, this would also allow the project to proceed much more promptly, as it would not require the development of an entirely new zoning, nor would it require a lengthy process to amend the (Provincial) St. John’s Urban Regional Plan which (as we understand from City documentation) also captures the “Open Space” designation.

We recognize that Council has many interests to balance in this decision, but in this case there is a solution that isn’t “all or nothing” - we hope that you would pursue it.

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John’s may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

St. Andrew's Church (The Kirk)

The Presbyterian Church in Canada
Phone 726-5385
Fax 726-5740
Email: standrews@nl.rogers.com



September 1, 2020

Mayor Breen and Councilors
City of St. John's
10 New Gower Street
P.O. Box 908
St. John's NL A1C 5M2

Dear Sirs:

**Re: Rezoning Application / Proposed Redevelopment
68 Queen's Road, St. John's NL
(Former Anglican Cathedral Parish Hall)**

I am the Chair of the Board of Managers of St. Andrew's Presbyterian Church (the "Kirk"), 76 Queen's Rd., St. John's. I am writing to you at the direction of the congregation.

As you know, the congregation of St. Andrew's has played a very active role in the development of our City and Province for over 180 years. Our church has stood on its present site in the heart of downtown St. John's since we rebuilt after our Duckworth Street church was destroyed in the Great Fire of 1892. Our current church is therefore over 100 years old and was designated a St. John's heritage building in 1989 and a Provincial heritage building in 1997. In 2005 the City of St. John's designated the Ecclesiastical Precinct (including the Kirk as one of its defining features) as a municipal heritage district for its aesthetic and heritage value. The Government of Canada declared it a National Historic Site of Canada in 2008.

The Ecclesiastical Precinct is a 61-acre National Historic District in downtown St. John's comprising 27 character defining features including the Cathedral Parish Hall, its landscape, the Kirk property, and people of prominence associated with the National Historic Site district. It is anchored by four principal church sub-precincts: the Anglican Cathedral, the Roman Catholic Basilica Cathedral, Gower Street United Church, and St. Andrew's (The Kirk) Presbyterian Church. The district contains churches, parish halls, residences, convents, schools, cemeteries, libraries, a bishop's palace, cultural spaces, historic landscapes, artifacts and archival materials. It is one of the oldest living in-use spiritual, cultural and inter-denominational historic landscapes in Canada. It is in the middle of the tourism and heritage districts of the City of St. John's and annually attracts over 50,000 visitors, not including cruise ship visitors.

The City committed to the preservation of this historic and culturally significant area in 2003 by adoption of the 2003 City Plan and your adopted Envision Plan, particularly your Tourism and Heritage Zone 1 District. We are greatly encouraged by the City's commitment to the support of our area and the historic buildings in it. We, like the other churches in our area, have committed a great deal of work and a very large amount of our limited funds to the restoration and preservation of the historic St. Andrew's Presbyterian Church. We, like many other churches, have issues with declining congregations and cash flow pressures. Also like many other churches, we have a long historical perspective to view these pressures - there have always been pressures on churches and likely always will be. We remain committed to the preservation of our historic church.

QUEENS ROAD AT LONG'S HILL, P.O. BOX 6206, ST. JOHN'S, NEWFOUNDLAND AND LABRADOR A1C 6J9

Our feeling that we are and have for a very long time been an honoured and respected part of this City has recently suffered a severe blow in the form of the requested rezoning of the former Anglican Cathedral Parish Hall and the proposed redevelopment of that site immediately adjoining the eastern boundary of our property. We recognize that churches and society in general must change and adapt with the times. We are therefore not against redevelopment of the Cathedral Parish Hall site, provided that such redevelopment is appropriate in scale and appearance to blend in with the existing buildings and neighbourhood and not destroy the historic character of the area.

We note that the developer's original proposal included a lower height residential building fronting on Queen's Road in place of the former Cathedral Parish Hall and a high rise condominium tower at the rear of the property. This proposal upset many people living in and attached to the area as it required major losses to the existing green open space and destroyed the backyard privacy of home-owners on Garrison Hill. It also interfered with the view plane of downtown St. John's from the Rooms. The developer has now dealt with these concerns in part by removing the lower height residential building on Queen's Road and replacing it with 3 townhouses, by relocating the condominium tower to the West to a position immediately adjacent to our property, and by greatly increasing the tower size to incorporate the units lost from the originally proposed Queen's Road low rise development. Access to both buildings continues to be from Queen's Road. However, we note with great concern that the developer now proposes to divide the development into 2 separate parcels with access to the condominium tower stated to be from Harvey Road, rather than Queen's Road. This is nonsense and amounts to game playing by the developer to avoid height restrictions from Queen's Road for the condominium tower whose main entrance, delivery and parking access remain from Queen's Road, not Harvey Road.

We are further concerned that the proposed rezoning of this site is not appropriate to the site or to the area. The original proposal included 26 condominium units in the tower, but has now been increased to 36 units. The developer requests rezoning of the property to CCM (Commercial Central Mixed). If approved by the City, such zoning will permit not 36 condominium units but up to 96 units and allow other commercial and residential development in the future with no side yard restrictions. Your proposed rezoning of the site to Apartment (3) High Density is also not appropriate as it will permit development of a building entirely out of scale for the area, eg. Sir Humphrey Gilbert Building between Water Street and Duckworth Street. This proposal will entirely change the character of the whole neighbourhood and is not respectful of the existing historic buildings or area. We further note that a zoning change does not require a developer to proceed with a particular development proposal but allows a developer or subsequent purchaser to proceed with any development permitted by the revised zoning.

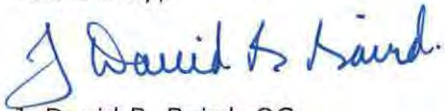
With respect, we strongly recommend that you instead change your recommended zoning to a site specific "apartment medium density" zone (similar to your specific zoning for the Battery and for Quidi Vidi Village) which would permit a building height up to 6 storeys, measured from Queen's Road. This would be much more reasonable in scale and more in keeping with the neighbourhood. Although the actual height and size of the proposed condominium tower has not been disclosed, we understand that the presently proposed condominium tower would dwarf and completely overwhelm our church and likely exceed the height of our bell tower. The reduced building height would also reduce traffic and parking pressures in the neighbourhood, already recently reduced by the new Queen's Road layout.

We are further concerned that the design of the proposed condominium tower does not meet the City's Heritage Area 1 Standards as outlined in the City's Development Regulations, pages 55-59 as to its exterior appearance. The proposed development has already been adjusted to

accommodate the view plane of The Rooms and the concerns of Garrison Hill residents. If built as presently proposed, it will overwhelm our church and bell tower. The Federal Government has seen fit to incorporate the major downtown churches in the Ecclesiastical Precinct to help preserve their varied and distinctive old and new world architectural features, uniquely found in a compact area of our City. The City is already on record in its desire to preserve this area. We therefore think it is entirely reasonable for the City to consider our concerns above and to help us to preserve those historic features. We would be pleased to meet with you as required to consider our concerns.

We await your reply and thank you for your attention.

Yours truly,

A handwritten signature in blue ink that reads "J. David B. Baird". The signature is written in a cursive style with a large initial "J".

J. David B. Baird, QC
Chair, Board of Managers
St. Andrew's Presbyterian Church

From: CityClerk
Sent: Wednesday, November 25, 2020 3:57 PM
To: [REDACTED], CityClerk
Cc: Andrea Roberts, Ann-Marie Cashin, Ashley Murray, Dave Wadden, Jason Sinyard, Karen Chafe, Ken O'Brien, Lindsay Lyghtle Brushett, Planning
Subject: RE: (EXT) Queens Road Proposed Development

Good Afternoon:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to reaching a final decision on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Wednesday, November 25, 2020 11:06 AM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Queens Road Proposed Development

City Clerk:

I heard about the push back on the development proposal on Queens Road so I read in detail the LUAR submitted by the developer and the comments about the project.

The biggest issue seems to be development in Heritage Area 1 and the demolition of a heritage designated building. I would like to address both:

1. We all know there must be development in an heritage area. The issue is the architecture and integrity of the development. In the Queen's Road case, it is my opinion the architects have done a wonderful job of capturing the look and feel of the architectural context with the grade-level brick homes on Queens Road while the building on Harvey Road is a good balance of the iconic Rooms and the Kirk Church; and
2. Demolition of a heritage designated building. The building that occupied the site from 1892 to the mid-1960's was an architectural gem. Unfortunately that building does not exist anymore having been destroyed by fire and a subsequent rebuild. While the building is designated as heritage, except for a few interesting features in one section, there is nothing worth saving.
3. In addition, after listening to the Deputy Mayor on radio this morning stressing the requirement to cut back in every department so that the budget can be balanced , it seems prudent for Council to welcome developments that are not only good for the downtown but also contributing in a significant way by way of its attractive tax base .

Innovators are never satisfied with the status quo. They're the ones who constantly ask, 'What if?' and 'Why not?' They're not afraid to challenge conventional wisdom, and they don't disrupt things for the sake of being disruptive; they do it to make things better.

The Parish Lane proposal will make our City better.

Please approve this project.

Regards,

[REDACTED]

[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: CityClerk
Sent: Monday, July 27, 2020 12:35 PM
To: [REDACTED]; CityClerk
Cc: [REDACTED] Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Response to proposed rezoning and application for 66-68 Queens Rd

Good Afternoon [REDACTED]

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Monday, July 27, 2020 11:14 AM
To: CityClerk <cityclerk@stjohns.ca>
Cc: [REDACTED]
Subject: (EXT) Response to proposed rezoning and application for 66-68 Queens Rd

Hello Clerk and City Council Members,

Your Honours and Staff, we have been owners of our property for 20 years and seen many changes to our neighbourhood over the years. The area which we live in is very unique. It holds the history of the City from the rebuilding from the 3 major fires. Also, the large congregation of religious owned properties in the area. We wish to oppose this development on the grounds that the area has very limited green space to begin with, the natural fire break that is needed has been encroached on by over development for years. The size of the development and the lack of parking for the existing area is going to be overburdened again with what we can only see as greed of developers and by the city in tax dollars potential. In addition, the disruption to the residents and the already sparse police and city service presence that attracts a constant traffic of undesired solicitors and their clients will be amplified by the construction zone.

The lack of study and consultation of the residents of this area and the resulting change to the physical and overall makeup of this zone of the City is very disturbing. The addition of a large/tall building and its construction in this area will distract and take away from the character and the overall appeal of the area. The City Plan for growth in this area of the downtown core seems to be short sighted for the long term density of the residents and owners. The adding to residential to this area will turn to a concentration of residents with a lack of services and space that will cost more and return less in the long run.

We believe this would be better served as a child care area and or a space for city service for the residents in the form of a library/community centre and/or day care. The lack of a community centre and library in this area is disappointing and concerning for the future of our City. The closest library to this zone is A.C. Hunter at Memorial University. The area needs to be thought of in terms of the demographic of the surrounding area and its future growth, the space being rezoned for a residential units is only a play on old thinking and not on a progressive look to the future of St. John's.

Thank you,

A black rectangular redaction box covering the signature and name of the sender.

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



Jan. 30, 2021

His Worship Mayor Danny Breen
Members of Council
City Hall,
St. John's, NL

Your Worship and Members of Council,

I am writing to express my very deep concerns about the proposed Parish Lane development application which will see a 150 ft condo tower constructed on the site of the existing Parish Hall building on Queen's Rd. Given that the location of the development in a nationally designated Ecclesiastical district within Heritage Area One the greatest care should be taken that any new development should be appropriate and in keeping with the special character of this area.

Ideally, I would have liked to see an adaptive reuse of the parish Hall such as the Benevolent Irish Society Buildings and the Masonic Hall which both lie within this district and add greatly to the heritage integrity of this special area. However, I am not opposed to the redevelopment of the Parish Hall site as I realize that the property is in poor condition. I am asking that City Council, as trustees of the built heritage of St. John's abide by the commitments made in successive municipal plans over many years to protect these special designated areas from inappropriate development.

The massing and height of the proposed condo tower creates a very inappropriate intrusion in this most significant area of the cultural landscape of our historic downtown. It will create an unfortunate precedent for other development applications in designated heritage areas. If we do not protect the integrity of this most significant heritage area, what will we protect?

In my time as a member of Council, I served as Chair of the Planning Committee for many years. If my memory serves, I understand that the piece of land at the rear of the property under consideration, was zoned as Open Space by Council some years ago to protect the property from inappropriate development which would negatively impact the protection of this historic area and the view of historic St. John's from LeMerchant Rd. This view has become even more significant and accessible to citizens and visitors since the construction of the Rooms and is a tremendous asset that institution. The proposed development will seriously diminish that view scape.

It is generally realized that in a post Covid era, Tourism will be an increasingly important part of the Provincial Economy. The cultural landscape of historic St. John's is a very important asset for the City and historic St. John's is an significant part of part of our attraction as a tourist destination. Our built heritage and how it relates to the natural landscape is the visual evidence of how our city developed. It provides a unique and authentic sense of time and place which is unique and authentic. It is our story.

The important role of our religious denominations in the social and economic development of St. John's is an important chapter in that story. The significant legacy of their individual architectural buildings is in itself important. The way in which they are clustered in a single district is unique in Canada and provides those of us who live here and our visitors with a sense of time and space that is rare in our modern world. This is a valuable asset for our city and our province for St. John's. It deserves our protection.

What would be an appropriate development for that site ? One suggestion could be zone the Parish Lane site for a well designed townhouse development fronting on Queen's Road. A good example would be the townhouses on Queen's Road. This would meet many of the concerns that have been raised by the public and the surrounding institutions in addition to respecting the historic significance of the area. It would also be fairer to the many other developers who have invested in our historic downtown within the guidelines on the existing heritage regulations.

There are many areas in the City suitable for large scale developments. We have only one Ecclesiastical district . It has the potential to become an even more important asset for the City and the Province with a designation as UNESCO World Heritage Site. Please take these concerns into consideration in making a decision on this development.

Yours Sincerely,

A solid black rectangular box used to redact the signature of the sender.



By email and mail

February 2, 2021

City of St. John's
10 New Gower Street
St. John's, NL

Attention: Mayor and Councillors

Dear City Council:

Re: Rezoning Application - 68 Queen's Road - MPA1900002 – Parish Lane Development

Parish Lane Development Inc. (the "Proponent") offers the following perspective on the above-noted application.

The November 17th and 18th, 2020 public meetings represent the sixth and seventh series of public and focused meetings relative to this project. Each has contributed to the proponent's understanding of neighbourhood, public, and City concerns.

With the input of a three-part public consultation process, the project undertook a major redesign during the second quarter of 2020. As a result, we now have a significantly improved development application.

Our proposal for rezoning includes: (1) density and floor area ratios well below the norm for similar and recent developments in the downtown area; (2) more green space that can typically be achieved in a downtown urban environment; (3) greater setbacks from immediate residential homes; (4) minimal surface parking and ample underground parking; (5) lower height for buildings on both Queen's Road and Harvey Road; and (6) a nuanced design respecting view planes and heritage standards.

We would like to respond to several of the salient topics that have been raised through the consultation process.

A. Ecclesiastical District

1. We agree the area is a remarkable and special part of St. John's;
2. There is no reason why residential housing is not compatible with this area; and
3. We believe the proposed design significantly improves the current abandoned building located on the site.

B. Heritage Area 1 and other guidelines

1. Both the Heritage Area and Parks Canada Guidelines allow new construction;
2. These guidelines do not require that new structures imitate the old structures;
3. These guidelines use concepts such as: "*in balance*", "*in keeping*" and "*reflective of*"; and

4. These concepts were the drivers for the Parish Lane design resulting in a balance between competing and complementary forms, styles, ages, and scales in the area.

C. Size and Scale

1. There are two distinct scales in the area:
 - a) The larger institutional buildings; and
 - b) The smaller residential structures;
2. Parish Lane, with its two residential groupings and broken form, bridges the gap; and
3. The upper building relates to the larger forms while the townhouses on Queen's Road relate to the residential downtown scale.

D. View from The Rooms

1. The Rooms opposes the project fearing their customers' experiences will be compromised by the proposed development;
2. The view from The Rooms will change;
3. As can be seen from the attachment, 5.6% of the view field from the lowest customer platform of The Rooms will be impacted by the proposed development; and
4. The visitors to The Rooms will continue to have unimpeded views of Signal Hill, The Narrows, the northern waterline of the harbour, Garrison Hill and all the building forms east of Garrison Hill, Atlantic Place, and all the building forms to the west.

E. Why this Site?

1. This property was actively and visibly for sale by the Church for two years prior to the Proponent acquiring the site;
2. There was ample opportunity for advocates of alternative use, such as proponents of the Ecclesiastical District, neighbours, or even the City, to at least be proactive with discussions about its future use; and
3. The Proponent purchased the property in good faith as a residential venture.

F. Impact on Churches

1. The question was raised, "Why was this not in the TOR and why was it not discussed with them?"
2. The first public outreach by the Proponent was to all the four churches in the immediate neighbourhood during the fall of 2018;
3. There have been three follow-up meetings with the Kirk, the project's closest neighbour; and
4. Discussions for shared driveway were unsuccessful.

G. Pandora's Box

1. This legitimate issue keeps being raised "*What is to stop developer from changing the design*"; and
2. In this case, in conjunction with the City, detailed site-specific provisions are proposed to establish hard metrics of the size, setbacks and height of the proposed buildings.

H. Density and Open Space.

1. Relatively low density for downtown;
2. In fact, the proposal has similar density to the Garrison Hill residences and surrounding residential streets;
3. However, more effective open space per residence is possible with multi-unit than can be achieved with individual houses; and

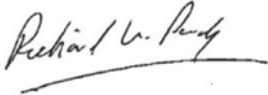
4. There is only a small reduction in open space from the existing site.

In summary, this proposal has gone through unprecedented consultation and evaluation. Its current state is a testament to the power of people to come together and collaborate.

As such, this proposal is a winner for our City and our community and we seek your approval for the application before you.

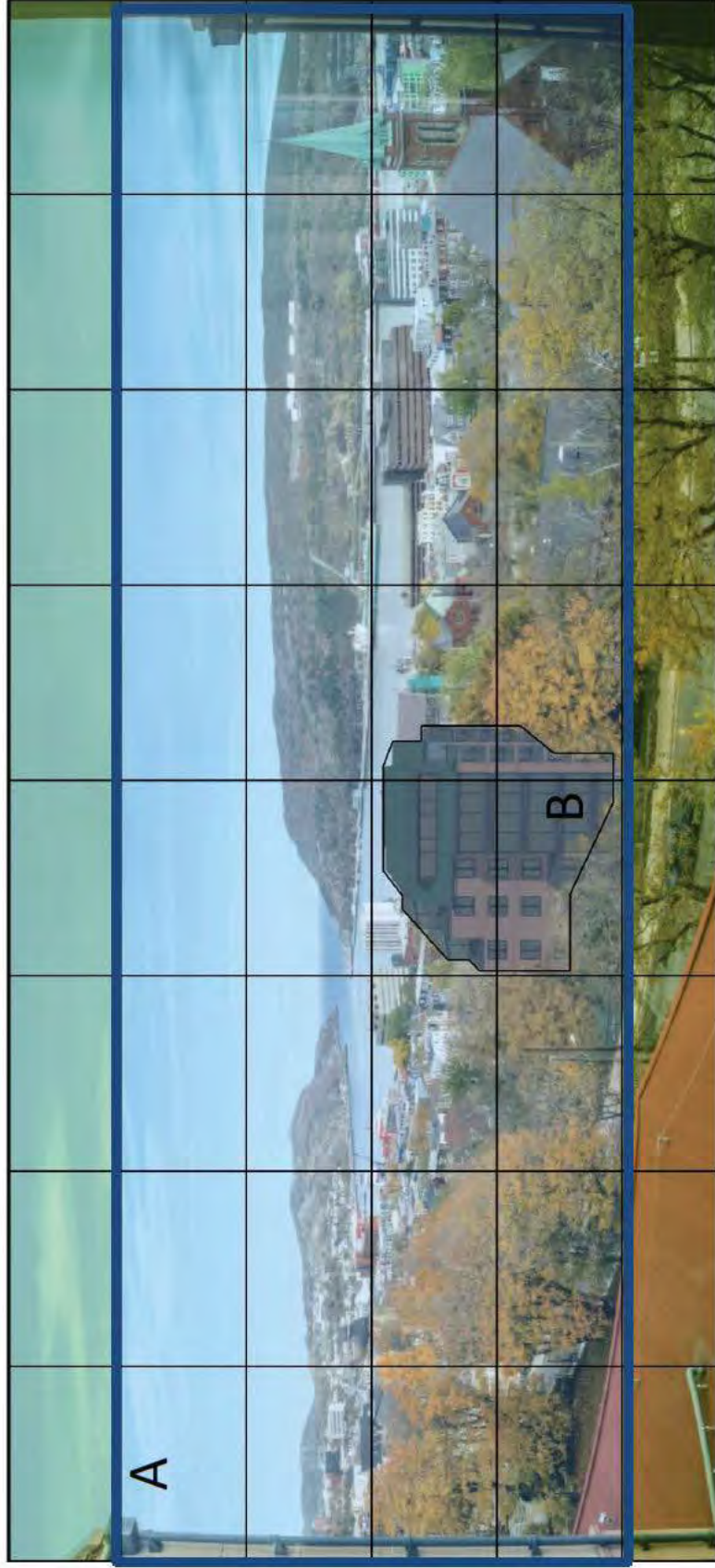
Yours very truly,

Parish Lane Development Inc.

A handwritten signature in dark ink, appearing to read 'Richard W. Pardy', with a horizontal line drawn underneath it.

Richard W. Pardy
Chief Executive Officer

A Reasonable interpretation of the View Field. **B** The Residences occupy 5.6% of the View Field.



This view is from Level 3, the lowest public viewing area. There is less impact from public areas on Level 4.

Karen Chafe

From: Elaine Henley
Sent: Friday, February 5, 2021 2:26 PM
To: [REDACTED] Maggie Burton; CityClerk
Cc: CouncilGroup; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 68 Queens Road rezoning - please keep it open space

Good Afternoon Ms. Daniels:

We than you for your feedback and will ensure that your submission, together with all others, will be presented to Council for consideration prior to a final decision being reached on this application. Your personal information, including name, will be redacted.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Friday, February 5, 2021 1:58 PM
To: Maggie Burton <mburton@stjohns.ca>; CityClerk <cityclerk@stjohns.ca>
Cc: CouncilGroup <councilgroup@stjohns.ca>
Subject: (EXT) 68 Queens Road rezoning - please keep it open space

To Councillor Burton:

Hi, Maggie. I'm certain you know where I stand on decisions to make way for a 10 story building in the open space at 68 Queen's Rd (wherever we are in that process- which is not a question, such is rather immaterial to my underlying concern). I'm also certain you have done diligence in hearing people out, weighing the pros and cons and sinking a lot of energy into understanding this particular issue.

I will, however, say again that this space is magic. These trees have offered to our home and our neighbours a place where we have built community. This is an elusive quality as far as technocratic planning decisions are concerned, but I am not exaggerating when I say that the little patch of trees has borne witness to people coming together, planting gardens, making supper, laughing, discussing, planning, playing, making art, watching more-than-human inhabitants and passers-by and peaceful solitude (and this, of course, is only my memory). This kind of space is tremendously valuable to what makes a good home, neighbourhood and community. I say this as someone with deep working commitments in building stronger and more equitable communities with others in this province, especially around children's right to play outside.

I've become more acutely aware in the last several years that public space is always richer than private, and open space is richer than the alternative. From a utilitarian perspective, the zoning request and plan the proponent is offering is narrow in its vision. That open space could house a lot more people, if it were to house people.

You are in an unenviable position, because yes, condo owners pay more taxes than trees. I get that. But as a student of community development and history, my hope is that we could hold on to these particular trees - and the wild space they create - for longer.

With respect,

[REDACTED]

[REDACTED]

St. John's, NL

--

[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: Elaine Henley
Sent: Friday, February 5, 2021 10:37 AM
To: [REDACTED]; CouncilGroup; cityclerck@stjohns.ca
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Parish Lane Rezoning Application -Queens Road

Good Morning:

We thank you for your feedback and advise that all submissions shall be presented to Council for consideration prior to reaching a final decision on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Friday, February 5, 2021 10:04 AM
To: CouncilGroup <councilgroup@stjohns.ca>; cityclerck@stjohns.ca
Subject: (EXT) Parish Lane Rezoning Application -Queens Road

Mayor and Councillors,

Residents of St.John's have lived in the downtown area of the City for centuries. The application by Parish Lane Development to rezone property and build a 36-unit residential apartment at Harvey Road is a continuation of a familiar type of development in the downtown area. The four townhouse units proposed by the developer on Queens Road are the most typical residential homes in the downtown and for the purposes of this submission, are not weaved into the overall development as the bigger picture is the multi-unit development.

During the most recent decades, a number of properties in close proximity of the proposed development have been developed into multi-unit residential types of housing. The Parish Lane proposal does not mark a paradigm shift in residential development in downtown St.John's. Multi-unit residential occupancies of

religious orders have been in the same neighbourhood since the 1800's. Presentation Convent and the former St. Bon's Monastery of Christian Brothers are examples nearby multiple tenancy buildings.

While the former Anglican parish hall is located in the Eccleastical District, this building is not a component of that district. The building is not period reflective of the other places of worship or architecture in this district. The original parish hall was destroyed by fire and a new hall was reconstructed with 1970's architectural elements. That building has little heritage value or merit. Demolition of the hall seems the one viable option regardless of the type of new development that will occupy a redeveloped site.

The hall's usefulness as an accessible building has been lost.

There are many examples of buildings and properties having been redeveloped to residential use in the downtown of the city. At 39 Queen's Road, the former Congregational and Seventh Day Adventist Church was converted to apartments almost 40 years ago. The Star of the Sea Hall at Henry Street, a building that lost its original use as a theatre and meeting place, had its title as a Heritage Building undesignated by Council in 2010. That building was removed to make way for an attractive high-density apartment which occupies the site today. Other redeveloped properties in the downtown area, some of which were located on vacant land, can be cited as examples of multi-unit residential developments. These developments sit very close to the most common type of development of the downtown district, which is row housing. The eight private dwellings on Garrison Hill would feel little encroachment to their property from the Parish Lane Development.

Parish Lane Development will provide residences for the downtown. Finally, this is a development where people will make their home. Not a place for commerce or another type of high-intensification application. Parish Lane proposes the most conforming and growing use in this part of downtown.

I support this application, the proposed development for the reasons outlined.

[REDACTED]

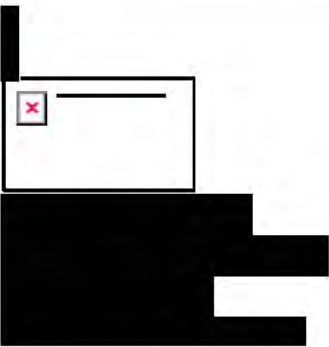
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: Elaine Henley
Sent: Friday, February 5, 2021 2:15 PM
To: [REDACTED] Shawn Skinner; CityClerk; CouncilGroup
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Rezoning proposal of 66-68 Queen Road
Attachments: MG letter to council -Parish Lane Pros+Cons -5Feb2021.pdf

Good Afternoon:

We thank you for your feedback and advise that all submissions shall be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Friday, February 5, 2021 11:50 AM
To: Shawn Skinner <info@shawnskinner.com>; CityClerk <cityclerk@stjohns.ca>; CouncilGroup <councilgroup@stjohns.ca>
Subject: (EXT) Rezoning proposal of 66-68 Queen Road

Good morning,

In reference to the upcoming discussion and vote on the proposed land zoning changes at 66-68 Queens Road, please find my letter attached on the topic.


Thank you for your attention.

Sincerely,

[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be



St. John's City Council
10 New Gower Street
St. John's NL A1C 1J3

5 Feb, 2021

Re: the upcoming vote on the rezoning of the land belonging to 66-68 Queen's Road

Dear St. John's City Councillors,

While considering the requested rezoning changes of the property at 66-68 Queen's Road, it is important to be clear that there are a number of distinct issues that are being voted on at once. One is the request to change the zoning of the land at the front of the property from Institutional to allow the building of 3 townhouses. **An entirely different issue** is the request to change the zoning of the back of the property from Open Space, to allow a 10 story residential apartment complex. These are separate issues and should be considered individually on their own merits and detriments.

I am supportive of the rezoning of the Institutional portion of the property (fronting Queen's Road) to allow the development of townhouses.

I am very much against the changing of the zoning from Open Space of the back of the property (backing onto Harvey Road).

I have been very engaged in this issue since its inception and thought it might be helpful to present the various arguments, as I see them, into one document. Please find below the arguments for changing the Open Space zoning (Pros) compared to the arguments against changing this land zoning designation (Cons):

Pros

- New high density luxury housing
 - Increased tax base for the city*
 - Centralized services for **up to 36** property units= reduced service cost to city **
 - High density housing has some eco-benefits***
- Please see below: Counter notes on the apparent benefits of this land zone change and associated proposed development, for expanded notes on the asterisked points above.

Cons

- The people are speaking! Our **petition has 4637 signatories objecting to this proposed zoning change** and associated development.
- There is a very serious question about the **accuracy of the portrayed property lines**. The zoning maps dating from pre-1969 show very different property boundaries than that on the current survey. **This discrepancy needs to be explained** before any decisions are made.
- **Loss of the last naturalized green space** in the downtown area and all associated benefits. The proposed development would effectively raze the existing green space (despite claims to the contrary of the developer). While this is a privately owned green space, as an un developed Open Space, it provides benefits to the community and city.
 - Climate benefits
 - Wildlife benefits
 - Social benefits
 - Health benefits
 - Visual benefits inc. tourism
- **Loss of public space** –recognizing that this land is privately owned, it has historically been untended by the property owner.
 - The local residents use and care for it with a yearly cleanup
 - People walk their dogs there
 - Children explore in summer and slide in winter
 - This space is not vacant land, but is used and enjoyed by the community, both up close and from a distance
- **Historic and heritage space**- this land has never been anything other than a green/open/wild area. The

responsibility of maintaining a heritage district is not only for maintaining heritage structures, but also of heritage spaces

- **Corruption of Historic Ecclesiastic district-** this land is in the center of a designated National Historic Site and should not be adulterated.
- **Effect on tourism-** Many comments received (both verbal and written) indicate tourists really appreciate the unadulterated historic buildings mixed with green space.
- Loss and desecration of **view from the rooms and Harvey Road.**
- Negative impact on **downtown streetscape.** The St. John's community expects that the heritage and historic value of downtown St. John's will be upheld. New development is expected and beneficial. However, this specific building proposals is entirely out of scale to the existing community structures.
- The City council has declared a **Climate Emergency-** acceptance of this zoning change will show that this is no more than words.
- By voting in favour of this, the City Council would be **Ignoring the many references in their own City policies** to protect, preserve and promote green spaces and public spaces (private or public)
 - St. John's Urban Forest master Plan
 - Open spaces master plan
 - St. John's Municipal Plan
 - SJMP Appendices
 - Envision St. John's Municipal Plan -Draft Plan Feb 2019
- **Local neighbourhood will be negatively affected** in a large way if zoning changed and development proceeds
 - Higher traffic

- Years of construction and disruption
- Loss of green space
- Disruption of skyline with another oppressive modern looking building that does not blend in with the local heritage structures.
- A ten story building has no place among 2-3 story houses
- Garrison Hill properties in particular–
 - Shadowed by sun in day- starting at noon
 - Light pollution at night from parking lot
 - Years of construction
 - Loss of privacy
 - Loss of property value
- There is always a risk that this development could fall through (it has happened before) or change and result in a development that is more unsightly and oppressive than is currently being proposed
 - Once the land is re-zoned, then the restrictions on what a land owner can do or build are massively reduced as long as they are within the zoning limitations, even the specific zoning limitations the developer is proposing. There is no requirement for the developer to stay with the pretty pictures they are sharing with the public now.
- This development proposal does nothing to address the urgent need of social/affordable housing or social services in the high population density of downtown.

Counter notes on the apparent benefits of this land zone change and associated proposed development:

*** Increased tax base:**

- The developer's tax income estimates should be critically viewed as they would be a very best case scenario and are unlikely to be realized.
- There are numerous other avenues for the city to increase their income that should be entertained (eg vacant commercial building tax cuts) before losing a heritage space for a tax grab is considered.
- It is understandable that the city is feeling an income pinch now, but note that any income from these proposed units would not start for years.
- Should the vacant commercial buildings (currently 28%) not be encouraged to convert to housing before more new luxury housing is built?

****** It should be noted that the developer is careful to say “up to 36 residences” in the LUAR. The real number could be well below this, with corresponding reductions in benefits to the city for housing density.

******* High density housing has an “eco-friendly” side – it bundles people in one spot to share services.

- **But** this is countered by the non-eco-friendliness of new buildings and demolishing an old one instead of re-using an existing building. It can take decades to equalize the ecological costs and benefits.
- Countered by the loss of green and open space.
- Countered by the fact that these are high end luxury condos which have large parking spaces planned large amounts of parking and associated vehicles.

As a citizen of this city, I am **not anti-development**. I am **pro considered and appropriate development**. I do not believe this proposal is either considered or appropriate and I believe the changing of the zoning of the open space area would be a terrible and permanent loss to the city. Given all that would be lost by rezoning this land compared to the small benefits to the city if it is approved, and the massive public response against this proposal, this rezoning request should be denied.

[REDACTED]

subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

ST JOHN'S URBAN REGION

REGIONAL PLAN

1976

with

Forestry Policy Amendment, 1978

Watershed Protected Areas Policy Amendment, 1980

and

Subsequent Amendments

OCTOBER 1995

Unofficial Consolidation as of May 1, 2007

Prepared by

Engineering and Land Use Planning Division

Department of Municipal Affairs

TABLE OF CONTENTS

	<i>Page</i>
A. PURPOSE	1
B. OBJECTIVES.....	1
C. ASSUMPTION	3
D. BASIS OF THE PLAN.....	3
E. URBAN DEVELOPMENT.....	5
(a) The Regional Centre	6
(b) The Sub-Regional Centres.....	7
1. Conception Bay South.....	7
2. Wabana	8
(c) The Local Centres	9
F. NON-URBAN DEVELOPMENT.....	10
(a) Agricultural Uses.....	10
(b) Rural Uses.....	12
(c) Restricted Development.....	18
(d) Public Open Space.....	19
(e) Watershed Protected Areas.....	20
(f) Forestry Uses	22
(g) Quarry Development (amendment #3, 1994).....	24
G. SPECIAL POLICIES.....	25
(a) Major Industrial Uses	25
(b) Torbay Airport.....	26
(c) Regional Industrial Uses (amendment #3, 1994)	27
H. TRANSPORTATION	27
Major Arterial Roads.....	28
Arterial Roads.....	28
Collector Roads.....	29
Local Roads.....	29
Scenic Roads	29
I. EDUCATION.....	30
J. IMPLEMENTATION	31

REGIONAL PLAN AMENDMENTS

Regional Planning Area

- 1985
- 1978 (76)
- 1976

1978

Forestry Policy Statement, 1978 (incorporated into text)

1980

Watershed Protected Areas Policy, 1980 (incorporated into text)

1981

Amendment (Watershed Protected Areas Policy), 1981

Amendment, 1981

- Masonic Park

Amendment (Goulds Bypass) 1981

1982

Forestry Policy Map Amendment, 1982

- MUN woodlot

1983

Amendment (Octagon Pond) 1983

- industrial designation on Regional Plan, policies

St. John's Airport Environs Policy, 1983

- separate text and maps

Amendment (St. John's Airport Environs Policy Amendment) 1983

- airport boundary

1985

Octagon Pond Environs Policy, 1985

- text and map (Octagon Pond Environs Development Scheme, 1982)

Amendment (Watershed Policy Amendment) 1985

- part of North Arm River watershed deleted, designated Urban and Rural

1986

Octagon Pond Environs Policy Amendment, 1986

- access road on CBS bypass and realignment of Topsail Pond Road, buffer

1987

Amendment (Octagon Pond Environs Policy) 1987

- rural residential estate area and policy, Spruce Hill Rd. and Miller's Rd. Extension
- boundaries of Broad Cove River Watershed changed
- rural residential infilling policy and map

(Freshwater Bay) Amendment, 1987

1988

Amendment No. 1, 1988

- SW development area, City, lands below 190 m. to Urban Development

Amendment No. 2, 1988

- Agriculture
- allows non-agricultural uses if no adverse impact, approved by LDAA
- lands designated Agriculture correspond to ADA; if not in ADA, deemed Rural

1989

Amendment No. 1, 1989

- Watershed policy
- Residential infill in City of St. John's watersheds

1990

Amendment, 1990

- Airport Environs Policy - 1991 NEF, urban development east of Torbay Road
- Octagon Pond Environs Policy - designation changes around and for Quarry Dev. Area, Clearview site
- Southlands designated for urban development

1991

Amendment No. 1, 1991

- rural estate policy

Amendment, No. 2, 1991

- Airport Environs Policy
- urban development south of Outer Ring Road
- former ADA lands, Commonwealth, to urban development

Amendment No. 3, 1991

- Agriculture: development must be infill or fully serviced

Amendment No. 4, 1991

- Goat Cove/Tuckers Hill Road site to urban use, for school only

1992

Amendment No. 1, 1992

- 1996 NEF; 28 NEF for residential areas

Amendment No. 2, 1992

- land behind Avalon Cable to Urban Development

1993

St. John's Urban Region (Agriculture Development Area Order, 1993)

- the Order changed ADA boundaries, which Regional Plan policies then translate into changes in the Regional Plan Agriculture designation; lands deleted from the ADA become Rural in Regional Plan and its Rural policies apply to them.

1994

Amendment, No. 1, 1994

- Airport Environs Policy - 35 NEF for residential
- Octagon Pond Environs Policy - Quarry Dev. policy to allow materials processing

Amendment No. 2, 1994

- Major Industrial policy - transient accommodations added

Amendment No. 3, 1994

- Octagon Pond Environs Policy and Scheme deleted
- Replaced by designations on Regional Plan map (Regional Industrial, Quarry Development, Urban) and associated policies in Regional Plan
- Regional Industrial Policy added as Special Policy G(c)
- part of Octagon Pond industrial area designated Regional Industrial and other uses
- new Policy F(g), Quarry Development
- Paddys Pond/Manuels Access quarry area designated Quarry Development

Amendment No. 4, 1994

- Rural Residential policy added to Rural policies - under F(b)
- area surrounding Tuckers Hill school redesignated from Restricted to Rural (to allow for rural residential development)

2000

Amendment No. 1, 2002

- Re-designating the area within the Kilbride service limits from "Rural" to "Urban Expansion". **(Gazetted on October 11, 2002)**

Amendment No. 2, 2002

- Re-designating land along Doyle's Road Extension from "Rural" to "Urban Expansion". **(Gazatted on January 3, 2003)**

2003

Amendment No. 1, 2003

- Re-designating land between Topsail Road and Kenmount Road from “Rural” and “Restricted Development” to “Urban Development”. **(Gazetted on January 23, 2004)**

2004

Amendment No. 1, 2004

- Re-designating land on Kenmount Hill from “Rural” to “Restricted Development” to “Urban Development”. **(Gazetted on December 31, 2004)**

2005

Amendment No. 1, 2005

- The Forestry Policy Map, 1978, of the St. John's Urban Region Regional Plan is amended by re-designating land on the southern shore of Paddy's Pond from “MUN Woodlot” to “Rural”.
- Policy F(f) is amended by deleting the following sentence from the fourth paragraph:
If the University, in the future, decides to relinquish any or all of this area and it reverts back to Crown Land status, it is the intent of the Regional Plan that the Forestry Policy for Productive Forestry should apply.
(Gazetted on August 4, 2006)

2006

Amendment No. 1, 2006

- Re-designation of land south of Topsail Road and west of TCH from “Regional Industrial” to “Urban Development” and the re-designation of land above the 190-metre contour from “Regional Industrial” to “Restricted Development”. **(Gazetted on March 23, 2007)**

Amendment No. 2, 2006

- Redesignating land south of Rocky Pond from “Regional Industrial” to “Urban Development” & redesignating land east of Octagon Pond and Rocky Pond and south and west of Three Island Pond from “Rural” to “Urban Development”. **(Gazetted on May 16, 2008)**

Amendment No. 3, 2006

- Redesignate area along north and west shores of Adams Pond, south of Paradise Road and east of St. Thomas' Line from “Rural” to “Urban Development”. **(Gazetted on July 20, 2007)**

2007

Amendment No. 1, 2007

- To facilitate St. John's Plan Amdt. No. 46, 2007 and Development Regulations Amdt. No. 404, 2007, for land on Torbay Road, north of Stavanger Drive and South of City limits. **(Gazetted on May 23, 2008)**

Amendment No. 2, 2007

- Rural/Restricted Parking Lot Amendment on corner of Kenmount Road and Wyatt Boulevard above the 190 metre contour to accommodate Mount Pearl Plan Amdt. No. 67, 2008 and Development Regulations Amdt. No. 176, 2008. **(Gazetted on July 4, 2008)**

2008

Amendment No. 1, 2008

- Re-designating land east of St. Thomas Line from "Rural" to "Urban Development" to accommodate Paradise Development Regulations Amdt. No. 29, 2007 for rezoning to Residential Medium Density in order for subject property to be developed to accommodate the proposed 114 lot serviced residential subdivision. **(Gazetted on January 23, 2009)**

Amendment No. 2, 2008

- Re-designates a 90-hectare site near Little Soldiers Pond accessed by an extension to Incinerator Road, off Foxtrap Access Road, to accommodate a proposal by Capital Ready Mix for a new quarry. The amendment re-designates the land from "Public Open Space" to "Rural" and the corresponding amendment to the Butterpot-Witless Bay Line Environs Development Control Regulations Amendment No. 1, 2008, re-zones the same parcel of land from "Public Open Space" to "Rural". **(Gazetted on February 27, 2009)**

Amendment No. 3, 2008

- Re-designates land on former Sprung Greenhouse site, most of which is located with the City of St. John's with a smaller portion located within the City of Mount Pearl, from "Agriculture" to "Urban Development", to accommodate an application by Newfoundland and Labrador Housing Corporation to permit residential development on the site – St. John's Plan Amdt. No. 56, 2008 and Development Regulations Amendment No. 426, 2008 **(Gazetted on June 27, 2008)**

2009

Amendment No. 1, 2009 (Paradise Development Regulations Amdt. No. 36, 2008) (in process)

THE ST. JOHN'S URBAN REGION PLAN

A. PURPOSE

This Regional Plan consisting of the Regional Plan Map, the following text and annexes sets out the general nature of future development from 1975-1991 in the St. John's Urban Region, the extent of which is defined on the Regional Plan Map.

When approved by the Minister of Municipal Affairs, this Plan will replace and extend the provisions of the St. John's Metropolitan Area Municipal Plan and its subsequent amendments. The policies of the Plan shall apply to the entire area within the region including unorganized lands and areas with local government.

As such, this Regional Plan will form the framework for subsequent municipal plans which shall be prepared from time to time for sub-areas of the region. In areas where secondary level plans are considered unnecessary this Regional Plan will provide the basis for preparing Regulations under the authority of the Urban and Rural Planning Act.

B. OBJECTIVES

The Plan is not conceived of as a rigid blueprint for the future, but as a framework for development. It should be subjected to periodic review so that it remains a realistic and up-to-date policy statement, guiding current development towards the achievement of the following regional objectives:

1. *To improve the region as a place for living, working and leisure by helping to create a more healthy, safe, attractive, and convenient environment.*
2. *To guide the location of new development in the best interests of the entire region.*

3. *To establish a basis for the provision of essential public services to all areas where such services may realistically be provided.*
4. *To develop a clear distinction between the urban and rural parts of the region.*
5. *To prevent development that will require disproportionately costly public services because of location or use, and to preserve in its natural state land that should not be developed due to its physical characteristics.*
6. *To prevent the continuation of 'ribbon development' along the main roads and highways of the region.*
7. *To coordinate the varied pattern of major land uses with transportation facilities required for the efficient movement of people and goods within, to, and from the region.*
8. *To serve as a framework for more detailed Local Area or Municipal Plans that may be prepared for sub-areas of the region.*
9. *To protect and conserve the limited resources of agricultural land in the region.*
10. *To protect and conserve appropriate drainage basins designated for use as sources of water supply.*
11. *To allow for and to encourage the fullest growth and development of individual communities within the Region within limits set by:*
 - a) *the existing and likely future extent of municipal services;*
 - b) *the ability of the region to finance the necessary capital works to service such development;*
 - c) *the need to protect regional resources including agricultural and forest lands, watersheds and scenic resources;*
 - d) *the need to limit as far as possible heavy capital expenditure on additions to the regional road network to handle commuting and other traffic;*
 - e) *the amount of infilling possible within presently developed areas;*
 - f) *the capacity of existing local roads and the need to achieve a desirable level of transportation services; and*

g) the effect of additional population on present school facilities.

- 12. To encourage development to concentrate within defined urban areas.*
- 13. To recognize the position of St. John's as the region's dominant business, trade, administrative, and cultural centre, but to acknowledge the need to provide a higher than local level of service in certain more highly developed sub-areas of the region.*
- 14. To conserve the rural qualities of the region by discouraging non-rural development outside of areas designated for urban uses.*

C. ASSUMPTION

The policies of the St. John's Urban Region which will guide development in the region in the years ahead are based on the assumption that the anticipated growth of the region for the planning of major services is assumed to be from 150,000 to 215,000—an increase of 65,000 persons. Factors which may cause this assumption to become invalid will require that the Plan be reviewed and, if necessary, amended.

D. BASIS OF THE PLAN

The physical limitations to the urban expansion of St. John's posed by steep slopes, poor soils, the need to protect water supply sources, agricultural lands, Pippy Park and Torbay Airport, all suggest that the future form of development in the region will essentially be a strengthening of the St. John's-Mount Pearl/Newtown-Conception Bay axis. An evaluation of alternative ways in which the anticipated population increase can be accommodated within this structure has led to the selection of a concentrated form of development, recognizing the advantages of developing areas adjacent to St. John's as opposed to directing significant additional growth beyond the infilling level of existing settlements outside the present urban area. However, it is intended that communities outside the

Regional Centre shall be able to develop to the extent possible within the limits described in Objective No. 11, by means of infilling and by designation where appropriate of a core area in which some development in depth may be possible.

Within this concept of concentration it is the intent of the St. John's Urban Region Plan to ensure that development takes place so that available land may realize its fullest potential, but in such a way that will be of greatest benefit to all members of the community. It is also the intent of the Plan to ensure that different land uses within the region develop in harmony with each other and that the form and grouping of major land uses shall be as shown on the Regional Plan Map.

The Plan indicates a basic division between urban and rural areas. Within designated urban areas, such services as are specified for each area will be provided within the terms of this Plan. Within the rural parts of the region the general intent of the Plan is to confine development to uses not requiring urban services, to protect the region's natural resources, and to maintain a rural environment. The only development permitted on a small lot basis shall be limited infilling in already developed areas according to the policies of this Plan.

An increasing part of the region's economy in the foreseeable future will be related to the tourist industry. Development policies should ensure the protection and enhancement of the region for year-round recreational use and at the same time ensure that the needs of permanent residents are adequately met.

The transportation network of the region complements this land use concept by providing maximum accessibility to and from the Regional Centre. The other main transportation objective is to provide good access between the Regional Centre and the local centres.

E. URBAN DEVELOPMENT

The strong focus of the entire region upon the Regional Centre is only slightly reduced on the southern fringes of the region in the Holyrood and Bay Bulls-Witless Bay areas. For most of the region, major employment opportunities, education above junior grades, and major shopping facilities are all concentrated within the St. John's-Mount Pearl area. Only limited provision of these functions is found in the Conception Bay area and on Bell Island.

The concentration of population within the indicated development area suggests the need for secondary level centres to provide for some of the community functions above the local level. The location of such centres depends upon the amount of population concentrated within specific areas. The Mount Pearl/Newtown area, with an already planned major commercial centre is essentially an extension of St. John's itself and is therefore considered as part of the Regional Centre. The location of the Topsail-Manuels area, however, suggests its suitability as a regional sub-centre, while the second centre, because of its isolation from the rest of the region must, of necessity, be on Bell Island.

From this basic form, 'fingers' of development extend through Kilbride, towards the Goulds area, and along Torbay and Middle Cove Roads, towards Torbay. Particularly, in the former area it is felt necessary to limit urban development beyond Kilbride to infilling in order to protect the prime agricultural land to the south.

The remaining settlements such as Holyrood, Bay Bulls-Witless Bay, Portugal Cove, Pouch Cove and Petty Harbour will serve as local centres in the hierarchy, with their growth dependent upon local servicing feasibility and physical constraints to development.

(a) The Regional Centre

Policy:

Within the area designated as the Regional Centre, which represents urban St. John's and its immediate environs, the entire range of urban uses shall be permitted on the basis that piped water, sewage collection, storm drainage, paved roads, and street lighting will all be provided.

These uses shall include the full range of various residential densities, regional, local and highway commercial facilities, heavy and light industrial uses where appropriate, all types of institutional and park facilities, the full range of educational and cultural facilities and the wide variety of other activities commonly associated with a major metropolitan centre.

The Plan particularly states the desire of encouraging in the downtown area those functions that depend on maximum face-to-face contact between individuals and where physical services and transportation facilities can support the concentration of such activities. At the same time, it is important that the unique character of St. John's not be adversely affected by new developments that are incompatible with the old City.

Policy:

The policy of the Plan is to encourage major retail, office, hotel, and trade facilities to locate in downtown St. John's while ensuring that such development is compatible with the present character of the City and does not adversely affect its unique urban form.

For the purpose of this Plan, certain areas have been included within the Regional Centre even though outside the actual City limits in 1971. These areas are effectively natural extensions of the City that are to be supplied with full urban services. Included in this category are the north and south expansion areas, Mount Pearl and the Newtown, and the Shea Heights and Kilbride areas.

Policy:

The detailed development of the Regional Centre shall be carried out through the preparation and adoption of primary and secondary plans which shall conform to the basic structure established in this Regional Plan. Such local plans shall define detailed development policies for different types of land use and may define areas within the Regional Centre that should not be developed for one reason or another.

(b) The Sub-Regional Centres

The sub-regional centres of Conception Bay South and Wabana are conceived of as being supportive and complementary to the Regional Centre upon which they rely for certain functions.

Policy:

The detailed development of the sub-regional centres of Conception Bay South and Wabana shall be carried out through the preparation and adoption of local plans for each area which shall conform to the basic structure established in this Regional Plan.

1. Conception Bay South

The full development of the Conception Bay South area as a sub-regional centre must necessarily await the installation of essential urban services, none of which presently exist. When these services are in operation, infilling can proceed.

Once it has been established that the maximum level of possible infilling in a specific part of the Conception Bay South area has been achieved, then the development of additional areas may be permitted provided they are within the urban service area designated on the Regional Plan Map and provided such development is accompanied by full urban services.

The key to effective development of the Conception Bay area is the construction of a new road to bypass the Conception Bay Highway. Such a road should have a limited number of access points as indicated generally on the Regional Plan Map.

Policy:

The Conception Bay South area shall be encouraged to develop the range of local services consistent with the anticipated size of the community. Permitted uses of land, once municipal services are installed, shall therefore include a wide range of residential densities; sub-regional, local and highway commercial facilities; parks and community facilities, elementary and high school facilities and other uses characteristic of the area's position as a secondary level centre of development.

2. Wabana

The designation of Wabana as a sub-regional centre derives from its position on Bell Island and the need to provide locally a full range of educational and community facilities.

Further study of the economic potential and future of Bell Island will be carried out which will provide the basis for a Municipal Plan for the Town of Wabana.

Policy:

Wabana shall be encouraged to develop the range of local services consistent with the anticipated size of the community as determined by further study. Permitted uses of land shall include residential development, sub-regional and local commercial facilities, parks and community facilities, elementary and high school facilities and other uses necessitated by the Town's detached role in relation to the rest of the Region.

(c) The Local Centres

Local centres designated on the Regional Plan Map are existing communities where the extent of present development is such that essential public services must be supplied. In these areas first priority must be given to the provision of a piped water supply and sewage collection facilities.

Policy:

The detailed development of the local centres designated on the Regional Plan Map shall be according to the policies defined in Local Area or Municipal Plans that may be prepared from time to time. Such plans shall conform to the following guidelines:

- i) The local centres shall be able to develop to the fullest extent possible within the areas shown on the Regional Plan Map, consistent with the constraints set out in Objective No. 11.*
- ii) Within the local centres, residential uses shall generally be of a low density nature with a continuing predominance of single-family dwellings. Consistent with the size of most of the local centres and the policies of educational authorities in the region, school facilities may be limited to the junior grades.*
- iii) Commercial uses shall be limited to those of a local nature but may include both retail and highway commercial functions, where such uses are deemed desirable. Industrial activities shall generally be limited to those of a specialized local nature such as the fishing industry. Other small scale industries providing local employment to a small number of persons may also be considered appropriate.*
- iv) Two prime aims in the local centres will be to encourage the infilling and consolidation of presently semi-developed areas once essential public services to existing development are installed and to develop improved local road systems so that better circulation of traffic may be facilitated.*
- v) The Local Area and Municipal Plans shall recognize and define, where applicable, a core area or areas within which higher density development and development in depth may be possible.*

vi) Two levels of service may be provided in the local centres depending upon local conditions; one area within which water and sewer and full municipal services would eventually be installed would form the heart of each such local centre. Outside of this would be an additional area of somewhat lower density development within which a lesser standard of services would be required. The Regional Plan Map indicates the wider limit as the 'local centre' boundary.

F. NON-URBAN DEVELOPMENT

Open space for agriculture, forestry, recreation and other uses in the St. John's Region will become increasingly important in the years ahead and it is, therefore, necessary that recommendations concerning the designation of land for various types of open space uses be made together with policies for the development of such areas.

(a) Agricultural Uses

One of the assumptions of the Regional Plan is that it is desirable to protect the limited amount of agricultural land in the region for continued agricultural purposes.

Insofar as this is possible by land use control, certain policies should be followed. However, if the permanent protection of certain prime agricultural land is considered justifiable, then a land-purchase program should be initiated by the provincial government.

Policy:

Within area designated for Agricultural uses on the Regional Plan Map, the policy of this Plan shall be to restrict development to uses related directly to agriculture uses together with the homes of people engaged in such activities.

(Amendment #2, 1988)

Within areas designated for Agricultural Uses on the Regional Plan Map, the policy of this Plan is to reserve these areas primarily for agricultural and associated complementary uses. However, at the discretion of the authority having jurisdiction, non-agricultural-related uses may be allowed in Agricultural Development Areas provided that they are not considered to have an adverse impact on agricultural uses and are approved by the Department of Rural, Agricultural and Northern Development [now Fisheries, Food and Agriculture] under The Development Areas (Lands) Act, Chapter 95 of The Revised Statutes of Newfoundland, 1970, and associated regulations. In considering such proposals the authorities shall consider whether such proposals are compatible with adjoining development and with the objectives of this Plan and are not contrary to the public interest or the general standards of development adopted by the authority.

(Amendment #2, 1988)

Development shall only be permitted where it will constitute infilling within an existing pattern and within an existing development pattern or where it will be adjacent to existing urban development, front directly on a publicly maintained road and be provided at the outset with full municipal services.

(Amendment #3, 1991)

It is the intent of this Plan that lands designated for 'Agriculture' correspond to those lands designated as the Agriculture Development Area of St. John's Urban Region, under the provisions of The Development Areas (Lands) Act. Should the 'Agriculture' designation on the Regional Plan Map differ from the area designated as the Agriculture Development Area, then the latter shall be taken to be the 'Agriculture' designation, and any lands shown to be designated for 'Agriculture' or

the Regional Plan Map which do not fall within the Agriculture Development Area shall be taken to fall with the 'Rural' designation.

(Amendment #2, 1988)

In areas designated for Agricultural Uses where forest cover exists, it is desirable that this secondary forestry resource be maintained, managed and harvested in such a way that its forestry potential can be best realized until it becomes necessary for the land to be cleared for development for the designated use.

The Department of Forestry and Agriculture [now Fisheries, Food and Agriculture] should investigate and report upon the feasibility of purchasing key parcels of land, particularly in the Goulds area, in order to ensure their continued agricultural use.

Feed lots for cattle, pigs and poultry shall be permitted as an agricultural use provided that new livestock or poultry buildings, feed lots and waste storage facilities shall be sited with due regard to their effects on adjacent uses and in accordance with such standards as may from time to time be determined by the Department of Provincial Affairs and the Environment [now Environment].

(b) Rural Uses

This designation makes provision for the demand for residential and other forms of development in the rural areas. The main objective is to provide for such demand while still retaining the qualities of a rural environment.

The Regional Plan recognizes that not everyone wants to live close to their neighbours, and that some people value an area of open space around their home more than the availability of piped water supply and sanitary sewers. At the same time, many such people wish to obtain their living not directly from the land but from work in the regional centre.

Policy:

The uses permitted in the rural areas designated on the Regional Plan Map shall be limited to include:

- i) agricultural, forestry and conservation uses;*
- ii) golf courses, private clubs and public or private recreational uses characterized by large areas of open space provided they do not detract from the rural character of the area;*
- iii) residential, commercial or industrial development according to the particular provision of this section.*

In Order to retain existing rural qualities, Development Regulations based directly on the policies contained in the Plan shall be adopted by the authorities having jurisdiction establishing the standards and conditions which shall govern development within rural use zones and such standards and conditions may vary from one part of the region to another. 'Strip' or 'ribbon' development shall not be permitted along the major roads and highways of the region. The only exceptions shall be infilling in presently developed areas along local and collector roads, provided that inadequate drainage conditions are not aggravated and that a satisfactory water supply and means of sewage disposal can be provided to the satisfaction of the Department of Health. No further residential development shall be permitted to have direct access onto any designated arterial or major arterial road indicated on the Regional Plan Map.

The density of residential development shall not be permitted to exceed that which may be considered to be inconsistent with the traditional rural use of the area concerned or that which could conceivably lead to a requirement, on public health grounds, for the installation of municipal services.

Notwithstanding the previous paragraph, residential development may be permitted in Rur.1 areas. It is the intention of this plan that rural subdivisions shall be located and designed in a manner which maintains the integrity of the rural landscape.

Policy:

Provided that all the following criteria are met, residential development may be permitted in Rural areas when:

- a) The proposed development is not located on lands identified as having potential for resource use such as forestry, agriculture, mineral extraction, future water supply areas, or lands set aside for conservation and recreation, and shall not conflict with such use;
- b) The site can accommodate the proposed development with minimal impact on the natural landscape by reason of tree cover and its retention, proposed layout and landscaping, topography, and, where possible, screening from public roads and public view points;
- c) Is not located on lands which are environmentally sensitive such as wetland areas, or present certain hazards such as flooding and steep slopes, and will be carried out in a manner which respects natural drainage patterns;
- d) The site must have adequate soil conditions and a supply of groundwater to ensure safe and sanitary operation of on-site wells and sewage disposal for such lot in the development for all time;
- e) Is not intended for seasonal residential or cottage use nor located near existing cottage areas.

Rural Residential development shall be limited to those areas so designated in Municipal Plans, in accordance with these criteria. Such plans may designate areas on Plan maps for rural residential development and specify additional policies as are necessary to achieve municipal goals and which further support the intent of this Plan.

(Amendment #4, 1994)

Notwithstanding the previous paragraph [concerning residential density], residential estate lots may be permitted in Rural areas. It is the intention of this plan that rural estate lot subdivisions shall not have the potential to create new communities or to result in urban sprawl and shall be sufficiently dispersed throughout the region so as to maintain the integrity of the rural landscape.

Policy:

Provided that all the following criteria are met, residential estate lot development may be permitted in Rural areas when:

- a) The proposed development is not located on lands identified as having potential for resource use such as forestry, agriculture, mineral extraction, future water supply areas, or lands set aside for conservation and recreation, and shall not conflict with such uses;
- b) The development is not located in the path of urban expansion, is separated from areas of substantial residential development, and will not result in the creation of an urbanized area which would require additional neighbourhood service uses not normally available in the area such as commercial services, schools or community facilities;
- c) The site can accommodate the proposed development with minimal impact on the natural landscape by reason of tree cover and its retention, proposed layout and landscaping, topography, and screening from public roads and public viewpoints. No development shall take place on high points or hilltops;
- d) Is not located on lands which are environmentally sensitive such as wetland areas, or presents certain hazards such as flooding and steep slopes, and will be carried out in a manner which respects natural drainage patterns;
- e) The site must have adequate soil conditions and a supply of groundwater to ensure safe and sanitary operation of on-site wells and sewage disposal for each lot in the development for all time;
- f) The development does not front on a Provincial highway or other regional arterial or collector road;

(Amendment #1, 1991)

The Plan anticipates that commercial and services uses such as service stations, motels and similar uses may from time to time seek to establish in the rural area. Such locations are not predictable and, in considering such uses, due regard shall be paid to the possible impact on adjacent residential uses and appropriate conditions regarding setbacks and buffering and limitations on access to roads and highways which shall be set out in the Development Regulations. Such uses may be permitted on Arterial or Collector Roads defined in the Regional Plan Map provided that:

- a) They primarily serve the needs of the rural area or the travelling public;*

- b) they conform to all requirements of the Department of Highways [now Works, Services and Transportation];*
- c) where possible, they are located in groups and not scattered along roads such that ribbon development is encouraged;*
- d) dwelling units for the residential owner/operator either as single-family detached units, or in the second storey of the commercial use (except for automobile service stations) shall also be permitted;*
- e) access points to and from the highway shall be limited to curb ramps at selected points and shall be limited in number;*
- f) lighting poles and other surface utilities shall be carefully sited and advertisements shall be in keeping with good design and highway safety practices, in order to maintain the appearance and safety of the area;*
- g) adequate offstreet parking and offstreet loading facilities shall be provided; and*
- h) adequate buffering shall be provided between the proposed commercial use and any adjacent residential uses. Such buffering in the form of a strip of land shall be devoted to no other purpose than landscaping.*

Certain industrial uses such as sand and gravel extractive operations, asphalt and concrete plants, servicing of agricultural equipment, etc., may be established in the rural area in accordance with standards established in the Development Regulations provided that:

- a) it is clearly demonstrated that a rural, rather than an urban, location is necessary for the proposed industrial operation;*
- b) no municipal services are needed;*
- c) the amenity of the surrounding rural areas are adequately protected;*
- d) adequate open space is provided around any industrial use so that a buffer of trees, shrubs or fencing is provided;*
- e) all such industrial sites shall front on public roads and they shall have only a limited number of openings for vehicle exits and entrances; and*

- f) any proposed industrial location shall be subject to approval by the Department of Health.*

Upon completion of studies of the geological resources of the St. John's Region, the Regional Plan shall be amended to define the areas to which the quarrying of sand, gravel and other surface deposits shall be limited.

Where the continued use of existing pits and quarries is considered compatible with other uses permitted in the Regional Plan, such sand and gravel operations shall be recognized in the Development Regulations implementing this Plan.

Until such time as areas for sand and gravel quarrying operations are defined in the Regional Plan, applications for such quarrying operations shall be considered only after taking into account the need to preserve scenic beauty and to generally restrict extractive operations to areas not exposed to public view. The following policies shall also be adhered to:

- a) Effective tree screens shall be maintained around the periphery of any area to be mined or quarried.*
- b) Topsoil removed prior to or in the course of the mining or quarrying operation shall be retained for restoration of the site.*
- c) Upon completion of mining and quarrying operations, and when there is no intention to re-open such operations, all buildings and machinery shall be removed from the site and the site restored so as not to constitute a danger to the public or present an unsightly appearance.*
- d) All mining or quarrying operations shall be conducted so that no danger or nuisance is caused to the public.*
- e) No mining or quarrying operation shall take place within the view of a designated scenic road.*

The development of summer cabins shall be confined to infilling in already developed cabin areas. No new summer cabin areas shall be defined unless this Plan is amended to specifically allow this.

No releases of Crown land for summer cabin development shall be permitted within the St. John's Region unless they can be defined as infilling in existing summer cabin areas under the policies of this Plan.

Although not wishing to encourage the conversion of existing seasonal dwellings to year-round use, the Plan recognizes that pressure for such conversions exists in areas close to the urban centre. Conversions to seasonal dwellings shall only be made to dwellings which can meet the standards of building construction required by the National Building Code.

(c) Restricted Development

This designation includes all lands that should be kept free of development mainly because of physical constraints. The designation has been applied to areas with organic or very wet soil conditions, steeply sloping lands, significant watercourses and other areas where environmental hazards may exist if development occurs.

Policy:

Lands designated as Restricted Development are intended primarily for preservation and conservation of the natural environment. Such uses as agriculture, outdoor recreation, nursery gardening, forestry, and conservation shall be permitted. In addition, public or private parks or other outdoor recreation functions such as golf courses, hunting and fishing shall also be permitted. No buildings, nor the placing, nor removal of fill of any kind, whether originating on the site or elsewhere, shall be permitted in areas subject to periodic flooding or physical limitation. It is recognized that the lands so designated by their nature are to be managed in such a fashion as to complement adjacent land uses and protect them from any physical hazards or their effects.

Where land designated as Restricted Development is under private ownership, the Plan does not imply that this land will necessarily remain as such indefinitely nor shall it be construed as implying that such areas are free and open to the general public or will be purchased by any public agency.

An application for the redesignation or restricted development lands for other purposes may be given due consideration after taking into account:

- a) the existing environmental and/or physical hazards.*
- b) the potential impacts of these hazards.*
- c) the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices.*

(d) Public Open Space

Certain key areas in the region should be preserved solely for public use. Such areas include existing provincial or national parks, proposed new ones or extensions to existing parks.

These areas include Signal Hill Park, C.A. Pippy Park and its control area, Butterpot and Cochrane Pond Provincial Parks, Cape Spear and the proposed provincial park south of Petty Harbour.

Policy:

The only uses permitted in Public Open Space areas are those directly related to the publicly-oriented function conceived for each park.

In the C.A. Pippy Park and its control area, governmental, educational, residential and other institutional uses shall be permitted, consistent with the concept established for the area in the C.A. Pippy Park Master Plan.

In Public Open Space areas where forest cover exists, it is desirable that this secondary forestry resource be maintained, managed and harvested in such a way that its forestry potential can be best realized until it becomes necessary for the land to be cleared for development for the designated use.

(e) Watershed Protection Areas

To protect present and future sources of domestic water supply within the region several areas have been designated for watershed protection. These areas are shown on the St. John's Urban Region Regional Plan Watershed Map and Table. The Regional Plan recognizes these areas as regional resources and the long-term aim of the Plan is to ensure that these areas are protected by a single regional authority. *(as amended, 1980)*

Policy:

~~*The policy in Watershed Protection areas is to tolerate and allow the maintenance, continuation and limited extension of existing uses, provided they cause no detrimental effect to water quality and to encourage the use of natural resources including scenic and recreational potential in a controlled manner and to prohibit new permanent structures.*~~ *(replaced, 1981)*

The Policy in Watershed Protection Areas is to tolerate and allow the maintenance, continuation and limited extension of existing uses, provided they cause no detrimental effect to water quality and

to encourage the use of natural resources including scenic and recreational potential in a controlled manner and to prohibit new permanent structure other than:

a) those required by a public utility and a Federal and/or Provincial Government Institution and/or Department, where they meet the standards of Provincial environment and health authorities;

b) those deemed to be necessary for large-scale open space recreational uses permitted at the discretion and control of provincial environment authorities and local municipal councils; and

(Amendment, 1981)

c) residential infilling in municipal boundaries within watershed under the control of the City of St. John's under the City of St. John's Act, subject to the concurrence of the City of St. John's.

(Amendment #1, 1989)

Tilling of the soil and livestock uses will be allowed but provincial environmental authorities will carefully control the use of fertilizers and pesticides. No new permanent buildings or any buildings for the use of livestock will be allowed. Controlled forestry will be allowed under the supervision of provincial forestry authorities.

(as amended, 1980)

Recreational uses of water shorelines and other land may allowed at the discretion and control of provincial environment authorities and local municipal councils with the dual objectives of using a regional water resources. Intensity and type of use may differ from watershed to watershed. More intensive recreational use will be allowed in future than in current watersheds.

(as amended, 1980)

(f) Forestry Uses (as amended, 1978)

Whilst it is the intent of the St. John's Urban Region Regional Plan to conserve and protect the limited forestry resources in the Region, it is not intended that Forestry use should be enforced on any private lands in the St. John's Region since there are no areas of privately owned land of sufficient size to form the basis for a forestry industry. The Forestry Policy Map which forms part of this document therefore designates as Protective Forest only the Crown lands in the Region that are considered to have potential for forestry operations.

Policy:

In areas designated as Productive Forest, development shall be restricted to that which is related directly to forestry uses, together with the homes of people engaged in such activities. In these areas, any Forest Management Scheme that may be prepared and approved by the Department of Forestry and Agriculture [now Natural Resources] shall form part of the Regional Plan. No permits for development in these areas shall be issued without the approval of the Department of Forestry and Agriculture [now Natural Resources].

In wooded areas not designated as Productive Forest, it is the intent of the Department of Forestry and Agriculture [now Natural Resources] to develop a Forestry Extension Programme to encourage private owners of woodlands to manage their lands to get the best aesthetic and/or financial returns from them.

In areas of the Region designated on the Regional Plan Map for Public Open Space, Watershed Protection or Agricultural Uses where forest cover exists, it is desirable that this secondary forestry resource be maintained, managed and harvested in such a way that its forestry potential can be best realized until it becomes necessary for the land to be cleared for development for the designated use.

St. John's Urban Region Watersheds

(1980 Amendment)

WATERSHED	FUTURE OR CURRENT	AREA (sq. mls)	RUNOFF (mgd)*	REL. YLD (mgd)*	REMARKS
Windsor Lake	C	6.5	11.9	9.5	Existing regional source.
Broad Cove	C	7.4	12.8	1.0	Existing regional source. Could be further developed.
Petty Harbour - Long Pond	C	3.4	5.8	3.75	Existing regional source.
Bay Bulls Big Pond**	C	14.5	25.0	22.0	Existing regional source.
Pierre's Brook**	F	51.8	77.7		Future regional source. Also possible local source for Bay Bulls and Witless Bay.
Thomas Pond	F	15.8	30.0	11.0	Future regional source.
North Arm River	F	33.2	57.2		Future regional source
Rogers Tilt Pond	F				Future source for Bauline.
Shoe Cove River	C	5.5	9.5	0.81	Present Pouch Cove source. Low flow 1.5 c.f.
Bauline Reservoir	C				Very small. Interim source for Bauline.
Great Pond	F	1.1	0.85	0.60	Future source for Torbay. Intake depth 5 ft.
North Pond	C	0.26	0.15	0.05	Existing source for Torbay. Intake depth 5 ft.
South Pond	F	0.51	0.25	0.10	Future source for Torbay. Intake depth 5 ft.
Middle Pond	F	0.55	0.10	0.12	Future source for Flatrock. Intake depth 5 ft.
Bay Bulls River	C	10.00	17.20		Current fish plant supply. Possible future community source.
Blast Hole Ponds	F	0.8	1.5	1.25	Future source for Portugal Cove.

* Millions of gallon per day.

** Also used for electricity generation.

C Approximately 5.3 square miles deleted from Watershed designation. Watershed Policy Amendment, 1985

The Memorial University of Newfoundland Woodlot area shown separately on the Forestry Policy Map is an area which the Province has agreed to lease to the University for a number of research activities not all necessarily connected with forestry. ~~If the University, in the future, decides to relinquish any or all of this area and it reverts back to Crown land status, it is the intent of the Regional Plan that the Forestry Policy for Productive Forestry should apply.~~

(Amendment No. 1, 2005)

(12) Quarry Development

Policy:

Within the designated Quarry Development areas, no development shall be permitted unless it is for purposes directly connected with a quarrying operation or it is an industrial use associated with the processing or reuse of quarry materials, provided that such uses do not prejudice the operations or expansion of existing quarry uses and do not involve lands with economic deposits of quarry materials.

Quarrying operations shall be permitted by and subject to the regulations and requirements of the Department of Mines and Energy [now Natural Resources]. Other uses shall be approved by the Department of Mines and Energy [now Natural Resources].

It shall be the policy of the Plan to ensure that the adverse affects of quarrying operations on the adjacent properties and the environment be kept to a minimum and that the derelict lands resulting from such operations be properly rehabilitated.

(Amendment #3, 1994)

G. SPECIAL POLICIES

(a) Major Industrial Uses

Certain areas have been identified by the St. John's Metropolitan Area Industrial Study as having definite industrial potential of a fairly major nature. Not included in such areas would be small and mixed commercial-industrial developments. Accepting the basic recommendations of the Industrial Study, one of the main objectives of the Regional Plan is to ensure that areas particularly suited for Major Industrial Uses are not lost to other types of development.

Policy:

Within areas designated for Major Industrial Uses on the Regional Plan Map, industrial, warehousing and wholesaling activities shall be permitted within the context of a detailed plan outlining how each area should be developed and how transportation connections to arterial roads would be provided. In the meantime, agricultural, recreational and other uses shall be allowed in such areas provided no new permanent buildings are built.

The establishment in industrial areas of commercial uses that are incidental to and associated with industrial uses such as offices, showrooms and wholesale outlets may be permitted.

Other commercial uses such as automobile service stations, public garages, banks and restaurants and other uses which are clearly of service or benefit to the industrial area may also be permitted, provided they do not prevent the satisfactory development of the area for industrial purposes.

~~*Residential uses shall not be permitted in any industrial area except for a dwelling for an essential workman or caretaker and his family.*~~ (replaced, #2, 1994)

Residential uses shall not be permitted in any industrial area except for a dwelling for an essential workman or caretaker and his family, or for transient accommodations.

(Amendment #2, 1994)

The amenity of surrounding non-industrial areas shall be protected by keeping noises, fumes and any hazardous aspects of industrial operations as far as possible from the property lines dividing the industrial and non-industrial areas.

[Crossed out: Torbay Bay Industrial Site.]

a) the purpose of the site is to accommodate an offshore service base to provide docking and related loading, storage, repair, maintenance and administrative facilities in support of offshore oil and gas exploration, development and production effort.

b) development of the site will be dependent upon the approval of a Development Scheme prepared under the provisions of the Urban and Rural Planning Act.

(as amended 1987)

(b) Torbay Airport

Notwithstanding the land use designations on the Regional Plan Map and any other policies of this Regional Plan, the following special provisions shall apply within the vicinity of Torbay Airport:

- i) No development shall infringe the height limitations in the vicinity of Torbay Airport unless otherwise approved by the Ministry of Transport.*
- ii) No development shall be permitted in the vicinity of Turbo Airport that would, in the opinion of the Ministry of Transport, pose a danger to the operations of aircraft by interfering with navigational aids or telecommunications equipment.*
- iii) Within the noise zones indicated on Annex I (Noise Exposure Forecast Values) decisions upon permitting development shall in the first instance have regard to the policies set out elsewhere in this Plan according to the*

designation of the area in which they are to be located and, in addition, the policies set out in Annex II of the Plan shall be used as guidelines.

Within the area designated 'Airport' on the Regional Plan Map development shall be limited to uses associated with the operation of the airport and to which the Ministry of Transport have no objection.

(c) Regional Industrial Uses

Policy:

The policies set out above for Major Industrial Uses(a) will apply in the Regional Industrial areas, except that the types of uses which may be permitted include light industrial and certain additional commercial uses. Commercial uses that require large lots and floor areas and direct vehicular access for loading of purchased goods may be permitted in addition to those outlined in (a) above.

The Regional Industrial use designation shall not preclude the setting aside of conservation and other open space areas for the protection of waterbodies, for passive or active recreation, for reservation of heights of land or land which should not be developed because of steep slopes, hazardous conditions, servicing, or other development constraints.

(Amendment #3, 1994)

H. TRANSPORTATION

The transportation network forms the backbone of the Regional Plan; it is the component that ties all the parts together. The transportation policies of the Regional Plan have been developed in conjunction with the land use policies and the transportation plan is incorporated on the Regional Plan Map, providing for the following classes of roads:

Major Arterial

Arterial

Collector

Scenic

Local

Major Arterial Roads

Major arterial roads accommodate large volumes of traffic at high speeds, under free-flow conditions.

Policy:

To provide optimum mobility for through traffic, direct service to adjacent lands shall be completely eliminated or controlled through proper access design. Parking and unloading of goods shall not be permitted.

Arterial Roads

Arterial roads are also intended to move large volumes of traffic at medium to high speeds. The major distinction between this class and the Major Arterial is in the control of access.

Policy:

Direct vehicular access to abutting lands may be restricted or eliminated, particularly in areas of intensive development and in undeveloped areas where the lack of other road service would encourage strip development.

Urban Arterial streets perform a secondary function of servicing adjacent properties. The amount of access permitted to such properties should not interfere with the primary function of moving through traffic. Pedestrian traffic may be permitted, provided sidewalks are constructed and crossing controls are installed.

Collector Roads

Collector roads collect traffic from local roads and feed it to arterials, or distribute it from the arterial or local network.

Policy:

Collector streets provide both traffic service and land service and full access to adjacent properties shall be permitted.

Local Roads

The only traffic service function of a local road is to allow vehicles to reach the frontage of properties from the main highways.

Policy:

Direct access shall be allowed to all abutting properties. Local roads may be residential, commercial, or industrial, depending on the predominant use of the adjacent land.

Scenic Roads

Scenic roads are intended to provide both traffic service and access but the principle behind the development of such roads is to develop leisurely routes where scenic potential is of greater importance than the speed of traffic and optimum grades.

Policy:

The design of scenic roads should incorporate frequent places where motorists can stop and park as well as provision for picnic sites and toilet facilities.

Special attention shall be given to treatment of the natural landscape. Clearing of trees in some areas to open up views may be initiated as well as planting in areas where additional vegetation is necessary. In general, every effort should be made to retain the landscape in its natural form.

Where views of communities and other features of historic or special tourist interest are encountered, consideration shall be given to erecting signs indicating and describing such features.

Advertising signs shall be strictly controlled along scenic routes and the only such signs permitted shall be those indicating the business carried out on the property of which the sign is located. No billboards shall be permitted on designated scenic roads.

Applications for building or development permits along scenic roads shall be required to meet all appropriate provisions of this Plan affecting the land use in the particular area, and in addition, special attention should be given to the following:

- i) The location of any buildings and their setback from the highway in relation to the scenic attractiveness of the area.*
- ii) The exterior design of any buildings.*
- iii) Limitations on outdoor storage of materials.*

No extraction of sand or gravel or other quarrying shall take place within the view from a scenic road.

I. EDUCATION

It is essential that the planning of school facilities be integrated with the Regional Plan. Present policy to close small outdated schools in outlying communities and to centralize facilities in major

centres is consistent with the basic structure of growth envisaged by the Plan, but this policy should not involve an undue amount of transportation of students.

Policy:

A Regional Education Plan based on these principles shall be prepared by the Department of Education and the School Boards and when complete to the satisfaction of the Department and Boards, shall be made to form a part of this Regional Plan.

J. IMPLEMENTATION

The Regional Plan is intended to form the overall framework for development within the St. John's Region. When the Regional Plan has been approved, it shall form the framework within which local plans in the region are prepared.

Policy:

The general policies set out in this Plan will be refined and amplified to apply to individual local areas, as follows:

- 1. It is intended that detailed plans made in accordance with the requirements of the Urban and Rural Planning Act and to amplify the provisions of the Regional Plan will eventually be drawn up to cover much of the region. They shall be required for areas where major development or redevelopment is to take place before any major public works are undertaken.*
- 2. The general policies of the Regional Plan may be varied and the land use pattern modified in the detailed plans to suit the particular circumstances involved provided that the general intent of the Regional Plan is maintained.*

Within the local areas covered by detailed plans, such plans shall form the basis of Development Regulations necessary for implementation, while in remaining parts of the region Development Regulations shall be based directly on the policies contained in this Plan.

Only those plans of subdivision shall be recommended for approval which comply with the proposals of this Regional Plan and which, to the satisfaction of the approving authorities, can be supplied with adequate public utilities and services as required by this Plan.

ST. JOHN'S AIRPORT ENVIRONS POLICY

1983

as amended

TABLE OF CONTENTS

	Page
1. INTRODUCTION	1
2. AIMS FOR ST. JOHN'S AIRPORT ENVIRONS.....	1
3. GOALS AND OBJECTIVES	2
4. ST. JOHN'S AIRPORT ENVIRONS POLICY	4
4.1 Residential Uses.....	5
4.2 Commercial Uses.....	6
4.3 Airport-Related Commercial Uses (<i>deleted, Amdt. #2, 1991</i>)	
4.4 Industrial/Commercial Uses.....	6
4.5 Airport-Related Industrial/Commercial Uses (<i>Deleted, Amdt. #2, 1991</i>)	
4.6 Industrial Uses.....	7
4.7 Airport-Related Industrial Uses (<i>Deleted, Amdt. #2, 1991</i>)	
4.8 Aviation-Related Industrial Uses.....	8
4.9 Agricultural Use	8
4.10 Rural Use	9
4.11 Watershed Use.....	9
4.12 Noise	10
4.13 Bird Hazard Constraints.....	11
4.14 Servicing	12
4.15 Road Network	13
 ANNEX I. NOISE EXPOSURE FORECASTS (NEF)	
 ANNEX III. BIRD HAZARD ZONES	

1. INTRODUCTION

The area which is the subject of the St. John's Airport Environs Policy is generally bounded as follows:

- i) to the south by the 1981 boundary of the City of St. John's and by the boundary of the C.A. Pippy Park;
- ii) to the west by the far western boundary of St. John's Airport;
- iii) to the north by an east/west line running through the northern tip of South Pond; and
- iv) to the east by a north/south line to the east of Quidi Vidi Lake.

The above area is shown on the attached St. John's Airport Environs Policy Map, but is emphasized that there are other areas in the Urban Region, which lie outside of the above area and which are impacted by proposals for that area, and policies made relevant to that area which by their nature apply outside of the area.

The policies which follow are based on the findings contained in the report "St. John's Airport Environs Development Plan, Volume I Development Plan, and Volume II Background Report". Relevant statistical data, analysis and reasoning from which these policies were derived can be found in the above noted work.

2. AIMS FOR ST. JOHN'S AIRPORT ENVIRONS

The principal aims for the St. John's Airport Environs Policy are to allow for development of land uses which will:

- i) not hinder in any way the optimum use of the Airport;
- ii) provide for the highest and best use of the land around the Airport, for both trend growth and for economic development derived from growth of the offshore oil and gas industry; and
- iii) complement the surrounding regional context of both urban and rural uses.

3. GOALS AND OBJECTIVES

The following five broad goals for the St. John's Airport Environs are recognized:

- i) the optimization of Airport use;
- ii) the optimization of the potential for offshore oil and gas related developments around the Airport;
- iii) the optimization of the quality of the residential environment;
- the optimization of investment in municipal services; and
- iv) comprehensive regional planning.

From these goals are derived specific objectives which are set out below with, where appropriate, a brief explanatory note.

3.1 Goal: Optimization of Airport Use

Optimization of airport use is seen as a development goal on three counts:

- i) To assist in the development of regular traffic growth.
- ii) To protect the significance of the airport as a critical transportation link for the economy of the whole province and, in particular, the St. John's Urban Region.
- iii) To enhance the role of the airport and thus the Urban Region in its service function for the offshore oil and gas industry.

Although the main tools to optimize the use of the airport relate more specifically to the future development, operation and management of the airport itself, the rational planning for and the use of lands surrounding the airport have significant impact. Thus, planning for the Airport Environs will encourage development of the right kind and at the right locations, and prevent development which would potentially reduce optimum use of the airport.

Objectives:

- a) Maximization of Land Availability for Airport-Derived Commercial Use.
- b) Maximization of Land Availability for Airport-Derived Industrial Use.

3.2 Goal: Optimization of the Potential for Offshore Industry Development Around the Airport

Since the offshore industry is so dependent on airport use, adequate well located land around the airport should be reserved to assist potential industrial growth associated with development of this industry.

Objectives:

- a) Maximization of land Availability for Offshore/Airport-Related Industrial and Commercial Uses.
- b) Implementation of a Comprehensive Regional Road Network and Improvement of Airport-Port/Downtown Access.

3.3 Goal: Optimization of the Quality of the Residential Environment.

Any disruption to already developed and still undeveloped areas due to airport activity should be minimized.

Objectives:

- a) Avoidance of All Noise Disturbance in Future Residential Areas.
- b) Minimization of Noise Disturbance in Existing Residential Areas.
- c) Allocation of Land Uses so as to Minimize Conflicts between Airport-related Industrial and Commercial Uses and Existing or Future Residential Uses.

3.4 Goal: Optimization of Investment in Municipal Services

Objectives:

- a) Disposition of Land Uses so as to Fully Utilize Existing and Planned Municipal Infrastructure.
- b) Phasing of Land Development so as to Maximize Existing Infrastructure and planned phasing of New Servicing.
- c) Minimization of Right-of-way Impacts and Costs, by Implementation of a Multiple-use Service Corridor.

3.5 Goal: Comprehensive Regional Planning

The Airport Environs is an integral part of the St. John's Urban Region and it must function within this context and respect, where appropriate, other regional policies.

Objectives:

- a) The Retention and Encouragement of Designated Agricultural Areas within the Airport Environs.
- b) The Retention of Designated Watershed Areas in or abutting the Airport Environs.

4. ST. JOHN'S AIRPORT ENVIRONS POLICY

The St. John's Airport Environs Policy Map shows the land uses proposed for the lands surrounding the airport. These are: residential; commercial, ~~airport-related commercial; airport-related industrial/commercial; airport-related industrial;~~ industrial, agriculture, watershed and rural. Each of these uses is discussed below in general terms, followed by policies relating to their implementation. Following the policies relating to specific land uses are policies relating to noise impact, bird hazard constraints, and infrastructure.

(Amendment #2, 1991)

4.1 Residential Uses

New areas of residential uses within the Airport Environs are designated only outside of the consolidated forecast 25 NEF Noise Exposure Forecast (NEF) line. Other areas designated residential, lying both within and outside of the 25 NEF line, are all either developed, in the process of development or are approved subdivisions.

(Amendment #1, 1991)

(Amendment #1, 1994)

Policies:

- ▶ That new residential uses be restricted to only those areas lying outside of the ~~25~~ 35 NEF consolidated noise footprint.

(Amendment #1, 1991)

(Amendment #1, 1994)

- ▶ That infill development of new residential uses shall be permitted in existing or approved residential areas, but that the full acoustic insulation shall be incorporated into building design specifications.

- ▶ Any new residential development between the 30 NEF contour and the 35 NEF contour shall include sufficient sound insulation as established from time to time by appropriate authorities.

(Amendment #1, 1994)

4.2 Commercial Uses

In many instances this designation encompasses existing uses. In addition to commercial uses in general, specific-purpose commercial uses, i.e., airport-related, are identified and dealt with as a separate policy heading.

It is the intent of this Policy to consolidate commercial uses at nodes along arterial roads, and not to encourage the further proliferation of strip commercial development.

Policy:

- ▶ That commercial uses only be permitted in the areas appropriately designated. The definition of such uses shall be the responsibility of the appropriate local authority but shall generally include retail and office activities, as well as commercial clubs, restaurants and service stations provided particular attention is given to site design and access.

4.3 Airport-Related Commercial Uses

(Deleted in Amendment #2, 1991)

4.4 Industrial/Commercial Uses

Within this designation light industrial or commercial uses will be permitted. Highway-related uses will not be permitted on that land so designated and lying to the south of the proposed Outer Ring Road because of the controlled access nature of this road. However, such uses will be permitted elsewhere in this designation provided strict consideration is given to site design and access.

Policy:

- That only industrial/commercial uses be permitted in this designation and that these uses shall accord with the Major Industrial Policy of the St. John's Urban Region Regional Plan, with the additional stipulation that heavy industrial uses shall not be permitted.

4.5 Airport-Related Industrial/Commercial Uses

(Deleted in Amendment #2, 1991)

4.6 Industrial Uses

A large area surrounding the airport is designated for industrial use. A large proportion of this, particularly to the east and northeast of the airport, is ideally suited for offshore-related industrial use.

This White Hills area is also designated for industrial use and possesses great locational advantages of good future regional road access to this airport and port.

Policy:

- That industrial uses only shall be permitted in the areas so designated and that these uses shall be subject to the "Major Industrial Policy" of the St. John's Urban Region Regional Plan.

4.7 Airport-Related Industrial Uses

(Deleted in Amendment #2, 1991)

4.8 Aviation-Related Industrial Uses

This designation is given to land lying on Airport property immediately east of runway 02/20 and between it and Turbo Road. The designation has been applied to this area since it is of such importance to support the helicopter and general aviation activity, with many of the former and its support uses likely being offshore-related.

Policies:

- ▶ That helicopter and specific aviation-related industrial uses only shall be permitted in the areas so designated.
- ▶ That a full definition of compliance with a helicopter and aviation-related use classification shall be developed by the appropriate jurisdictions for use in the development of this land and this definition shall be included in any implementing regulation for this plan and any municipal, local area plan, or airport plan prepared in accordance with it.

4.9 Agricultural Use

The St. John's Agricultural Development Area encompasses lands to the north and northeast of the airport. The lands are a regional and provincial resource which cannot be replaced if used for other purposes. Analysis of land demands for urban uses has indicated that there is no shortage of potentially developable land for such uses and that there is on these grounds no cause to consider amendment to existing agricultural policy.

Policy:

- ▶ That agricultural uses only be permitted in the areas so designated and that the policies relating to these uses be those of the St. John's Urban Region Regional Plan.

(Section 4.9 is affected by amendments to the policies of Section F(a) of the Regional Plan).

4.10 Rural Use

The rural designation has been applied to areas beyond current and proposed servicing limits or where topographic and drainage considerations might well hinder development. Land demand analysis indicates that there is no need to consider the urban use of these lands.

Policy:

- ▶ That rural uses only be permitted in the areas so designated and that policies relating to these uses be those of the St. John's Urban Region Regional Plan.

4.11 Watershed Use

The Windsor Lake and South Pond Watersheds fall partly within the Airport Environs. Their existing and future use as domestic water sources is undisputed and they will be accordingly protected.

Policy:

- ▶ That the Windsor Lake and South Pond Watersheds remain subject to the Watershed Protected Areas Policy of the St. John's Urban Region Regional Plan.

4.12 Noise

Aircraft and helicopter movements are generally noisy and the disposition of the above noted land uses has been determined on the basis of anticipated movements and noise levels in order to minimize impacts. However, there are existingly developed areas and areas committed for development which are and will be affected by aircraft noise. It is essential that incompatible development not be permitted in potentially high noise areas and that, where possible, steps be taken to minimize impacts on existingly developed areas. Airport and aircraft operations are beyond the control of this plan, but certain steps can be taken beyond the boundaries of the airport to minimize adverse impacts. Annex I shows the Noise Exposure Forecast values for St. John's Airport for ~~1985~~ 1996, which replace the former NEF values of the St. John's Urban Region Regional Plan with effect from the approval of these policies. The following policies apply equally to areas beyond what this plan defines as the St. John's Airport Environs.

(Amendment #1, 1992)

Policies:

- ▶ That no noise sensitive uses, particularly residential ones, be permitted in existing and future high noise impact areas.
- ▶ That new infill housing in noise impact areas have mandatory acoustic insulation.
- ▶ That structures and landscaping on land in high noise areas be designed to also act as noise barriers or absorbers.
- ▶ That the change of use from noise-sensitive uses to noise-tolerant ones be encouraged in high noise impact areas.
- ▶ That noise levels, noise level forecasts and airport developments be monitored and, that the land use policies of this plan be reviewed on the basis of variations or forecast variations.
- ▶ The volume and frequency of helicopter movements be monitored with a view to considering with the appropriate federal, provincial, municipal, and industry authorities, the establishment of helicopter corridors to provide for safe operation with minimum impact on noise sensitive uses.

4.13 Bird Hazard Constraints

Birds and aircraft are potentially dangerous to one another. In the vicinity of any airport, therefore, steps have to be made to minimize the risk of collision between them.

Certain land uses and activities by their nature attract birds and these land uses near airports should be discouraged if not prevented. The zones of potential danger to aircraft around the St. John's Airport are shown in Annex III as three concentric circles: A) 2 mile-radius; B) 3-mile radius; C) 5-mile radius.

Zone A is the area of greatest potential hazard. Most of the Airport Environs area lies within this zone, where the preferred uses, considering potential bird hazards would be industrial and commercial uses, excluding any drive-in restaurants or other food-related commercial uses. Residential uses in any zone do not normally exacerbate the bird hazard constraint. For a detailed list of land uses and related bird hazards, see Annex III.

Policy:

- ▶ Within the Bird Hazard Zones shown in Annex III decisions upon permitting development shall in the first instance have regard to the policies set out elsewhere in this plan according to the designation of the area in which they are to be located and in addition the policies set out in Annex III.

4.14 Servicing

Proposals to provide trunk water and sewer mains to the airport environs are in hand and are essential to the realization of the areas potential. Adequate land will be serviced to meet this potential and development will only be permitted on these lands in order to minimize servicing costs, fully use those to be provided and limit unnecessary outward sprawl.

Policies:

- ▶ That the water supply system to the St. John's Northeast Expansion Zone be implemented.
- ▶ That the Penetanguishene extension of the Pleasantville Trunk Sewer be implemented.
- ▶ That storm sewerage in the airport environs be given adequate consideration in the design and implementation of new developments.
- ▶ That no activity at or emission be undertaken from the Robin Hood Bay waste disposal site which could be a hindrance to air navigation.
- ▶ That the route of the proposed Outer Ring Road through the airport environs area be utilized as a multiple-use service corridor for linear services such as roads, water and sewer mains, hydro lines and pipelines. The full cooperation of concerned agencies will be solicited for this section of the Outer Ring Road, and elsewhere on its route where appropriate.

4.15 Road Network

The planned regional road network will be capable of accommodating the potential development of the areas surrounding St. John's Airport and in part by providing excellent regional access will promote the area's development. Consideration will be given to other improvements to aid traffic flow and promote development as the rate of development dictates.

Policies:

- ▶ That the regional road network as depicted in the St. John's Urban Region Regional Plan be implemented.
- ▶ That the Outer Ring Road be given the highest priority so that its construction will enable the realization of development potential in both the Airport Environs and the Region as a whole.
- ▶ That the Penetanguishene Bypass and Airport Access Road be constructed in conjunction with the Outer Ring Road and the development of St. John's Airport facilities.
- ▶ That an Airport-Port/Downtown St. John's link from the eastern limit of the Outer Ring Road be developed.
- ▶ That a link to the Outer Ring Road from the planned industrial area to the east of Turbo Road be investigated for possible realization as the industrial area develops.
- ▶ That further research be carried out into the potential truck traffic generated by Airport Environs industrial areas, with particular emphasis on port destined or derived traffic, with a view to establishing truck routes and/or defined times for truck movements through city streets.

ANNEX I
NOISE EXPOSURE FORECASTS

NOISE EXPOSURE FORECASTS

The Noise Exposure Forecast (NEF) system used by Transport Canada to evaluate the real extent of noise impacts is dependent upon a number of factors:

- i) number of traffic movements;
- ii) type of aircraft in use;
- iii) proportional mix of aircraft;
- iv) runways utilized;
- v) glide and approach paths;
- vi) height of traffic on approach and departure paths;
- vii) noise and characteristics of aircraft types, during both landing and take-off procedures;
- viii) duration of noise;
- ix) frequency components of the noise (pure tones); and
- x) subjective analysis of the degree of annoyance of the noise. This evaluation is a result of a combination of physical and behavioural studies and is considered the most up-to-date method of evaluating noise problems with an airport.

NEF contours to reflect the anticipated aircraft movements in 1985 have been projected by Transport Canada.* These contours are shown on Annex I and are based on the Optimistic Oil Scenario for 1985.

No NEF contours have been supplied for traffic movements beyond 1985, although projections for traffic volumes have been calculated. This absence of NEF contours for beyond the near future is clearly a major constraint for land use planning in the Airport Environs area.

(1985 NEF contours have been replaced with 1996 contours).

* It should be noted that NEF contours are computer-plotted at a scale of 1:50,000. This means that any enlargement of the scale, eg., to 1:12,500 runs the risk of an inherent distortion. The NEF lines thus have to be evaluated in this light. Nonetheless, they are the best estimated of the anticipated locations of noise-affected areas.

The NEF contours were plotted based on an assumption of a mix of summer day traffic. Offshore helicopter traffic was incorporated into the noise forecast, however, the helicopters were assumed to be operating under IFR conditions and therefore would be flying at a much higher level than they would be under VFR conditions. This fact also may have distorted the NEF contours.

ANNEX III

BIRD HAZARD ZONES

LAND USES IN AIRPORT AREAS AND RELATED BIRD HAZARDS

BIRD HAZARD ZONES
LAND USES IN AIRPORT AREAS AND RELATED BIRD HAZARDS

LAND USE (See Note 1)	POTENTIAL BIRD HAZARD		
	Area A	Area B	Area C
<i>Natural</i>			
coniferous forest reserves (Note 2)	NO	NO	NO
deciduous forest reserves	YES	YES	NO
fish reserves	YES	YES	NO
bird sanctuaries	YES	YES	YES
swamp land	YES	YES	YES
flood and flood control areas	YES	YES	YES
games reserves	YES	YES	YES
<i>Agriculture</i>			
landscape nurseries (Note 2)	NO	NO	NO
tree farming (Note 2)	NO	NO	NO
stock farming (Note 3)	NO	NO	NO
dairy farming	YES	YES	NO
sod farming	YES	YES	NO
seed farming	YES	YES	NO
crop farming	YES	YES	NO
piggeries	YES	YES	YES
fruit tree farming	YES	YES	YES
stock feedlots	YES	YES	YES
stockyards	YES	YES	YES
fur farms	YES	YES	YES
<i>Recreational</i>			
golf courses (Note 4)	NO	NO	NO
parks (Note 4)	NO	NO	NO
playgrounds (Note 4)	NO	NO	NO
athletic fields (Note 4)	NO	NO	NO
riding trails (Notes 3, 4)	NO	NO	NO
tennis, lawn bowling (Note 4)	NO	NO	NO

LAND USE (See Note 1)	POTENTIAL BIRD HAZARD		
	Area A	Area B	Area C
<i>Recreational (cont'd)</i>			
picnic and campgrounds	YES	NO	NO
riding academies	YES	YES	NO
racetracks	YES	YES	NO
fairgrounds	YES	YES	YES
outdoor theatres	YES	YES	YES
<i>Commercial</i> (Notes 4, 5)			
offices	NO	NO	NO
retail sales	NO	NO	NO
hotels and motels	NO	NO	NO
restaurants	NO	NO	NO
parking lots	NO	NO	NO
indoor theatres	NO	NO	NO
warehouses	NO	NO	NO
shopping centres	NO	NO	NO
service stations	NO	NO	NO
cemeteries	NO	NO	NO
drive-in restaurants	YES	YES	NO
<i>Industrial</i> (Note 5)			
quarries (if seldom worked, abandoned and containing water)	YES	YES	YES
food processing plants	YES	YES	NO
manufacturing facilities	NO	NO	NO
<i>Municipal Utilities</i> (Note 5)			
sanitary landfill	YES	YES	YES
garbage disposal	YES	YES	YES
sewage treatment	YES	YES	YES
water treatment	NO	NO	NO
water storage (reservoir)	YES	YES	YES

LAND USE (See Note 1)	POTENTIAL BIRD HAZARD		
	Area A	Area B	Area C
<i>Transportation</i>			
highways	NO	NO	NO
railroads	NO	NO	NO
port facilities	YES	YES	YES

NOTES:

1. In the case of international airports, radius of the circles, delineating Areas A and B should be increased by one mile. Because of the length and orientation of runways at these sites, runways will be further protected by mile-wide corridors project beyond the five-mile circle, the area will be designated as "C". Caution should be exercised to prevent incompatible uses from being located on both sides of these projections to discourage bird traffic from crossing these areas.
2. Provided the method of management does not create or maintain bird population which create hazards to aircraft safety.
3. Provided feed is not accessible to birds and that precautions are taken to ensure that the disposal of excrement does not attract birds.
4. Provided areas are kept clean and free of box lunch remains, restaurant garbage and other wastes edible to birds.
5. Flat roof buildings which may, by design or by accident, retain water on their surface, are not recommended within Area A, unless the water is not accessible to birds.

Karen Chafe

From: CityClerk
Sent: Friday, February 5, 2021 2:34 PM
To: [REDACTED] CityClerk
Cc: CouncilGroup; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Queens Rd development

Good Afternoon:

We thank you for your feedback. Given the agenda and all submissions have already been posted, I am forwarding your email directly to Council for consideration.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

-----Original Message-----

From: [REDACTED]
Sent: Friday, February 5, 2021 12:02 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Queens Rd development

Dear City Clerk and Councillors:

I have attended the Basilica Cathedral of St John the Baptist church for years and still continue to do so. The contrast of the very modern Rooms with the Basilica shows how both architectures can blend and merge seamlessly.


The proposed development on Queen's Rd can only serve to enhance the City's Ecclesiastical District and I see no conflict between the two.

And as with any new development comes tax dollars. Can The City afford to turn down potential revenue? As a property tax payer I for one am in full support of this development. May I suggest that there would be many, many other taxpayers of St John's who would also support this project if they were aware.

Accordingly, I believe the City should approve this project.

Regards,

[REDACTED]



PS I respectfully request that my address and phone number are not made part of the public record. Also, if possible, I would rather that my name not be part of the public record either but will understand if that has to be the case if my support is to be heard.

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



May 28, 2020

Ms. Heather MacLellan
St. Andrews Presbyterian Church Board of Management and
Friends of the St. John's Ecclesiastical District National Historic Site
hmaclellan@nl.rogers.com

Dr. John Edward Fitzgerald
Executive Director, St. John the Baptist Basilica Foundation
fitzgeraldjohnedward@gmail.com

Dear Ms. MacLellan and Dr. Fitzgerald,

Thank you for your correspondence to myself and other Parks Canada officials regarding your concerns over the proposed Parish Lane condo development, which, if approved, will result in the demolition of the mid-section of the Anglican Cathedral Parish Hall within **the St. John's Ecclesiastical District National Historic Site**. As your concerns are largely shared, it seemed that a joint response to both of you would be appropriate.

Pursuant to the *Historic Sites and Monuments Act (HSMA)*, the **St. John's Ecclesiastical District** was declared a national historic site in 2008. It comprises an unique cultural landscape made up of many remarkable structures and spaces that are valued for their historical associations with religion and education in Newfoundland and Labrador. Included within the district are two buildings that have also separately been designated as national historic sites - the Roman Catholic Basilica of St. John the Baptist National Historic Site and St. John the Baptist Anglican Cathedral National Historic Site. A commemorative plaque for Bishop Michael Anthony Fleming, who was declared a person of national historic significance in 2003, is also situated in front of the Basilica.

As you know, a national **historic site's Statement of Commemorative Intent is intended to document the reasons for the site's designation**, as recommended by the Historic Sites and Monument Board of Canada and approved by the Minister of Environment and Climate Change. Parks Canada further develops character-defining elements for each national historic site, which elaborate the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of a historic place. Interventions or additions within a national historic site should respect these character-defining elements in a manner compatible with its heritage value.

The Statement of Commemorative Intent and the character defining elements for the **St. John's Ecclesiastical District NHS** can be found on the Directory of Federal Heritage Designations as follows: https://www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=11843

You have raised a number of questions regarding Parks Canada's role and responsibilities with respect to the St. John's Ecclesiastical District National Historic Site.

Conserving National Historic Sites

Parks Canada takes a strong interest in the commemorative integrity of all national historic sites. However, the Government of Canada does not own or administer any **properties within the St. John's Ecclesiastical District National Historic Site nor does the Government of Canada have jurisdictional authority over any elements of the district.** Federal legislation does not provide the Government of Canada legislative authority with respect to decisions taken by other owners of designated national historic sites.

Parks Canada encourages all owners of historic places as well as jurisdictional authorities to apply the Standards and Guidelines for the Conservation of Historic Places to ensure sound decision-making when considering the potential impacts of changes on historic places. We also encourage owners and administrators of historic places to consult professional heritage conservation expertise whenever possible in assessing the potential impacts of changes on historic places.

Note that alterations and additions to national historic sites can be undertaken. In such instances, it is recommended that these interventions be guided by the principles laid out in the ***Standards and Guidelines for the Conservation of Historic Places in Canada***. It is recommended that additions be compatible with and respectful of the heritage value and character-defining elements of the national historic site.

To support informed decision-making related to proposed developments within the St. **John's Ecclesiastical District National Historic Site, Parks Canada's Chief Architect** (Built Heritage), David Scarlett, delivered a workshop on the ***Standards and Guidelines*** in St. **John's this past February. The principle objective of the workshop was to provide the municipal authorities, stakeholders, and other interested parties with the tools and guidance to effectively apply the Standards and Guidelines in order to help them arrive at the best possible decision regarding this proposed development and the overall management of historic resources within the District.**

Loss of Commemorative Integrity

The HSMBC advises the Government of Canada on the designation of persons, places and events of national historic significance. On occasion, the HSMBC assesses changes that have taken place at a national historic site to determine whether the site has had its commemorative integrity significantly compromised or impaired to such a degree that the reasons for designation and/or heritage character-defining elements are no longer evident. In such a case, the HSMBC may recommend that the Minister of Environment and Climate Change place the site on a list of national historic sites whose

commemorative integrity has been destroyed. Normally, such a determination is taken as a last resort and as the result of severe damage or complete destruction.

National Cost-Sharing Program for Heritage Places

When applying to the National Cost-Sharing Program for Heritage Places, eligible national historic sites, or contributing properties to national historic sites, are assessed on the merit of their proposal relative to other proposals received in that funding cycle. As per the 2020-21 guidelines, funding may be available for contributing properties to heritage districts, such as the Anglican Parish Cathedral Hall or the Episcopal Library, based on a Confirmation of Contributing Property and the Statement of Values for the district. Each individual property is assessed independently and changes to other properties within the district would not influence this assessment. Please note, however, that funding decisions have been temporarily suspended given the current situation with COVID-19.

Since 2017, the Program has provided \$1.2M in support for three conservation projects at St. John the Baptist Anglican Cathedral National Historic Site, designated in its own right, as well as being a contributing property within the district, helping to preserve stone walls, windows and slate roofs.

Potential Stimulus Investments

The Government of Canada is taking immediate, significant and decisive action to support Canadians and businesses facing hardship as a result of the global COVID-19 outbreak and is continuing to develop measures to help with the economic recovery. Federal departments and agencies are working in close consultation with all impacted sectors across the economy to take action where it is required, and are prepared to take further targeted action as needed to ensure that Canada is well-positioned for a strong recovery from the impacts of COVID-19 across all sectors of the economy. We will be sure to keep you informed if any programs administered by Parks Canada are launched that **might potentially benefit the St. John's Ecclesiastical District National Historic Site.**

Designation Process for Potential World Heritage Sites

To be considered for nomination as a World Heritage site, all candidate sites must first be **included on Canada's Tentative List for World Heritage Sites.** Canada's current Tentative List was updated in 2017 through a public process and independent expert review that resulted in the addition of eight new sites. As countries are encouraged to update their **Tentative Lists every ten years, a new process to identify candidate sites for Canada's** Tentative List is not anticipated in the near future. In each of the past updates to its Tentative List (2004 and 2017), Canada has endeavoured to limit additions to approximately ten new candidate sites. This reflects the amount of time necessary to develop World Heritage nominations from the Tentative List, and the current limit of one

nomination submission per country, per year to the World Heritage Committee for consideration.

When Canada's Tentative List is next updated, proponents will have an opportunity to propose their site for potential addition to the list, although the specific criteria and application process will be determined closer to the date. It can be expected that future sites added to the Canadian Tentative List will be those considered to have the best possible chance of success as potential nominations to the World Heritage List. Potential considerations as part of the expert review would include the proposed boundaries of the nominated site, the strength of existing protection measures, and the heritage values that form the basis of the nomination. In light of this, it would be impossible for Parks Canada officials to predict what the impact of future developments might be on the potential for **the St. John's Ecclesiastical District National Historic Site to be added to Canada's** Tentative List for World Heritage Sites.

Inscription on the World Heritage List does not confer new protective measures or guidelines on a place. Instead, the nomination dossier for the property must demonstrate high standards of protection and management under the managing jurisdiction, and must clearly protect the heritage values for which the property is proposed as a World Heritage site. As such, continued application of the Standards and Guidelines for the Conservation of Historic Places is strongly recommended if there is a desire to consider nominating the **St. John's Ecclesiastical District National Historic Site for potential addition to Canada's** Tentative List for World Heritage Sites in the future.

I very much appreciate your interest and engagement in support of the commemorative **integrity of the St. John's Ecclesiastical District NHS. I am pleased to know that, over the** past several months, there has been significant discussion about the proposed Parish Lane condo development involving multiple community and heritage sector stakeholders. **Parks Canada will continue to support the City of St. John's and others by providing** information and guidance focused on the effective application of the ***Standards and Guidelines for the Conservation of Historic Places in Canada***. Should you require further information, please contact Dr. Patricia Kell, Executive Director, Cultural Heritage, Parks Canada Agency at patricia.kell@canada.ca.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christine Loth-Bown'.

Christine Loth-Bown
Vice-President, Indigenous Affairs and Cultural Heritage Branch

CC:

Ken O'Brien, MCIP, Chief Municipal Planner, City of St. John's;

Anne-Marie Cashin, Planner III, City of St. John's;

Gerry Osmond, Director, Culture and Heritage, Government of NL;

Jerry Dick, Executive Director, Heritage Newfoundland;

Bill Brake, Field Unit Superintendent Eastern Newfoundland, Parks Canada;

Dr. Patricia Kell, Executive Director, Cultural Heritage, Parks Canada;

Ashley Campbell, Director, Heritage Designations and Programs, Parks Canada;

Genevieve Charrois, Director, Cultural Heritage Policies, Parks Canada;

November 20, 2021

Dear Mayor Breen and Members of St. John's City Council:

On Monday, you are scheduled to vote to rezone the land on the north/rear of 68 Queen's Road from its current zoning as "Open Space" to a site-specific zone that would allow for the construction and operation of an apartment tower.

The Working Group, composed of members officially representing St. Andrew's Presbyterian Church (the Kirk), Gower Street United Church, and the Basilica Heritage Foundation are opposed to this rezoning, as it will allow for the construction of an intrusive, out-of-character and out-of-scale building in the heart of the city's Heritage Area 1 and within the St. John's Ecclesiastical District National Historic Site. Similar views have been expressed by area residents, cultural and heritage groups and others during the consultation process, including those views expressed in the 333 pages of opposing submissions appended to your Decision/Direction Note dated 17 November 2021, which also contains a petition against a zone change, signed by 4,637 individuals.

Further, the currently proposed condominium tower, as shown on page 4 of the Decision/Direction Note, shows it essentially unchanged from the developer's 2 July 2020 LUAR document. The only change now noted is a reduction in height of less than 5 feet from a structure whose 10 storeys will still dominate an area reaching 135 feet above Queen's Road. In addition, its unaltered design still entirely disregards the City's own design regulations, which is part of the City's own newly adopted Heritage By-Law. Those for a new building in Heritage Area 1 state that "Buildings must be designed with a traditional form and maintain elements of façade design as described in the Heritage Area Design Standards above," and that "Façade design shall respond to the development pattern of the historic street and the design of adjacent buildings. New buildings shall have roof lines, eave lines, window lines and cornice lines in common with adjacent buildings in order to establish a visual continuity along the streetscape. Facades shall incorporate the rhythm of the street with respect to fenestration."

None of these requirements can be found in the Parish Lane condo design.

We therefore request that the vote be postponed until Council meets with the members of our Working Group together to discuss the grave implications and detrimental effect that this intrusive piece of architecture will have. This proposed rezoning is a major development that will have significant impacts on the future of the integrity and sustainability of St. Andrew's Presbyterian Church, Gower Street United Church and the Basilica Heritage Foundation as separate entities and as partners in the St. John's Ecclesiastical District, a partnership that has been beneficial to us and to the City of St. John's. It will also impact all residents of St. John's - and the Province - as it harms the future tourism potential of the City by devaluing this National Historic Site and its potential as a World Heritage Site.

We are also gravely concerned about the impacts of vibration from the proposed development, and have raised this issue recently with one of Canada's leading heritage engineers. His advice to us is that we should be very concerned about possible impacts to our fragile historic buildings and historic resources. He outlined that it should be the responsibility of the City to ensure that our cultural resources will not be affected. We wish to pursue this, too, with the city.

This district represents 300 years of our City's history, including 27 historic buildings, and countless people, institutions and organizations that have shaped the culture and society of Newfoundland and Labrador. It is also a living, vital, active hub, where people live and work daily, worship, and receive social services, food and clothing, education and counselling. It is unique in all of North America,

indeed in all the world. We wish for it to thrive and grow, not be imperiled by ill-advised and out-of-character, intrusive construction which can never be reversed.

We are cultural institutions surrounded by six or more historic graveyards. These burial grounds need to be maintained, and left in a cultural landscape that is respectful of them.

The condominium tower development as proposed is neither. It would be built to benefit a few private residents who can afford the price, at a cost to all others who live in or visit this great City and appreciate its unique character and worth.

We have stated before that we are not opposed to development within our district and within Heritage Area 1; but such development must be complimentary, in character and to an appropriate scale with the existing character-defining features of the district, as the Heritage Standards state and our City deserves.

We look forward to discussing this with you.

Respectfully,
Basilica Heritage Foundation
Board of Managers, St. Andrew's Presbyterian Church
Board of Management, Gower Street United Church



APPENDICES TO THE COMMISSIONER'S REPORT

TO: THE CITY OF ST. JOHN'S

RE: MUNICIPAL PLAN AMENDMENT NO.1, 2022

AND

DEVELOPMENT REGULATIONS AMENDMENT NO.1, 2022

AND TO: THE MINISTER OF MUNICIPAL AND PROVINCIAL AFFAIRS

RE: ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT NO. 1, 2020

in conjunction with

MUNICIPAL PLAN AMENDMENT NO.1, 2022 AND

DEVELOPMENT REGULATIONS AMENDMENT NO.1, 2022

***Please note that some appended documents were provided to the Commissioner by more than one party. ***

Submitted by: Chantelle MacDonald Newhook, Q.C., Q.Arb.

22 August 2022

Appendix #2 – Government of Newfoundland and Labrador documents provided to Commissioner

2022

1. Commissioner's letter of appointment
2. January 3, 2022 email to Honourable Krista Lynn Howell, Minister of Municipal and Provincial Affairs from Adrian House, Churches Neighbourhood Association
3. January 5, 2022 Letter from Honourable Krista Lynn Howell, Minister of Municipal and Provincial Affairs to Heather MacLellan, Representing St. Andrews Presbyterian Church; Dr. Jim Hiller, Representing Gower Street United Church; Mr. Robert Pitt, Representing Gower Street United Church; and Dr. John Fitzgerald, Representing Basilica Heritage Foundation
4. January 25, 2022 letter from Parks Canada, Christine Loth-Bown, Vice-President, Indigenous Affairs and Cultural Heritage Branch to Deputy Minister, Tourism, Culture, Arts and Recreation and to Deputy Minister, Municipal and Provincial Affairs
5. January 27, 2022 letter to The Honourable Dr. Andrew Furey, Premier of Newfoundland and Labrador from Anne Walsh, DM, Ecclesiastic District National Historic Site Coalition Lead
6. February 22, 2022 letter from Honourable Krista Lynn Howell, Minister of Municipal and Provincial Affairs to Adrian House, Churches Neighbourhood Association
7. February 24, 2022 letter from Honourable Krista Lynn Howell, Minister of Municipal and Provincial Affairs to Anne M. Walsh, St. John's Ecclesiastical District Historic Site Coalition Lead
8. March 2, 2022 letter to the Honourable Premier Andrew Furey from Christophe Rivet Ph.D., President, Canadian National Committee of the International Council on Monuments and Sites (ICOMOS Canada)
9. June 17, 2022 letter from the Honourable Krista Lynn Howell to Mayor Danny Breen and councillors

2021

10. November 20, 2021 letter to Mayor Breen and City Councillors from Basilica Heritage Foundation; Board of Managers, St. Andrew's Presbyterian Church; Board of Management; and Gower Street United Church

11. November 21, 2021 Media Release from the Boards of St. Andrew's Presbyterian Church, Gower Street United Church and the Basilica Heritage Foundation of the St. John's Ecclesiastical District National Historic Site
12. November 21, 2021 letter to the Honourable Minister John Abbott; the Honourable Minister Krista Lynn Howell; and the Honourable Minister Steve Crocker from Heather MacLellan, representing St. Andrews Presbyterian Church Dr. Jim Hiller and Mr. Robert Pitt, representing Gower Street United Church; Dr. John Fitzgerald, representing Basilica Heritage Foundation
13. December 17th, 2021 letter from Heather MacLellan, For Members of our Ecclesiastical District National Historic Site Working Group addressed to
The Honourable Krysta Lynn Howell
Minister for St. Barbe - L'anse aux Meadows
Minister of Municipal and Provincial Affairs and Registrar General
The Honourable Steve Crocker
Member for Carbonear - Trinity - Bay de Verde
Minister of Tourism, Arts, Culture and Recreation

COR/2022/01284

Ms. Chantelle MacDonald Newhook, QC, Q. Arb.
Dispute Winners

Email: Chantelle@disputewinners.com

**Re: Public Hearing Commissioner
St. John's Urban Region Regional Plan Amendment No. 1, 2020
(68 Queen's Road, St. John's)**

Dear Ms. MacDonald Newhook:

In accordance with section 19 of the *Urban and Rural Planning Act, 2000*, I am pleased to appoint you as Commissioner to conduct the statutory public hearing regarding St. John's Urban Region Regional Plan (SJURRP) Amendment No. 1, 2020 in conjunction with St. John's Municipal Plan Amendment No. 1, 2021 and Development Regulations Amendment No. 1, 2021. I have attached the adopted SJURRP amendment under consideration for your information.

The purpose of this amendment is to amend the land use designation on the SJURRP map for the subject site located between Queen's Road and Harvey Road from "Public Open Space" to "Urban Development". This amendment to the SJURRP map will accommodate proposed amendments to the St. John's Municipal Plan and Development Regulations which re-designate the subject site from the Open Space Land Use District to the Residential Land Use District, and rezone the subject site from the Open Space Land Use Zone to the Apartment Harvey Road Land Use Zone.

The SJURPP is a provincial plan, and all municipal plans within the region must be compliant.

City Council is responsible for all costs associated with the process, including your fees and expenses. If the Public Hearing proceeds, please prepare a written report that outlines the issues raised through the hearing process and a clear recommendation on how the proposed amendment to the SJURRP should proceed based on your findings. Ultimately, you may recommend that the SJURRP amendment proceed as presented, that it be modified, or that it not be accepted.

The City has scheduled the public hearing for Wednesday July 20, 2022 and a virtual session on Thursday July 21, 2022. The City is responsible for providing you with any written submissions received prior to the hearing.

Chantelle MacDonald Newhook

From: adrianhouse@tutamail.com
Sent: January 3, 2022 7:45 PM
To: Mapa Minister
Cc: Amy Evans
Subject: Parish Lane Development

185 Gower St.
St. John's NL A1C 1R1
(709)726-3602

Jan 2, 2022

Dear Minister Howell,

I hope this finds you well. I'm writing to you about the approval of the Parish Lane development in my neighbourhood in St. John's. I and all of my neighbours in the Ecclesiastical District were very dismayed when City Council unanimously approved this, after we've fought so hard to oppose it. The following summarizes the problematic issues with this development:

- 1) building a 10 storey luxury condo building right in the middle of a National Historic Site, marring the special historic character of this unique area. This would be akin to building a condo on Signal Hill, our other National Historic Site in St. John's.
- 2) not heeding the consistent, passionate opposition from a majority of area residents which culminated in a petition with 4600 signatures opposing the development.
- 3) ignoring the existence not 150m away of a huge, empty crater of space below the Kirk where Holloway School used to be, currently an unsightly parking lot. The rock has already been blasted out there, and it's obviously the perfect site for any development in the area. It's begging to be developed. That the city would choose instead to develop a greenspace directly adjacent to a historic row of houses is baffling, to say the least.
- 4) the quashing of Anne Walsh, John Fitzgerald and others of the Ecclesiastical District Working Group's efforts to get Unesco World Heritage status for the area: this development, which they and all the churches in the neighbourhood oppose, will put that in serious jeopardy.

We are not anti-development. We agree that downtown needs to be developed to thrive. But the developments need to be appropriate for the area, taking heritage and environmental concerns into consideration. Placing a 10 storey condo in the middle of a National Historic Site ignores these important concerns. The development would be far better suited to another location, namely the Holloway School empty lot 150m away. Will you commit to re-directing this project to that location in solidarity with residents, heritage advocates, and the four churches in this unique and special area of St. John's?

Thank you very much in advance for considering this issue and request.

Yours sincerely,



Adrian House

You must submit a report to the Local Governance and Land Use Planning Division, Department of Municipal and Provincial Affairs that includes recommendations in accordance with section 22 of the *Urban and Rural Planning Act, 2000*.

If you have any questions regarding this appointment or the proposed amendment, please contact Elaine Mitchell, Planner III, by email at elainemitchell@gov.nl.ca.

Sincerely,



Kim Blanchard, MCIP
Manager of Land Use Planning

cc Ken O'Brien, MCIP, Chief Municipal Planner

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976
AMENDMENT No. 1, 2020

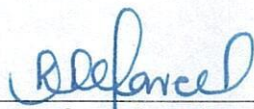
City of St. John's:

**Regional Plan amendment to accommodate redevelopment in the area of
the Anglican Cathedral Parish Hall, Queen's Road**

October 2020

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT 1, 2020

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Minister of Municipal and Provincial Affairs hereby adopts St. John's Urban Region Regional Plan, 1976 Amendment No. 1, 2020.



Minister of Municipal and Provincial Affairs

Signed and sealed before me at St. John's, Newfoundland and Labrador

this 16 day of June 2022

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan, 1976 Amendment 1, 2020 was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

AMENDMENT 1, 2020

BACKGROUND

Framework for the Proposed Amendment

In response to a proposed development application, the St. John's City Council wishes to amend its Municipal Plan and Development Regulations. The *Urban and Rural Planning Act, 2000* (the "Act") sets out the process for amending a Plan and Development Regulations. The St. John's Urban Region Regional Plan, 1976 ("the Regional Plan") sets out a framework for growth and development within the St. John's Urban Region. Amendments to Municipal Plans prepared by municipalities in the St. John's Urban Region must conform to the Regional Plan.

The City has prepared an amendment to its Municipal Plan and Development Regulations to allow for the redevelopment of property to the rear of the former Anglican Cathedral Parish Hall at 68 Queen's Road for a residential housing development (a 36-unit apartment building and 3 townhouses). In order to accommodate the amendments to the St. John's Municipal Plan and Development Regulations, a corresponding amendment to the Regional Plan map is required.

The proposed amendments to the St. John's Municipal Plan and Development Regulations involve re-designating and re-zoning the site from the Open Space Land Use District to the Residential Land Use District and re-zoning the site from the Open Space (O) zone to a new site-specific Apartment Harvey Road (AHR) zone to accommodate the proposed apartment building.

The accompanying Regional Plan amendment would change the land use designation for the subject site located to the rear of the former Anglican Cathedral Parish Hall, extending to Harvey Road from 'Public Open Space' to 'Urban Development'. This Regional Plan amendment would enable the City to re-designate and re-zone the subject property to accommodate its redevelopment.

History and Relevance of the Regional Plan Map Designation

The Regional Plan is broad in scope and intended to be a framework enabling local level planning and municipal development control while recognizing and protecting provincial interests.

A project undertaken by the Department of Municipal and Provincial Affairs in 2014-2015 to legally update the SJURRP paper map to a modern digital map changed the regional designation for many parcels of land throughout the region to directly reflect municipal designations. The new digital map was intended to ensure compliance between regional land use designations and municipal land use designations; however, when the new digital map came into legal effect, Regional Plan No. Amendment 3, 2014 introduced a level of detail in some places that reflected the municipal plans but did not correspond to the regional plan policies.

In the original Regional Plan, much of St. John's was historically designated 'Urban Development'. The subject property was captured in this designation; however, this was changed to the 'Public Open Space' designation to directly reflect the City's land use designations as part of Regional Plan Amendment No. 3, 2014. When the Regional 'Public Open Space' designation was applied to the City's "Open Space (O)" zones, they were so designated to reflect the municipality's open space zones and districts, not to conform to regional planning documents.

As a result, the Regional Plan designates a portion of the proposed development area as 'Public Open Space'. The Regional Plan policies for 'Public Open Space' is limited to specific public provincial and national parks in the Region, including Signal Hill, Cape Spear, CA Pippy Park, Butterpot Park, and Cochrane Pond Park. It is not the intent of the Regional Plan to capture privately held or municipally zoned open space lands within the Regional 'Public Open Space' designation. Local open space areas and parks are accommodated in the 'Urban Development' designation.

Context and Authorities

The subject property is located within the St. John's Ecclesiastical District, an area characterized by rich built heritage structures. These heritage buildings are recognized individually and are not only municipally significant, but also provincially and nationally designated. Collectively, these buildings and area form the federally designated St. John's Ecclesiastical District.

The City has been in consultation with government departments, agencies, and interest groups for input with respect to the proposed development. Parks Canada, the Department of Tourism, Culture, Arts and Recreation, the Heritage Foundation of Newfoundland and Labrador, and The Rooms have all provided input. Provided the proposed redevelopment is not in contravention of Federal or Provincial requirements, the Municipal Council has discretion and authority to control development, heritage preservation, and urban design.

St. John's City Council's wishes to accommodate the proposed residential redevelopment plans for the area, which has triggered amendments to the St. John's Municipal Plan and Development Regulations to alter the municipal future land use designation/district and zoning, as well as the regional plan designation. City Council requested that the Minister authorize the consultation process to consider undertaking an amendment to the Regional Plan to apply the 'Urban Development' designation to the subject property.

The Minister is agreeable to the City undertaking the consultation process in consideration of the proposed amendment to the land use designation in the Regional Plan. The Regional Plan map amendment is to be processed simultaneously with the City's mapping amendments to its land use zones and districts as directed by its Municipal Plan and Development Regulations.

PUBLIC CONSULTATION

The City of St. John's conducted early consultation when contemplating if and how Council wished to proceed to amend its municipal plan and development regulations. Background information and details of consultation are included in the City's documentation.

As the proposed amendments to the St. John's Municipal Plan and Development Regulations triggered an amendment to the Regional Plan, the Minister authorized the City to undertake consultation regarding the change to the Regional Plan map required to enable the City's amendments.

The St. John's City Council published a notice in *The Telegram* newspaper on October 31, 2020, November 4, 2020 and November 11, 2020 soliciting comments on the proposed SJURRP Amendment 1, 2020, as well as the associated amendments to the City's municipal plan and development regulations. The City also mailed a notice to property owners within 150 metres of the subject site. The City also uses its website and social media forums to post information about amendments and invite input. The City held two virtual public meetings on November 17 and 18, 2020.

Considerable public input was received. Some individuals expressed their support for the revised development proposal and the potential of increasing density downtown. Those opposing the proposal raised concerns about the loss of green space, incompatible development with the historic core, negative impacts on the federally designated St. John's Ecclesiastical District and the potential of jeopardizing a bid for World Heritage designation. The objections included a petition with a considerable number of signatures. In addition, the board of directors of The Rooms and representatives from three nearby churches outlined objections to the proposed development.

The City also followed the standard protocol for amendments to the Regional Plan by writing the other 14 municipalities subject to the St. John's Urban Region Regional Plan regarding its proposed SJURRP amendment. Flatrock, Portugal Cove-St. Philip's, Mount Pearl, Torbay, Logy Bay-Middle Cove-Outer Cove, Paradise and Conception Bay South responded indicating no concern.

The Department of Municipal and Provincial Affairs also sought input from Government departments and agencies to ensure compliance with Provincial requirements, policies, regulations, and laws. In particular, the Department of Tourism, Culture, Arts and Recreation was asked to outline its interests with respect to this matter. In general, the commentary provided by the Department of Tourism, Culture, Arts and Recreation stated that:

- the Ecclesiastical District is not on Canada's Tentative List of World Heritage (a prerequisite for World Heritage recognition) and securing such as place is a lengthy and complex process;

- the Department of Municipal and Provincial Affairs and the City should be cognizant of the impact of the development as raised by The Rooms Corporation but that these issues are a municipal rather than a provincial interest; and
- any early 20th century structural remains or deposits are recorded and archaeological monitoring occur during the removal of the Parish Hall foundations and footings as well as during future groundworks.

The Provincial Archaeological Office committed to working with the City of St. John's and the developer.

Following the adoption of this amendment by the Minister who is the authority for the Regional Plan, notices of adoption and public hearing are to be published. In accordance with the Act, the statutory public hearing overseen by an independent commissioner would be the final opportunity for objections.

ST. JOHN'S REGION REGIONAL PLAN, 1976 AMENDMENT NO. 1, 2020

The St. John's Urban Region Regional Plan map is amended as follows:

- Proposed SJURRP re-designation from 'Public Open Space' to 'Urban Development' to enable future residential development in the area of Queen's Road, as shown on the attached map.

St. John's Urban Region Regional Plan Amendment No. 01, 2020 St. John's

- From 'Public Open Space' to 'Urban Development'
- Urban Development
- Public Open Space



St. John's Urban Region Regional Plan Amendment
REGISTERED

Number _____

Date _____

Signature _____

Signed this _____ day of _____, 20 _____

Minister of Municipal and Provincial Affairs

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 01, 2020 has been prepared in accordance with requirements of the *Urban and Rural Planning Act 2000*.

MCIP: _____



COR/2021/04395-01

January 5, 2022

Heather MacLellan
Representing St. Andrews Presbyterian Church
hmaclellan@nl.rogers.com

Dr. Jim Hiller
jhillier@mun.ca
Representing Gower Street United Church

Mr. Robert Pitt
rpitt@canpitt.ca
Representing Gower Street United Church

Dr. John Fitzgerald
Representing Basilica Heritage Foundation
john.fitzgerald@thebasilica.net

Dear Ms. MacLellan, Dr. Hiller, Mr. Pitt, and Dr. Fitzgerald:

Re: Rezoning Parish Lane Property City of St. John's

Thank you for your correspondence dated November 21, 2021 in which you expressed your concern regarding the rezoning of parish lane property in the City of St. John's.

The City has the authority, provided under the *City of St John's Act*, to make policy decisions and regulations for the purpose of heritage development. Likewise, the City has the authority under the *Urban and Rural Planning Act, 2000*, to make development decisions. The Department of Municipal and Provincial Affairs (MAPA) does not intervene in policy or regulation development within that authority.

The Department does review municipal plans with respect to the requirements under the *Urban and Rural Planning Act, 2000*. Approval is based on compliance with the legislation, including plan requirements and public hearings. Please note, MAPA has received and will review this request from the City.

From a heritage perspective, the Department of Tourism, Culture, Arts and Recreation and its Crown agencies will continue to monitor the project as it progresses, and will advise the City of any potential archaeological work required, or any other concerns.

If you have any further questions, please do not hesitate to contact Lori Evoy, Director of Local Governance and Land Use Planning at 729-6528.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Howell".

HON. KRISTA LYNN HOWELL, MHA
District of St. Barbe - L'Anse aux Meadows
Minister

cc: Hon. John Abbott, MHA
Hon. Steve Crocker, Minister of Tourism, Culture, Arts & Recreation



January 25, 2022

Ms. Karen Stone
Deputy Minister
Tourism, Culture, Arts and Recreation
KarenS@gov.nl.ca

Mr. Ted Lomand
Deputy Minister Municipal and Provincial Affairs
tedlomond@gov.nl.ca

Dear Deputy Minister Stone and Deputy Minister Lomond,

At the request of the St. John's Ecclesiastical District National Historic Site of Canada Working Group, I am writing with reference to the proposed re-zoning of the former Cathedral Parish Hall property within the District from an "Open Space Zone" to a site-specific "High-Density Condo Apartment Zone." Parks Canada has an interest in this project as the federal entity responsible for national historic sites and the World Heritage program.

Pursuant to the *Historic Sites and Monuments Act* (HSMA), the St. John's Ecclesiastical District was declared a national historic site in 2008. It comprises a unique cultural landscape made up of many remarkable structures and spaces that are valued for their historical associations with religion and education in Newfoundland and Labrador. Included within the district are two buildings that have also separately been designated as national historic sites - the Roman Catholic Basilica of St. John the Baptist National Historic Site and St. John the Baptist Anglican Cathedral National Historic Site. A commemorative plaque for Bishop Michael Anthony Fleming, who was declared a person of national historic significance in 2003, is also situated in front of the Basilica.

A national historic site's Statement of Commemorative Intent documents the reasons for the site's designation, as recommended by the Historic Sites and Monuments Board of Canada and approved by the Minister of Environment and Climate Change. These reasons for designation are the first element found in the heritage value statement of federally designated heritage sites. Parks Canada further notes character-defining elements for each national historic site, which elaborate the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of a historic place. Any proposed interventions or additions within a national historic site should respect these character-defining elements in a manner compatible with heritage value.

The Statement of Commemorative Intent and the character-defining elements for the St. John's Ecclesiastical District National Historic Site can be found on the Directory of Federal Heritage Designations: www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=11843.

Parks Canada takes a strong interest in the heritage value and conservation status of all national historic sites, recognizing the wide range of cultural, social, economic, and environmental benefits they provide to their communities. The Agency does not, however, have legislative or regulatory authority over designated properties that are administered by other owners. Parks Canada encourages all owners of historic places as well as jurisdictional authorities to apply the *Standards and Guidelines for the Conservation of Historic Places* to ensure sound decision-making when considering the potential impacts of proposed interventions, alterations or additions to historic places. We also encourage owners and administrators of historic places to secure professional heritage conservation advice when assessing the potential impacts of changes on historic places.

In order to ensure that interventions respect and reinforce the heritage value of a historic place, it is recommended that these interventions be guided by the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Proposed changes should be compatible with and respectful of the heritage value and character-defining elements of national historic sites.

Parks Canada has actively supported the District's heritage conservation, with \$1.3 M in funding since 2017 to support four conservation projects at St. John the Baptist Anglican Cathedral National Historic Site, helping to preserve stone walls, windows and slate roofs. In addition, Parks Canada delivered a workshop with municipal authorities, stakeholders, and other interested parties on the *Standards and Guidelines* in St. John's in February 2020.

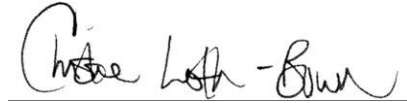
Parks Canada strongly recommends that the heritage value of the District be taken into account in considering the re-zoning request to ensure that the scale and scope of any proposed developments associated with the re-zoning would not negatively affect this historic neighbourhood. I also would like to clarify that Parks Canada never indicated to the municipality that the proposed re-zoning would have no impact on a potential future bid to have the district added to Canada's Tentative List for World Heritage.

Based on the stringent requirements associated with the World Heritage nomination process, it can be expected that future properties added to the Canadian Tentative List will be those with the best possible chance of successful inscription on the World Heritage List. Considerations as part of the expert review would include:

- the proposed boundaries of the nominated site;
- the authenticity and integrity of the property;
- the strength of existing protection measures; and
- the heritage value that forms the basis of the nomination.

Should you require further information, please contact Dr. Patricia Kell, Executive Director, Cultural Heritage, Parks Canada Agency at patricia.kell@canada.ca.

Sincerely,

A handwritten signature in black ink, reading "Christine Loth-Bown". The signature is written in a cursive style with a horizontal line underneath.

Christine Loth-Bown
Vice-President, Indigenous Affairs and Cultural Heritage Branch

CC: Ken O'Brien, MCIP, Chief Municipal Planner, City of St. John's
Anne-Marie Cashin, Planner III, City of St. John's
Gerry Osmond, ADM, Arts and Heritage, Government of Newfoundland Labrador
Jerry Dick, Executive Director, Heritage Newfoundland
Heather MacLellan, St. Andrew's Presbyterian Church
Robert Pitt, Co-Chair Heritage and Archives Committee, Gower Street United Church
John Fitzgerald, Executive Director, Roman Catholic Basilica Heritage Foundation
Siân French, Field Unit Superintendent Eastern Newfoundland, Parks Canada
Dr. Patricia Kell, Executive Director, Cultural Heritage, Parks Canada

January 27, 2022

The Honourable Dr. Andrew Furey, MD, MHA
Premier of Newfoundland and Labrador
Office of the Premier
Confederation Building, East Block
P.O. Box 8700
St. John, Newfoundland and Labrador
A1B 4J6
premier@gov.nl.ca

Dear Premier Furey:

I write to you today on behalf of a coalition of senior professionals representing the cultural, arts, tourism and heritage industries of Newfoundland and Labrador, including representatives from the Ecclesiastical District Working Group. We seek to meet with you to brief you directly about the impacts the planned modern condo development for the Parish Lane site will have on our interests and more broadly on the cultural and tourism fabric of downtown St. John's and the Province.

We request that such a meeting occur as soon as possible, before the Department of Municipal Affairs makes a decision on the proposed rezoning of this property planned to be located in front of *The Rooms*, in the midst of a provincially and federally important cultural and tourism district. The district includes *the St. John's Ecclesiastical District National Historic Site of Canada*, which is an aspiring World Heritage Site.

The City's proposed rezoning of land from an Open Space Zone to a High-Density Apartment Zone will have both cultural and economic consequences. It will harm forever the unique historic character and landscape of a District that is routinely and extensively used by tourists and the arts community including our musicians, dancers, theatre community, visual artists, writers, choirs, our film and the TV industry.

As a hub for tourism, the District is used by Stay Vacation families and other tourists seeking heritage attractions and to learn about Newfoundland and Labrador history and culture. Pre-Covid, the District was the main attraction for international cruise ship and other visitors to St. John's. Because of the vastness of the church infrastructure in the area and the close proximity of its buildings, walking tours are a key part of the tourism experience. Consequently, District Tours were able to take place safely last summer, much to the appreciation of the City's hotels and B&B operators.

The District has also been home for over 300 years to our historic church congregations and includes six early burial grounds which hold the remains of our early migratory residents. These buildings are the finest architecture ever built in the Province by some of the world's great architects of the day. The historic precinct also houses our first War Memorial and was the spiritual home to almost half of our 1st World War Royal Newfoundland Regiment members, and continues to be a place of state functions.

The proposed condominium development will impact all of this and our cultural and tourism products and plans, including preventing us from achieving World Heritage Designation. The proposed development will also most certainly impact the world class cultural tourism and experience of the province that *The Rooms* was built to provide to visitors from around the world. What is proposed is regressive as we move forward with a tourism reset and a Come Home Year for Newfoundland and Labrador.

You should note that the information made public by the City, as part of their referral to the Province, about Parks Canada's position relating to the proposed development is incorrect. Parks Canada (Ottawa) has recently written the Deputy Ministers of Municipal Affairs and Tourism to ensure that the Province is aware of the correct Federal expectations (see attached letter from Parks Canada VP Christine Loth-Bown).

Our coalition are not against new development in this District but we need zoning and a development that is of an appropriate scale and design, so it will protect the interests of all, including ours and all levels of government and our citizens. This would be consistent with modern national and international standards for such an area, as Parks Canada states.

There is no room here to make a mistake that will forever alter the landscape and vistas that we and so many visitors to the province hold dear. We cannot continue to sell our culture and heritage to the highest bidder, for the benefit and private use of a few. Instead, we need to work together to ensure that new development in this sensitive area protects the landscape and neighbourhoods that set us apart from the rest of the country and entice countless tourists to our shores. Through that process we can preserve our culture, history and economic opportunities for generations to come.

Having a modern intrusive condo in the midst of this District, will significantly impact its layered tourism, cultural and heritage values, and by implication, those of the province

We would also welcome our MHA, the Honourable John Abbott and the Ministers of Municipal and Provincial Affairs and Tourism, Arts, Cultural and Recreation to participate in a meeting with you.

Sincerely,



Anne Walsh, DMin
Ecclesiastic District National Historic Site Coalition Lead
amfwalsh@gmail.com
Ph. 725-3939

cc

The Honourable Steve Crocker
Minister of Tourism, Culture Arts and Recreation
Confederation Building
P.O. Box 8700
St. John, Newfoundland and Labrador
A1B 4J6
TCARMinister@gov.nl.ca

The Honourable Krysta Lynn Howell
Minister of Municipal and Provincial Affairs
Confederation Building, West Block
P.O. Box 8700
St. John, Newfoundland and Labrador
A1B 4J6
mapa-minister@gov.nl.ca

The Honourable John Abbott
Member for St. John's East—Quidi Vidi
Minister of Children, Seniors and Social Development
Minister of the Community Sector
Minister Responsible for NL Housing and Persons with Disabilities
Confederation Building, West Block
P.O. Box 8700
St. John's, Newfoundland and Labrador
A1B 4J6
CSSDMinister@gov.nl.ca

FEB 22 2022

DOC/2022/00011-01

Adrian House
Churches Neighbourhood Association
18 Gower Street
St. John's, NL A1C 1R1

adrianhouse@tutamail.com

Dear Mr. House:

Re: Parish Lane Development

Thank you for your correspondence dated January 3, 2022 in which you expressed your concern regarding the development of parish lane property in the City of St. John's.

The City has the authority, provided under the **City of St John's Act**, to make policy decisions and regulations for the purpose of heritage development. Likewise, the City has the authority under the **Urban and Rural Planning Act, 2000**, to make development decisions. The Department of Municipal and Provincial Affairs (MAPA) does not intervene in policy or regulation development within that authority.

The Department does review municipal plans and amendments with respect to the requirements under the **Urban and Rural Planning Act, 2000**. Approval is based on compliance with the legislation, including plan requirements and public hearings. Please note, MAPA has received and will review this request from the City.

If you have any further questions, please do not hesitate to contact Lori Evoy, Director of Local Governance and Land Use Planning at 729-6528.

Sincerely,



HON. KRISTA LYNN HOWELL, MHA
District of St. Barbe - L'Anse aux Meadows
Minister

FEB 24 2022

COR/2022/00307-01

Anne M. Walsh
St. John's Ecclesiastical District Historic Site Coalition Lead
35 Howley Ave. Ext
St. John's, NL A1C 2T6
amfwalsh@gmail.com

Dear Ms. Walsh:

Re: Parish Lane Development

Thank you for your correspondence dated January 27, 2022 in which you expressed your concern regarding the development of parish lane property in the City of St. John's. We also acknowledge receipt of the letter from Parks Canada and see that the City of St. John's is copied on that correspondence as well.

The City has the authority, provided under the **City of St John's Act**, to make policy decisions and regulations for the purpose of heritage development. Likewise, the City has the authority under the **Urban and Rural Planning Act, 2000**, to make development decisions. The Department of Municipal and Provincial Affairs (MAPA) does not intervene in policy or regulation development within that authority.

The Department does review municipal plans and amendments with respect to the requirements under the **Urban and Rural Planning Act, 2000**. Approval is based on compliance with the legislation, including plan requirements and public hearings. Please note, MAPA has received and will review this request from the City.

From a heritage perspective, the Department of Tourism, Culture, Arts and Recreation and its Crown agencies will continue to monitor the project as it progresses, and will advise the City of any potential archaeological work required, or any other concerns.

If you have any further questions, please do not hesitate to contact Lori Evoy, Director of Local Governance and Land Use Planning at 729-6528.

Sincerely,



HON. KRISTA LYNN HOWELL, MHA
District of St. Barbe - L'Anse aux Meadows
Minister

cc: Hon. Andrew Furey, Premier
Hon. Steve Crocker, Minister, Tourism, Culture, Arts and Recreation
Hon. John Abbott, MHA

**Executive
Committee**

Christophe Rivet,
President,
Ontario

Mathieu Dormaels,
Vice President,
Quebec

Rebecca Jansen,
Vice President,
Yukon

Stephen Fai,
Secretary,
Ontario

Mario Santana
Quintero,
Treasurer,
Ontario

**Board of
Directors**

Isabelle Giasson,
Quebec

Hilary Grant,
Ontario

Nour Riyadh
Guessoum,
Quebec

Shabnam Inanloo
Dailoo,
Alberta

Jean Laberge,
Quebec

Daniele Malomo,
Quebec

Seamus McGreal,
Nova Scotia

Ulduz Maschaykh,
British Columbia

Wednesday, March 2nd 2022

Dear Honourable Premier Andrew Furey,

I am writing to you as the President of the Canadian National Committee of the International Council on Monuments and Sites (ICOMOS Canada) in regard to a building proposed for construction in the St. John's Ecclesiastical District National Historic Site which has raised concerns about the future of the district's heritage integrity.

Founded in 1965, ICOMOS is a non-governmental international organisation dedicated to the conservation of the world's monuments and sites, and is one of three consulting bodies to the UNESCO World Heritage Convention. As a National Committee of this organisation, ICOMOS Canada is one of the country's leading cultural heritage organisations, shaping heritage policy, theory and practice both nationally and internationally.

Newfoundland and Labrador's leadership in heritage matters is recognized internationally. The creativity and commitment displayed in initiatives related to public access to archaeological sites, research in intangible heritage, promotion of traditional skills, and the protection of hundreds of sites of national and international significance have inspired jurisdictions worldwide. These sites are iconic destinations for tourism and significant economic drivers for the province. The dominant presence of the Rooms overlooking St. John's is a testament to the importance of culture and heritage to the identity of Newfoundland and Labrador. We invite you to demonstrate the same commitment to protecting the nearby Ecclesiastical District by ensuring that the highest standards are applied to assessing the impact of new development and to equip provincial and local authorities with the tools to manage this historic place for a sustainable future.

As you are aware, the protection of cultural heritage in Canada falls primarily under provincial responsibility. Municipalities rely on provincial authorities to formally recognise places of significance, to provide legislative protection of these places, and to lead enforcement measures to preserve the integrity of heritage places for future generations. The province's commitments in its 2019 Cultural Action Plan to its "special responsibility to protect and preserve our cultural resources and support development and promotion...[to]...ensure our culture remains strong, vibrant, and adaptive to maximise its potential," and to play "a critical role in supporting, fostering, promoting, preserving and protecting culture" reflects its commitment to maintaining a high standard of protection for its cultural and material heritage.

We would also like to draw your attention to the fact that Canada signed the Convention Concerning the Protection of the World Cultural and Natural Heritage (the World Heritage Convention) following consultations with the provinces and territories. As a result, Canadian provincial, territorial and federal governments are bound to Article 5 of

the World Heritage Convention, which requires the implementation of effective and active legal, scientific, technical, administrative and financial measures to protect heritage. In accordance with this, provincial legislation and involvement on heritage matters must ensure that the integrity of places of provincial, national, and international significance is protected.

Additionally, provincial assessments of impacts to heritage are required to adhere to national and international standards which, in Canada, is set by the Standards and Guidelines for the Conservation of Historic Places in Canada. This document is the result of a federal, provincial and territorial collaboration and consensus. It draws on international charters and other guidance developed by ICOMOS and UNESCO and provides the principles, standards, and processes that lead to the conservation of historic places. Given this context, ICOMOS Canada wishes to stress the importance of protecting the value of historic districts using the right tools and standards and the measurable benefits of doing so for Newfoundlanders and Labradorians, and asks that your government carefully examine and address public concerns surrounding the proposed development in the St. John's Ecclesiastical District National Historic Site against the Standards and Guidelines.

In your evaluation of the proposed development, we also ask you to keep in mind that the province's responsibilities to follow national and international standards do not prevent heritage districts from evolving, nor do they forbid the introduction of new structures. Rather, they reflect professional expertise on how changes are expected to respect the values and enrich districts without detracting from their heritage character. In the case of proposed new construction, the most stringent of measures are expected to be in place to ensure the protection of the values that justify the district's national and municipal significance. In situations such as these, Canadian professionals with knowledge and experience on the interpretation of the Standards and Guidelines should be invited to comment on the appropriateness and merits of the project.

On behalf of ICOMOS Canada, I appreciate your consideration of our observations and remain available to discuss this matter further.

A handwritten signature in blue ink, appearing to read 'CRivet', with a long horizontal stroke extending to the right.

Christophe Rivet Ph.D.,
President

JUN 17 2022

COR/2022/01193

Mayor Danny Breen
City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2

Dear Mayor Breen and Council:

**ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT NO. 1, 2020
ST. JOHN'S MUNICIPAL PLAN AMENDMENT NO. 1, 2021 AND
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2021**

I have adopted St. John's Urban Region Regional Plan (SJURRP) Amendment No. 1, 2020 in accordance with the **Urban and Rural Planning Act, 2000**. A copy is attached for your reference.

The preparation of SJURRP Amendment No. 1, 2020 and review of St. John's Municipal Plan Amendment No. 1, 2021 and Development Regulations Amendment No. 1, 2021 involved consultation with provincial departments including:

- A request that the Department of Tourism, Culture, Arts and Recreation (TCAR) review the proposed amendments with respect to provincial interests related to the impact of new development in the federally designated Ecclesiastical District in light of the prospective bid for World Heritage Status; the potential impact on The Rooms; and the requirements for archaeological assessment; and
- A referral to the Interdepartmental Land Use Committee.

As required under section 15 (4) of the **Urban and Rural Planning Act, 2000**, I am forwarding these submissions for Council consideration. I recommend that Council consider:

- The commentary from TCAR with respect to the compatibility of the proposed development with the surrounding heritage buildings in the federally designated Ecclesiastical District;
- The comments from the Board of Directors of The Rooms Corporation concerning the permanent and long-term impact on the view of St. John's from The Rooms;
- The requirement that early 20th century structural remains or deposits are recorded and archaeological monitoring is implemented during the removal of the Parish Hall's foundation and footings as well as future groundworks on the site; and
- The potential for impact on avian species at risk sighted in St. John's, including the requirement that if any of these species are observed on the subject site, the Endangered Species Section must be notified at endangeredspecies@gov.nl.ca, and

the development and implementation of appropriate prevention and mitigation measures to avoid taking of birds, nests and eggs.

Council may, if it so decides, adopt St. John's Municipal Plan Amendment No. 1, 2021 and Development Regulations Amendment No. 1, 2021. If adopted, Council may proceed to scheduling the statutory public hearing for SJURRP Amendment No. 1, 2020 simultaneously with the associated amendment to the St. John's Municipal Plan and Development Regulations in accordance with section 17 and 18 of the **Urban and Rural Planning Act, 2000 (URPA)**.

Given that the public health restrictions related to the COVID-19 pandemic have been lifted, the public hearing must adhere to the requirements outlined in URPA, including the requirement to hold an in-person public hearing. Council has the discretion to supplement the in-person hearing with a virtual component as long as it meets the legislative requirements and public notices are suitably instructive.

If Council so chooses to proceed with adoption, please notify Kim Blanchard, Manager of Land Use Planning, of the commissioner selected by the City to conduct the public hearing. She will arrange for me to jointly appoint this person to serve as commissioner for SJURRP Amendment No. 1, 2020 simultaneously with St. John's Municipal Plan Amendment No. 1, 2020 and Development Regulations Amendment No. 1, 2020.

The adopted documents and accompanying map(s) must comply with the submission standards (<https://www.gov.nl.ca/mpa/local-governance-division/submission-standards/>) and be certified by a member or fellow of the Canadian Institute of Planners. All documents and maps must signed, sealed and dated by the Mayor and City Clerk.

Sincerely,



HON. KRISTA LYNN HOWELL, MHA
District of St. Barbe - L'Anse aux Meadows
Minister

cc Ken O'Brien, MCIP, Chief Municipal Planner KOBrien@st.johns.ca
Anne-Marie Cashin, MCIP, Planner III – Urban Design and Heritage
ACashin@stjohns.ca
Kim Blanchard, MCIP, Manager of Land Use Planning, MAPA
KimBlanchard@gov.nl.ca

**Media Release
Urgent
21 November 2021**

The Boards of St. Andrew's Presbyterian Church, Gower Street United Church and The Basilica Heritage Foundation of the St. John's Ecclesiastical District National Historic Site learned late Friday afternoon that the agenda of St. John's City Council for this coming Monday afternoon, November 22, will include consideration of the proposed re-zoning of land currently zoned as "open space" at 68 Queen's Road to a site-specific high-density apartment zone. This rezoning, if approved, will signal that Council supports the construction of the out-of-scale, out-of-character Parish Lane condo tower to be built in Heritage Area 1, and in the middle of our prime cultural tourism district and a National Historic Site.

This past summer, City Council claimed that its new Heritage By-law would protect the city's heritage areas. Therefore, the first piece of Heritage Business this new Council is considering demonstrates that the city has misled the citizens of our city about its intentions of protecting and preserving Heritage Area 1 as it said it would do under its new Heritage By-Law.

This also demonstrates that Council has not adequately listened to the input of stakeholders, citizens and neighbours who will be directly affected by this high-rise development. This rezoning will enable the construction of an inappropriate development in the heart of this important cultural and heritage district. It also poses a direct threat to the possibility of ever exploring World Heritage Status.

Please see the attached letter, which we have sent to St. John's City Council.

Media Contact:

Dr. John FitzGerald
Executive Director,
Basilica Heritage Foundation
(709) 631-8878

November 20, 2021

Dear Mayor Breen and Members of St. John's City Council:

On Monday, you are scheduled to vote to rezone the land on the north/rear of 68 Queen's Road from its current zoning as "Open Space" to a site-specific zone that would allow for the construction and operation of an apartment tower.

The Working Group, composed of members officially representing St. Andrew's Presbyterian Church (the Kirk), Gower Street United Church, and the Basilica Heritage Foundation are opposed to this rezoning, as it will allow for the construction of an intrusive, out-of-character and out-of-scale building in the heart of the city's Heritage Area 1 and within the St. John's Ecclesiastical District National Historic Site. Similar views have been expressed by area residents, cultural and heritage groups and others during the consultation process, including those views expressed in the 333 pages of opposing submissions appended to your Decision/Direction Note dated 17 November 2021, which also contains a petition against a zone change, signed by 4,637 individuals.

Further, the currently proposed condominium tower, as shown on page 4 of the Decision/Direction Note, shows it essentially unchanged from the developer's 2 July 2020 LUAR document. The only change now noted is a reduction in height of less than 5 feet from a structure whose 10 storeys will still dominate an area reaching 135 feet above Queen's Road. In addition, its unaltered design still entirely disregards the City's own design regulations, which is part of the City's own newly adopted Heritage By-Law. Those for a new building in Heritage Area 1 state that "Buildings must be designed with a traditional form and maintain elements of façade design as described in the Heritage Area Design Standards above," and that "Façade design shall respond to the development pattern of the historic street and the design of adjacent buildings. New buildings shall have roof lines, eave lines, window lines and cornice lines in common with adjacent buildings in order to establish a visual continuity along the streetscape. Facades shall incorporate the rhythm of the street with respect to fenestration."

None of these requirements can be found in the Parish Lane condo design.

We therefore request that the vote be postponed until Council meets with the members of our Working Group together to discuss the grave implications and detrimental effect that this intrusive piece of architecture will have. This proposed rezoning is a major development that will have significant impacts on the future of the integrity and sustainability of St. Andrew's Presbyterian Church, Gower Street United Church and the Basilica Heritage Foundation as separate entities and as partners in the St. John's Ecclesiastical District, a partnership that has been beneficial to us and to the City of St. John's. It will also impact all residents of St. John's - and the Province - as it harms the future tourism potential of the City by devaluing this National Historic Site and its potential as a World Heritage Site.

We are also gravely concerned about the impacts of vibration from the proposed development, and have raised this issue recently with one of Canada's leading heritage engineers. His advice to us is that we should be very concerned about possible impacts to our fragile historic buildings and historic resources. He outlined that it should be the responsibility of the City to ensure that our cultural resources will not be affected. We wish to pursue this, too, with the city.

This district represents 300 years of our City's history, including 27 historic buildings, and countless people, institutions and organizations that have shaped the culture and society of Newfoundland and Labrador. It is also a living, vital, active hub, where people live and work daily, worship, and receive social services, food and clothing, education and counselling. It is unique in all of North America,

indeed in all the world. We wish for it to thrive and grow, not be imperiled by ill-advised and out-of-character, intrusive construction which can never be reversed.

We are cultural institutions surrounded by six or more historic graveyards. These burial grounds need to be maintained, and left in a cultural landscape that is respectful of them.

The condominium tower development as proposed is neither. It would be built to benefit a few private residents who can afford the price, at a cost to all others who live in or visit this great City and appreciate its unique character and worth.

We have stated before that we are not opposed to development within our district and within Heritage Area 1; but such development must be complimentary, in character and to an appropriate scale with the existing character-defining features of the district, as the Heritage Standards state and our City deserves.

We look forward to discussing this with you.

Respectfully,
Basilica Heritage Foundation
Board of Managers, St. Andrew's Presbyterian Church
Board of Management, Gower Street United Church

November 21, 2021

The Honourable Minister John Abbott
The Honourable Minister Kyrsta Lynn Howell
The Honourable Minister Steve Crocker

Ministers:

Friday, 19 November, St. John's City Council announced that on Monday (tomorrow) they will be moving to approve rezoning that will enable the construction of the out-of-scale condominium tower on the Parish Lane property within our National Historic District.

This confirms our fears, discussed with you in September, that the new Heritage By-Law is flawed to the point that it is not able to prevent an inappropriate, out-of-scale development in the heart of one of the Province's prime tourism districts.

As you know, we – and many other groups, including Parks Canada, The Rooms, area residents, and thousands of other individuals who signed the petition submitted to City Council – oppose such an incongruent, intrusive and prominent use of an area that is so important to the Province's heritage and future tourism potential. It would also run counter to the City's own Heritage Design Standards within the new Heritage By-Law.

We believe it is important to note some of the key points that are missing from the 17 November 2021 Decision/Direction Note provided to council before their vote tomorrow (Monday).

1. The Province requested that the City prepare a management plan for the Ecclesiastical District. The City agreed to do this but has delayed it until 2022. In all logic, this plan should be in place before such a significant and character-altering zoning change is proposed or approved.
2. The City agreed to review the *National Standards and Guidelines for the Conservation of our Historic Places in Canada* in our heritage area during their Heritage By-Law Policy Review this Fall. This should be done before such a zoning change goes to the Province.
3. The City says in their Direction Note that Heritage NL may provide comments to the Province when the zoning change request goes forward. HNL – which is a Provincial Government agency - has already stated that this development should follow the *National Standards and Guidelines*, which is also the stated policy of the Department of Tourism, Culture, Arts and Recreation. As the Department participated in the development of this Document at an FPT table in about 2002-2004 and the Province's Logo is on the Document.
4. The Direction Note states that Parks Canada does not believe such a development jeopardizes the achievement of World Heritage status for the District; in fact, the Vice-President of Parks Canada for National Historic Sites has stated that failing to follow *National Standards and Guidelines* very much threatens this opportunity for our District.

5. The Direction Note does state that their zoning decision has to be approved by the Provincial Government. We were not aware of this when we meet with you in September, but we are encouraged to hear this.

We urge you not to grant approval of this zone and that a new lower density zone be the final solution for this issue facing us so that a new development will meet the scale and design standards that are appropriate for the location, and in particular until the requested management plan is in place and *Standards and Guidelines* are followed.

With regard to the District's potential for World Heritage status, we note that the Secretary General for UNESCO's International Council on Monuments and Sites has recently expressed an interest in doing work in our District. He is also a UNESCO advisor on World Heritage. (The Premier and Minister Steven Crocker may be aware already of this opportunity). This may be a game changer for the District and the Province as World Heritage status becomes an even more achievable prospect. But this will require support from the Province as well as the appropriate protection of the District from inappropriate and irreversible intrusions.

We know there is a lot of work ahead but protected areas, natural or cultural, are vitally important to our economy and our cultural identity and industries.

These special areas are rare, and we all have a responsibility to preserve them for future generations by applying good planning standards and through meaningful partnerships that involve each of the key interests in the District.

As the designated representatives of three of the most significant heritage properties in the District we are prepared to participate with you, The Rooms, Parks Canada, Destination St. John's and others in a cooperating partnership agreement which we believe should also be in place before any further action is taken.

We look forward to a strong response from the Province on this matter as it may be the last chance to protect the District's collective heritage, cultural and tourism assets, including the other 25 historic structures in our national historic district that define the area's historic scale and styles, and as recommended by our important partner, Parks Canada.

Please feel free for any Provincial staff to reach out to us to verify any of our statements in this letter, or provide further information.

We also attach a letter sent to Council today and a press release we have just released on this urgent situation.

Thank you

Heather MacLellan
Representing St. Andrews Presbyterian Church
mobile: (709) 690-4714
E-mail: hmaclellan@nl.rogers.com

Dr. Jim Hiller and Mr. Robert Pitt
Representing Gower Street United Church

Dr. John Fitzgerald
Representing Basilica Heritage Foundation
Executive Director
Basilica Heritage Foundation Inc.
URL: www.thebasilica.net
E-mail: john.fitzgerald@thebasilica.net
mobile: (709) 631-8878

December 17th, 2021

The Honourable Krysta Lynn Howell
Minister for St. Barbe - L'anse aux Meadows
Minister of Municipal and Provincial Affairs and Registrar General

The Honourable Steve Crocker
Member for Carbonear - Trinity - Bay de Verde
Minister of Tourism, Arts, Culture and Recreation

Dear Ministers:

As a Working Group for the Ecclesiastical District National Historic Site, we were pleased to update Minister Abbott on Monday. During this meeting we shared information that the City's media statement, made by Councillor Ian Froude that, "*Parks Canada has suggested a condo development would not jeopardize a future World Heritage designation*", is not correct. This incorrect statement is also on the City Record, associated with the proposed zoning for the Parish Lane Site, now before you for your consideration.

Attached therefore please find the full letter from Parks Canada, that was sent to Dr. John FitzGerald and myself, and cc'd to City Hall, from the Federal Vice-President of Parks Canada, Ottawa, Ms. Christine Loth Bown, in May 2020.

We have highlighted in the letter key statements that indicate the true Federal interests and requests associated with the District, as both a National Historic Site in its own right, or if it is to become a World Heritage candidate in the future. The Loth Bown letter is also in the package Municipal Affairs recently received from the City.

We therefore ask that before you make a decision on this proposed rezoning, that would allow an out of scale condominium to be built in the midst of the National Historic Site, you have a full understanding of the Federal requests associated with the District. To facilitate this we have committed to provide by January 5th to you and Minister Abbott, the following additional information:

1. Results from a meeting on December 22nd, 2021 with the Parks Canada's World Heritage Unit, Ottawa.
2. Results from a January 4th, 2022 meeting with members of the international UNESCO's, ICOMOS World Heritage Advisory Committee.

We would also be pleased, if you are interested, to provide a presentation to Municipal Affairs and Tourism in the New Year to explain how the proposed zone would not meet the *Federal Standards and Guidelines* for new developments in National Historic Sites, as recommended to be followed by Parks Canada.

I am also including in this package other correspondence to City Hall that verifies that City Hall have been fully aware for some time of the Federal requests and the implications for the District of the proposed high density site specific zone.

We also want to advise you that a Coalition representing senior professionals, from the Arts, Cultural, Tourism and Heritage industries and District Churches, are requesting a meeting with the Premier to ensure the Province is fully aware of all the Provincial, Federal and International interests relating to the District. We will be asking the Province to consider this information when making a decision on the request to approve the proposed zone for the parish land site that will allow a multi-story condo to be constructed in the midst of one of the Province's most important cultural and heritage tourism zones and that will significantly impact the visitor experience at *The Rooms*. This \$50M dollar Provincial cultural facility was specifically designed and constructed to offer spectacular world class experiences and views of the old town and the 300 year old historic church district it would sit amongst. The location for the construction of *The Rooms* was also strategically chosen to grow the cultural and tourism industries of NL.

This splendid District is a place of importance to all Canadians with world class history, culture, venues, architecture, archaeology, landscapes and topography. As a "visually spectacular historical and mystical place" the District is deserving of zoning and design that protects these values.

The Precinct happens to be located within the boundaries of the City of St. John's, but its social, cultural, historical and tourism importance and influence have never been confined to the City, nor has its value and draw as a provincial and national tourism product.

Thank you for your consideration of these matters.

Heather MacLellan
For Members of our Ecclesiastical District National Historic Site Working Group

cc. Dr. Anne Walsh
Dr. James Hiller
Mr. Rob Pitt
Mr. David Baird
Ms. Patrick Buchanan
Mr. Bruce Templeton

cc. The Honourable John Abbott
Member for St. John's East - Quidi Vidi
Minister of Children, Seniors and Social Development
Minister of the Community Sector
Minister Responsible for NL Housing and Persons with Disabilities



APPENDICES TO THE COMMISSIONER'S REPORT

TO: THE CITY OF ST. JOHN'S

RE: MUNICIPAL PLAN AMENDMENT NO.1, 2022

AND

DEVELOPMENT REGULATIONS AMENDMENT NO.1, 2022

AND TO: THE MINISTER OF MUNICIPAL AND PROVINCIAL AFFAIRS

RE: ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT NO. 1, 2020

in conjunction with

MUNICIPAL PLAN AMENDMENT NO.1, 2022 AND

DEVELOPMENT REGULATIONS AMENDMENT NO.1, 2022

***Please note that some appended documents were provided to the Commissioner by more than one party. ***

Submitted by: Chantelle MacDonald Newhook, Q.C., Q.Arb.

22 August 2022

Appendix #3 – Redacted Written Submissions received by Commissioner

1. Various – see attached

Karen Chafe

From: [REDACTED]
Sent: Thursday, July 21, 2022 10:22 PM
To: CityClerk
Cc: [REDACTED]
Subject: (EXT) Request to the Mayor in 2020 to Work with the Ecclesiastical District Working Group to explore the Feasability of World Heritage in partnership with the Ecclesiastical, District Working Committee
Attachments: Meeting with Mayor 1 Dec 2020 Re Parish Lane Development Proposal (BW).pdf

City Clerk:

Further to tonight's Virtual Consultation re the proosed rezoning and variance for the proposed 68 Queens Road rezoning we wanted to share this attached presentation with the Commissioner.

This meeting was held in 2020 with the Mayor and Senior Mangers at the City, including the City Manager, Deputy City Managers, a representative firm the City's Legal Department and the Head of Planning, Ken O' Brien.

See page 23 where we invite the City to work with us to explore the feasibility of World Heritage for the District, an immense opportunity for not only citizens of St. John's but the Province and the Country.

Thank you
[REDACTED]

The Proposed Parish Lane Development in the Ecclesiastical District Issues and Concerns

1 December 2020





The Churches of the Ecclesiastical District

A presentation on behalf of

The Basilica Cathedral of St. John the Baptist – Shannie Duff, Anne Walsh

Gower Street United Church – Patrick Griffen, James Hiller

St. Andrew's Kirk – David Baird, Heather MacLellan

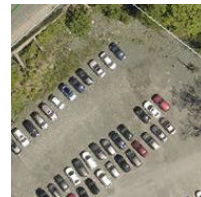
We ask that this presentation form part of the official record of stakeholder consultations on the Parish Lane development and that it be made available to members of Council prior to the decision on the rezoning of the land for this development.

Topics

1. Introduction of the Issues
2. Historical Cultural Values and Benefits
3. Density and Scale Matter
4. Zoning Matters
5. Appropriate Development



1. Introduction



2. The Historic Cultural Landscape



- The District - its unique landscape and its institutional buildings - represents more than three centuries of important early Canadian and North American charity, educational, religious, social, political and spiritual endeavours.
- More than 300 years ago our churches started building a presence in this District.
- Before that, Missionary Societies from England established their charity, education and religious programs there.
- The District's heritage value continues today in all these themes: it is living history.



The District has been recognized as historically important for our citizens by all three levels of government.

- On July 12th, 2005 the City designated the full Ecclesiastical District, a Municipal Heritage District, with an amendment to the *City of St. John's Act #29-2005-04/26/11*.
- The municipal designation outlines the historical value of the District quite eloquently with statements such as
 - " the District is commemorated for the role and dominance of religion in the history and development of the Capital City "
 - " the District is a lasting reminder of the institutions responsible for the construction of the District and their contributions to our society "
 - " the District has an aesthetic value through scale and the placement of buildings on the landscape “.

On behalf of the City of St. John's Municipal Council and its Heritage Advisory Committee, we extend full support to the application of the Heritage Foundation of NL for the consideration of the St. John's Ecclesiastical District to the Historic Sites and Monuments Board of Canada.

- Mayor Andy Wells, Letter, 13 July 2005

- In 2008, the area was designated as the Ecclesiastical District National Historic Site of Canada by the Federal Minister Responsible for Parks Canada following the recommendations of the HSMB of Canada.
- With this important designation, Parks Canada recommends that the national standards for heritage conservation be applied by all levels of government.
- Consistent with these values, the City made commitments in its 2019 Envision Plan, stating:

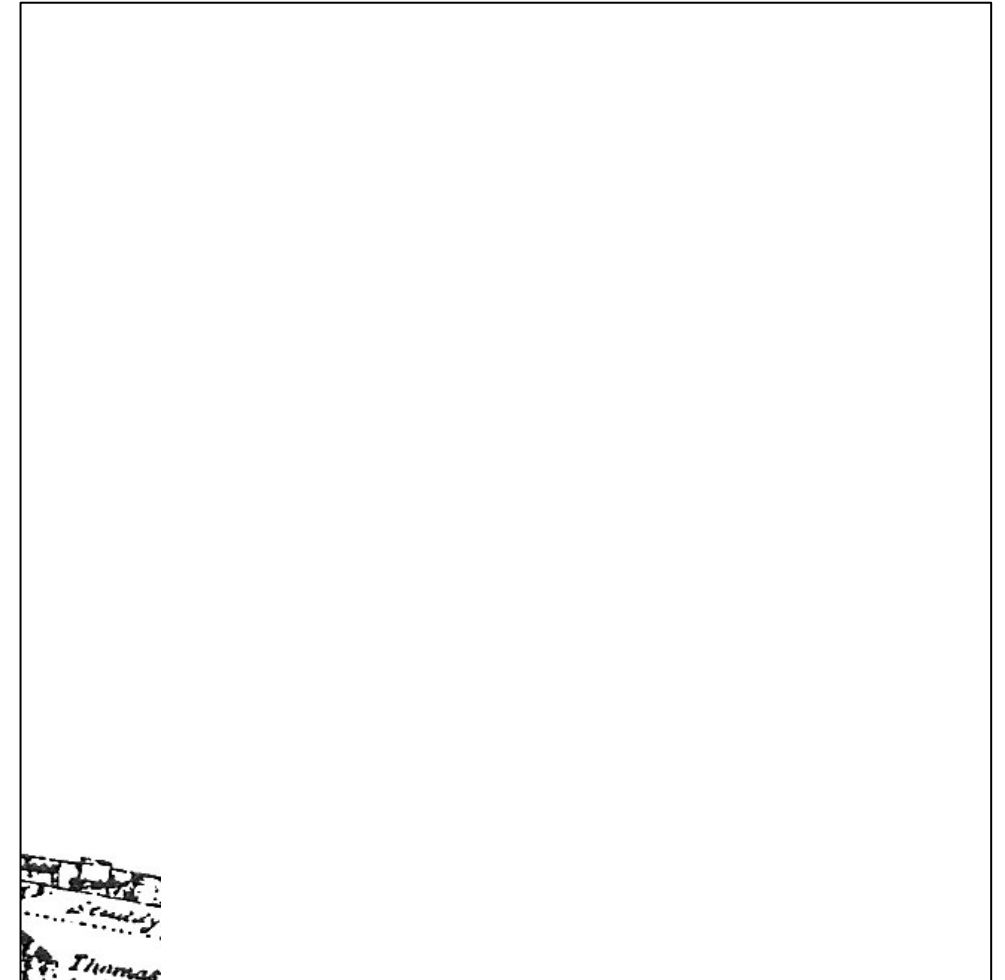
"The City's Heritage Area (including the Ecclesiastical Precinct) as set out by the Historic Sites and Monuments Board, will continue to be protected under the new St. John's Heritage ByLaw".
- The proposed Parish Lane site was zoned "Open Space" to help protect the legacy of the District.



We are encouraged by these commitments to one of the earliest and continuing religious historic cultural landscapes in North America. We believe it is worthy of, and can achieve, UNESCO World Heritage designation. This would be a significant achievement for the City.

Why is this City Heritage Area 1? Why is this a National Historic Site? Why should it be a World Heritage Site?

- The District presents a distinctive cultural landscape. Its character-defining features - such as its cluster of churches and other institutional buildings, its open spaces and its graveyards - uniquely represent the significant role St. John's played in establishing European religious institutions in North America.
- The area also played a key role in the educational, charitable, philanthropic, social and political development of the City of St. John's, the Colony and the Province for more than 300 years.



With its beginnings in the area in 1699, it has come to represent in its totality a complete, authentic package of religious character features. It is where

- Early European missionaries to North America, such as the Society for the Propagation of the Gospel, brought care and education for both adults and children
- The largest missionary educational institution in the world - the British Newfoundland School Society - centred its operations with more than 300 schools around the globe
- The oldest Anglican congregation in North America resides
- The largest Roman Catholic Basilica of its day in North America was built
- An early influential Presbyterian Church of Scotland and its congregation lives
- The oldest Methodist (later United) congregation in the City was established
- Denominational Educational Schooling started in NL
- The Sisters of Mercy and Presentation Sisters built their institutions
- One of the finest stained glass collections in the world is housed
- Thousands of the City's human remains are interred in its four graveyards, some of the oldest in the Province
- Religious leaders have been recognized in their own right as persons of national historic significance
- Magnificent ecclesiastical art pieces such as Italian marble sculptures, landscape sculptures, rare books and gold vestments are housed
- Some of the finest examples of Romanesque and Gothic Revival architecture in North America are located, designed by some of the best architects of their day
- Architecture, in its own right, is designated of national historical significance.

Values and Benefits

- The District's significance is valued by citizens for its unique presence in Heritage Area 1 as one of the oldest living districts left in the city, older than Government House, Bannerman Park, the Colonial Building and the Court House. It is one of the oldest authentic living cultural landscapes in North America.
- It is a valuable asset of importance to international tourists as both a municipal and federally designated heritage District, a top designation for tour and cruise ship operators, for faith tourism and for our tourism business operators.
- It is a place which we believe can become a World Heritage site for the City, one of the few such designations in North America in an urban setting. This is a very positive opportunity for the churches and the City to work together to achieve an important mutual benefit.
- The District is a valuable asset for the City. The District has grown and will continue to grow in value over time. It must not be diminished, damaged or given away to the few by allowing out-of-scale development that harms its character. The District must continue to be protected so it can continue to attract economic, social and cultural benefits for our citizens.

"One should not emphasize one character defining element over the other and the treatment of that resource should always be minimal and then further developed based on Standards and Guidelines."

- Parks Canada Standards and Guidelines

3. Density and Scale Matter



Out of Scale

- The development as proposed is directly contrary to the Municipal Plan Part IV. It does not protect the architectural scale of the downtown Heritage Area 1 and will not be in harmony with it.
- The size of the proposed development – even as revised – is out of scale with the churches and other built heritage of the area.
- At nearly 150 feet in height, the proposal is larger than Tiffany Towers on Torbay Road and is 2/3 the size of the Confederation Building, larger than TD and Sir Humphrey Gilbert Buildings on Duckworth Street, and the BIS. The historic Queens Road streetscape and will be diminished and it will significantly impact important views from the south and from The Rooms.
- Dwarfing those structures, blocking views in and of the surroundings, altering the viewplane means it simply would not fit.

St. John's Municipal Plan Part IV

2.1.6 Protect the Architectural Scale of Downtown

Protecting the architectural scale of Downtown by maintaining and developing the St. John's Heritage Area and ensuring harmonious integration of new development.

...

2.2.5 Protect the Architectural Scale of Downtown

The City shall maintain and develop the St. John's Heritage Area (as identified in **Part III, Section 7**) as the historic architectural focus of the City and ensure harmonious development of the Downtown by:

1. adopting regulations to:
 - a) protect significant public views from streets and open spaces;
 - b) control blockage of sunlight in streets and public open spaces;
 - c) control the density, height and siting of buildings;
 - d) control the relationship of buildings to streets and open spaces;
2. providing guidelines for improving the design of buildings, streets, and open spaces to provide greater convenience and enjoyment to the public.

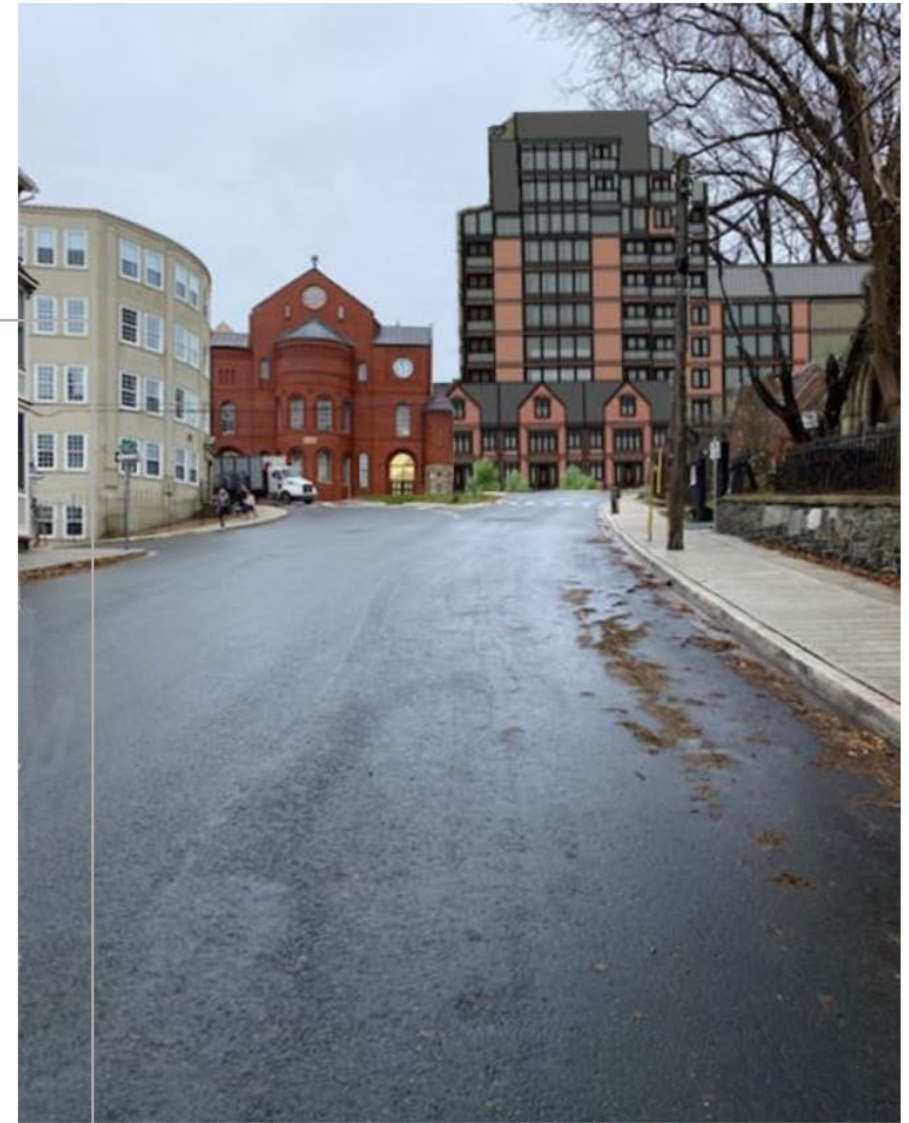
Out of Style

- It is not in character with, or complimentary to, the existing architecture or landscape of the Ecclesiastical District.
- While we applaud the adaptive reuse of the remaining house facing Queen's Road and the proposed townhouses adjacent to it, the main presentation will be an apartment tower, its servicing, resident traffic, parking issues and potential retail uses.
- The District's ecclesiastical buildings were designed by some of the world's best architects of the day. What is being proposed architecturally for the condo tower is not world class architectural design done in sympathy or in scale or design to the ecclesiastical buildings.
- The tower being proposed does not blend with the District and is precedent setting for this Heritage Area 1 neighbourhood.

Given the value of this District to the Churches, the neighbourhood, the City, the Province, to Canada and international tourism we should expect that any developer would follow either the municipal, federal or international heritage standards to design a structure that would fit.



The modern condo tower will dominate the historic landscape and the ecclesiastical structures and architecture.





4. Zoning Matters

St. John's Municipal Plan Part IV

(From Section 7 – Heritage)

7.2.3 Ecclesiastical District

The City recognizes the heritage character of the many Christian churches and associated schools, convents, monasteries, parish buildings, and institutional buildings that form an Ecclesiastical District within the Heritage Area.

7.3 LAND USE DISTRICT POLICIES

The City shall establish the St. John's Heritage area (Map III-3) to identify and protect the historic built heritage of St. John's, and to ensure that building renovations and new development is in character with or complementary to older buildings.



Zoning Type

The "high density mixed commercial zone" proposed by the developer with a commercial potential does not fit in the middle of a working and valuable historic church and tourism district.

- The land was Heritage Area 1 Open Space when the Developer purchased it so he should have realistic expectations when proposing such an out-of-scale condo development with such inherent risk associated with it.
- The proposed "high density Apartment Zone" by the Planning Department, for the Open Space Zone will also allow the development to go to ten storeys.

Both proposed "high density" zones will detract from the current architectural dominance of the cluster of historical ecclesiastical buildings in this landscape by allowing a ten-storey development that is out of scale with the rest of the ecclesiastical buildings in the District and the neighbouring areas.



Other Church Issues

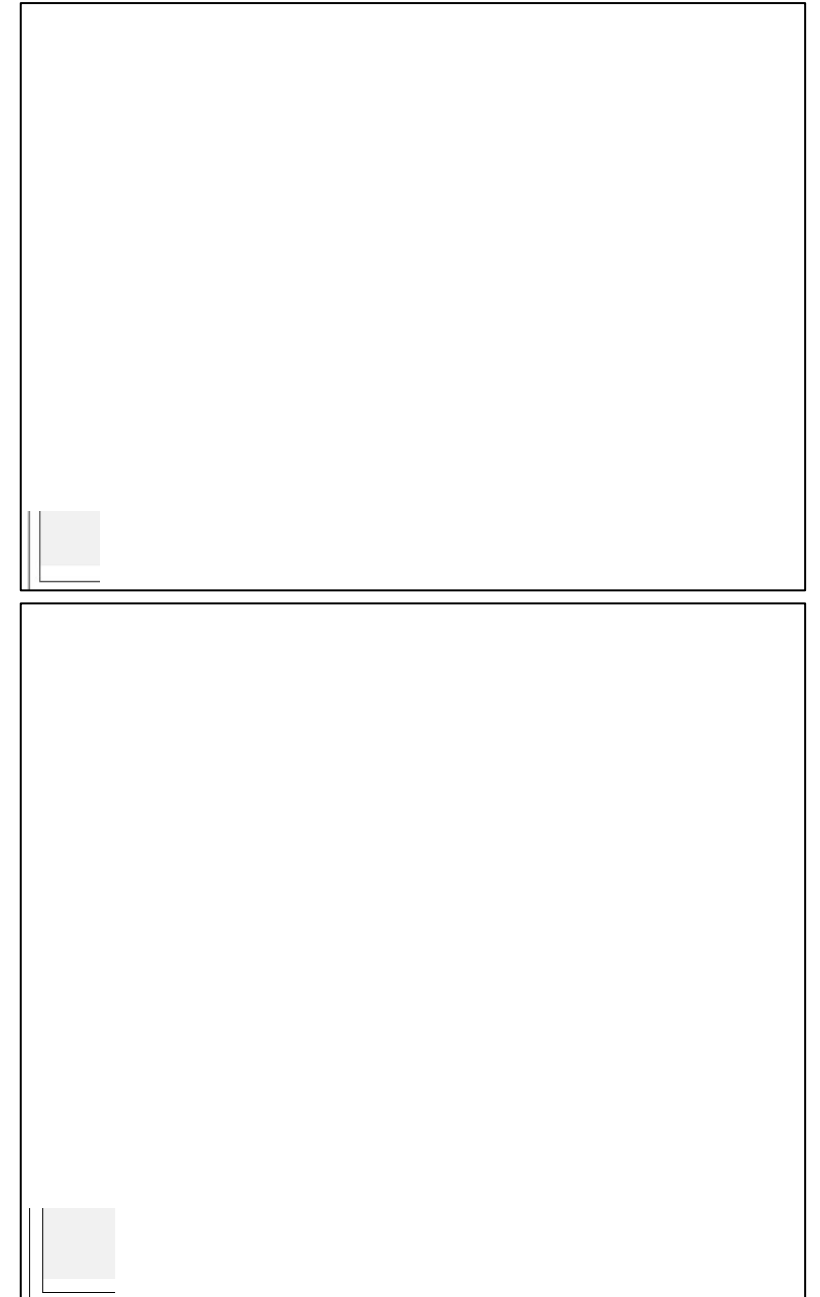
A "high density" ten-storey development would also create operational issues for the churches and other stakeholders who use this area. It is already congested and has been recently realigned creating significant parking issue for the churches.

- The placement of the building on the landscape will possibly destroy the Kirk's historic trees on its Eastern boundary.
- Even an Apartment Zone high density has minimal side yards of only 6 meters which are not adequate to protect the Historic views of and from the Kirk.
- Garbage, recycling, waste disposal, transformer, and utility access will be placed at church entrances.



- The proposed eight-visitor parking spaces are inadequate considering the scale of the development; we will see spill-over and use of spaces and lands traditionally used by the congregations of the churches.
- The construction that will be needed, for a building of that height, may cause vibrations that could damage the stability of our churches, their fragile and rare stained glass and exterior old masonry envelopes.
- The planned underground structures appear to be closer than 6 meters to the Kirk boundary.
- Congestion during construction will disrupt all activities in the area for 2 – 3 years.

The wrong zoning will harm the District's cultural balance as a unique enclave where history, current function and open space matter.



5. Recommendations: Appropriate Development for the Area



Heritage preservation

355. (1) The council may, by by-law, designate buildings, structures, lands or areas in whole or in part, as heritage buildings, structures, lands or areas for the purpose of preserving evidences of the city's history, culture and heritage for the education and enjoyment of present and future generations.

- City of St. John's Act

St. John's Municipal Plan Part IV

2.1.6 Protect the Architectural Scale of Downtown

Protecting the architectural scale of Downtown by maintaining and developing the St. John's Heritage Area and ensuring harmonious integration of new development.

...

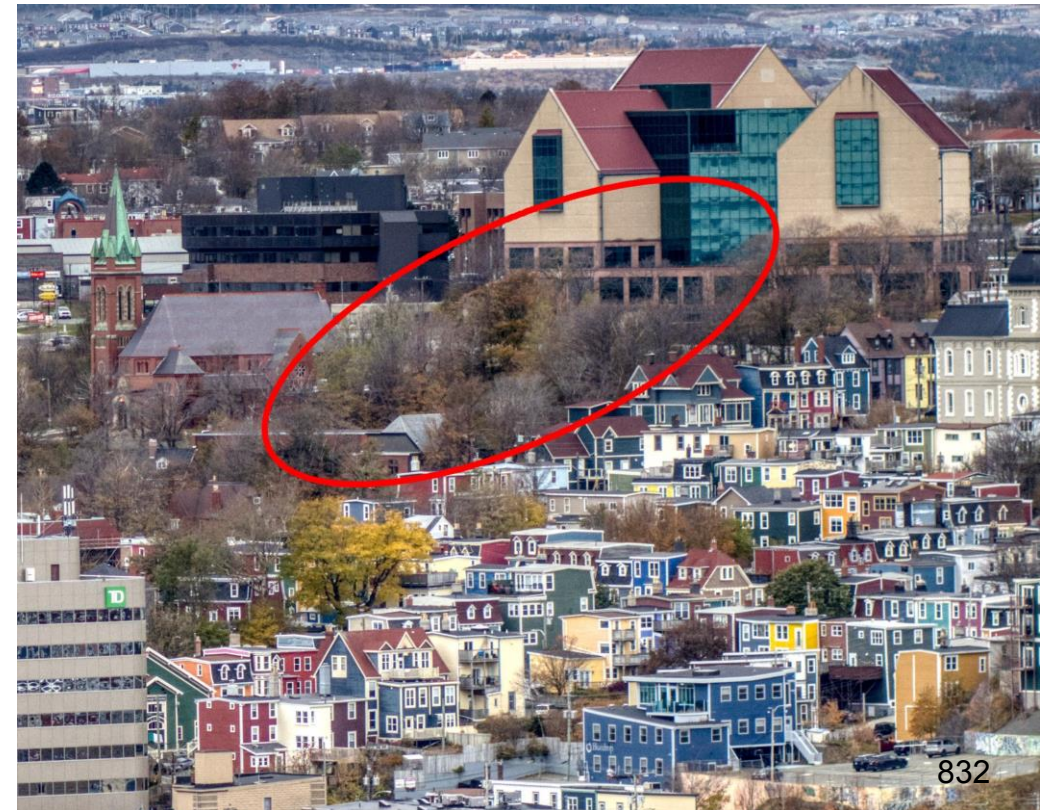
2.2.5 Protect the Architectural Scale of Downtown

The City shall maintain and develop the St. John's Heritage Area (as identified in **Part III, Section 7**) as the historic architectural focus of the City and ensure harmonious development of the Downtown by:

1. adopting regulations to:
 - a) protect significant public views from streets and open spaces;
 - b) control blockage of sunlight in streets and public open spaces;
 - c) control the density, height and siting of buildings;
 - d) control the relationship of buildings to streets and open spaces;
2. providing guidelines for improving the design of buildings, streets, and open spaces to provide greater convenience and enjoyment to the public.

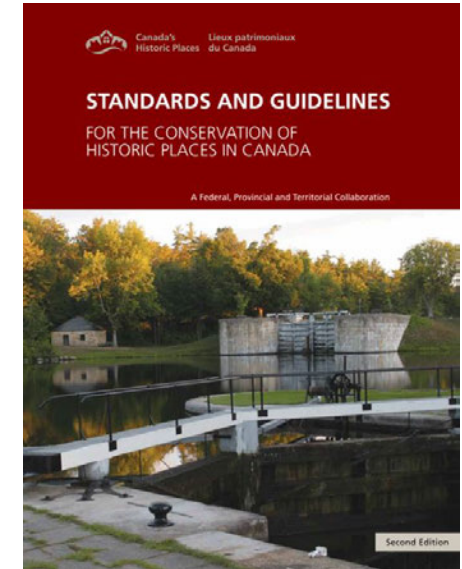
Short-Term Recommendations

1. That any development on the site to be complementary and sympathetically designed in scale and detail to the historic Ecclesiastical District, in harmony with national and international heritage standards.
 - That the City apply a "residential medium density" zoning allowing a maximum of four storeys, as measured from its civic address on Queen's Road,
 - That the lower profiled buildings be stepped up the hill to help protect the District's heritage value and viewscape,
 - That any new development on this site ensure the preservation of some level of historic open space.
2. That the City ensure in any approvals it gives that development will not:
 - Impair our parking, hinder our entrance areas, harm our historic trees,
 - Allow activities that might damage our structural stability or our priceless stained glass art works, etc.
3. That the City continue to protect the Ecclesiastical District National Historic Site and work with all four churches towards the development of a World Heritage designation application.



Longer-Term Recommendations

1. We represent a significant component of the cultural heritage of the District, the city, the province and the nation, which holds social and economic value for all citizens. In recognition of this significance, we urge the establishment of a more formal strategic relationship, led by the Mayor, to advance these values.
2. We recommend the creation of an "Ecclesiastical District Planning Zone" similar to planning provisions in place for Quidi Vidi and the Battery.
3. We recommend, as part of the planning process for the Ecclesiastical District, that appropriate heritage standards be adopted to guide any new development in this District and protective measures be put in place for the District.
4. We ask that the City adopt the national "Standards and Guidelines" - which have already been adopted by federal, provincial and territorial governments - to inform development in the District.



This area is not yours or ours: it is a legacy entrusted to us by past generations of this city. We will pass it on to future generations. We must not be the ones to break the trust.

Thank You



Karen Chafe

From: [REDACTED]
Sent: Thursday, July 21, 2022 10:30 PM
To: CityClerk
Cc: [REDACTED]
Subject: (EXT) Fwd: Icomos letter
Attachments: St. Johns Ecclesiastical District National Historic Site .pdf

City Clerk:

Could you please pass the following letter on to the Commissioner, for the 68 Queens Road Hearing, from ICOMOS Canada to the Province. A reference to this letter was raised tonight during the Virtual Consultation.

This is important information for her to have regarding Federal and Provincial Government's responsibilities to ensure for the integrity of historic places of provincial, national and international importance. The letter also clarifies what is expected with respect to the professional expertise required to evaluate the appropriateness of developments associated with these historic places.

In the case of the St. John's Ecclesiastical District it has been designated of municipal and national historic importance as a district and its historic buildings have been designated of historical importance by the Province and there are other national historic designations associated with buildings and people of national historic importance associated with the District.

Thank you

[REDACTED]

>
>



m: P.O. Box 737, Station B Ottawa, ON, Canada K1P 5P8
e: secretariat@canada.icomos.org
w: <http://canada.icomos.org/>

Executive Committee

Christophe Rivet,
President,
Ontario

Mathieu Dormaels,
Vice President,
Quebec

Rebecca Jansen,
Vice President,
Yukon

Stephen Fai,
Secretary,
Ontario

Mario Santana
Quintero,
Treasurer,
Ontario

Board of Directors

Isabelle Giasson,
Quebec

Hilary Grant,
Ontario

Nour Riyadh
Guessoum,
Quebec

Shabnam Inanloo
Dailoo,
Alberta

Jean Laberge,
Quebec

Seamus M.
Nova Scotia

Ulduz Maschayk
British Columbia

Wednesday, March 2nd 2022

Dear Honourable Premier Andrew Furey,

I am writing to you as the President of the Canadian National Committee of the International Council on Monuments and Sites (ICOMOS Canada) in regard to a building proposed for construction in the St. John's Ecclesiastical District National Historic Site which has raised concerns about the future of the district's heritage integrity.

Founded in 1965, ICOMOS is a non-governmental international organisation dedicated to the conservation of the world's monuments and sites, and is one of three consulting bodies to the UNESCO World Heritage Convention. As a National Committee of this organisation, ICOMOS Canada is one of the country's leading cultural heritage organisations, shaping heritage policy, theory and practice both nationally and internationally.

Newfoundland and Labrador's leadership in heritage matters is recognized internationally. The creativity and commitment displayed in initiatives related to public access to archaeological sites, research in intangible heritage, promotion of traditional skills, and the protection of hundreds of sites of national and international significance have inspired jurisdictions worldwide. These sites are iconic destinations for tourism and significant economic drivers for the province. The dominant presence of the Rooms overlooking St. John's is a testament to the importance of culture and heritage to the identity of Newfoundland and Labrador. We invite you to demonstrate the same commitment to protecting the nearby Ecclesiastical District by ensuring that the highest standards are applied to assessing the impact of new development and to equip provincial and local authorities with the tools to manage this historic place for a sustainable future.

As you are aware, the protection of cultural heritage in Canada falls primarily under provincial responsibility. Municipalities rely on provincial authorities to formally recognise places of significance, to provide legislative protection of these places, and to lead enforcement measures to preserve the integrity of heritage places for future generations. The province's commitments in its 2019 Cultural Action Plan to its "special responsibility to protect and preserve our cultural resources and support development and promotion...[to]...ensure our culture remains strong, vibrant, and adaptive to maximise its potential," and to play "a critical role in supporting, fostering, promoting, preserving and protecting culture" reflects its commitment to maintaining a high standard of protection for its cultural and material heritage.

We would also like to draw your attention to the fact that Canada signed the Convention Concerning the Protection of the World Cultural and Natural Heritage (the World Heritage Convention) following consultations with the provinces and territories. As a result, Canadian provincial, territorial and federal governments are bound to Article 5 of

the World Heritage Convention, which requires the implementation of effective and active legal, scientific, technical, administrative and financial measures to protect heritage. In accordance with this, provincial legislation and involvement on heritage matters must ensure that the integrity of places of provincial, national, and international significance is protected.

Additionally, provincial assessments of impacts to heritage are required to adhere to national and international standards which, in Canada, is set by the Standards and Guidelines for the Conservation of Historic Places in Canada. This document is the result of a federal, provincial and territorial collaboration and consensus. It draws on international charters and other guidance developed by ICOMOS and UNESCO and provides the principles, standards, and processes that lead to the conservation of historic places. Given this context, ICOMOS Canada wishes to stress the importance of protecting the value of historic districts using the right tools and standards and the measurable benefits of doing so for Newfoundlanders and Labradorians, and asks that your government carefully examine and address public concerns surrounding the proposed development in the St. John's Ecclesiastical District National Historic Site against the Standards and Guidelines.

In your evaluation of the proposed development, we also ask you to keep in mind that the province's responsibilities to follow national and international standards do not prevent heritage districts from evolving, nor do they forbid the introduction of new structures. Rather, they reflect professional expertise on how changes are expected to respect the values and enrich districts without detracting from their heritage character. In the case of proposed new construction, the most stringent of measures are expected to be in place to ensure the protection of the values that justify the district's national and municipal significance. In situations such as these, Canadian professionals with knowledge and experience on the interpretation of the Standards and Guidelines should be invited to comment on the appropriateness and merits of the project.

On behalf of ICOMOS Canada, I appreciate your consideration of our observations and remain available to discuss this matter further.

A handwritten signature in blue ink, appearing to read 'CRivet', with a long horizontal stroke extending to the right.

Christophe Rivet Ph.D.,
President

From: Ken O'Brien
Sent: Thursday, July 21, 2022 8:00 PM
To: CityClerk
Cc: Jason Sinyard; Ann-Marie Cashin
Subject: 68 Queen's Road public hearing - City comments

Madame Commissioner, several things were discussed at last night's public hearing which I would like to address at tonight's virtual session. Many of the people who made comments last night said that they would be attending tonight's session.

- Mayor Breen and members of Council met with members of the ecclesiastical district working group (a group of volunteers from 3 area churches) at City Hall. I was at the meeting. So it is not correct to say that the Mayor refused to meet the group. Perhaps he did not attend a follow-up meeting that they asked for, but he did meet with the group.
- Council did vote to prepare a management plan for the St. John's Ecclesiastical District, working with partners and interested parties. There was no commitment to preparing this before decisions are made about 68 Queen's Road.
- In the application process, the developer, Parish Lane Developments Inc. (Rick Pardy), organized a public opinion survey, a neighbourhood meeting and a design charrette that looked at the proposed design. The original design was for two large buildings, one on Harvey Road and one on Queen's Road. After the consultations, the design changed to townhouses on Queen's Road, and the building on Harvey Road was spun 90 degrees to take it further from the houses on Garrison Hill and make it narrower as viewed from The Rooms. Last night it was said that the ecclesiastical district working group was consulted on the townhouses alone, but there was consultation on the entire site design. I also note that Heritage NL was involved.
- The working group aim to achieve World Heritage Status for the St. John's Ecclesiastical District National Historic Site of Canada. It was said that the City has not supported this goal. To my knowledge, we have not been asked. In Canada, any application to nominate a place for World Heritage Site status must be supported by the relevant municipality and province.
- The Historic Sites and Monuments Board of Canada proclaimed the Ecclesiastical District and Parks Canada helps administer it. Properties in the District are owned by private groups – the federal government does not own the various churches, convents, monastery and other buildings. When the District

was proclaimed, Parks Canada recommended that the City adopt its *Standards and Guidelines for the Conservation of Historic Places in Canada*. The City has not adopted this document but is aware of it; planner Ann-Marie Cashin and I have attended training sessions on it.

- Parks Canada has written various parties about the Ecclesiastical District, with an eye to 68 Queen's Road. The City understands their concerns. As well, we are aware that World Heritage Site status depends on many factors, including the historic value of existing buildings, the regulatory nature of controls in place in the District, and the nature of new development. These concerns have been brought to Council by the working group as well as by City staff.
- There was discussion last night about the threat of vibrations damaging the stained glass windows and masonry at St. Andrew's Church nearby. When someone develops property that requires blasting or drilling, they are responsible for any damage to nearby properties.
- There were comments that City planning staff are not competent and have presented inaccurate information to Council. Ann-Marie Cashin and I are full members of the Canadian Institute of Planners, with academic training and practical experience in land-use planning and heritage planning. Presenting inaccurate information would be a failure of duty in our positions, and possibly an ethical breach. I strongly disagree with the comments made last night.

Ken O'Briern

Ken O'Brien, MCIP
Chief Municipal Planner
City of St. John's – Planning, Engineering and Regulatory Services
John J. Murphy Building (City Hall Annex), 4th floor
Mail: PO Box 908, St. John's NL Canada A1C 5M2
Phone 709-576-6121 Email kobrien@stjohns.ca www.stjohns.ca

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: [REDACTED]
Sent: Thursday, July 21, 2022 6:51 PM
To: CityClerk
Subject: (EXT) Comments to be offered during Commissioner's Hearing Thursday, July 22, 2022

Good evening! Please accept the following input as my contribution to the virtual hearing tonight.

Comments for Commissioner's Hearing

Thursday, July 21

My name is [REDACTED]
[REDACTED]
[REDACTED]

It is important that we follow-up on certain remarks we heard toward the end of the hearing last night. A speaker implied that everyone should have been aware when the property owners offered the land for sale that a large high-density development would have to go there in that area zoned as open space, and that it was therefore inevitable that it would be rezoned. And further, it was suggested, that it was the property owner's fault for selling the land, and that other neighbours should have bought the property if they wanted to keep it from being re-zoned.

Quite apart from the unreasonableness of these last ideas, the reasonable reality is that the purchaser – if he did his homework – already understood what the zoning was and what that meant, understood that it was in a green space in the very midst of a National Historic Site, surrounded by heritage buildings and private houses in the City's Heritage Area 1, in one of the most significant culturally and historically important landscapes in Canada, on a prominent hillside, in front of The Rooms. We must assume that the developer was not – and could not, in any conception of due process – have been given any advance hope or assurances that the property would be re-zoned, or that such a development would be allowed in such a context.

The purchaser clearly owned the risk, a risk that was taken in hopes of a profit. But it was and is the purchaser's risk. It is a case of *Caveat Emptor* – the buyer must beware – not the sellers or their neighbours.

All the history and circumstances considered, it was not reasonable back then to expect that a high-density tower would be permitted, and it is certainly not reasonable to allow it to happen now.

Sent from my iPhone

Karen Chafe

From: [REDACTED]
Sent: Friday, July 22, 2022 9:57 AM
To: CityClerk
Cc: [REDACTED]
Subject: (EXT) Information for Commissioner for the proposed Rezoning of Queens Road
Attachments: Blank 164.docx

City Clerk:

Could you please pass this information along to the Commissioner that outlines that in 2021 during the development of new Heritage Regulations to Heritage By Laws and Development Regulations by the City we requested that the City establish a “stand alone Ecclesiastical District Zone” to recognize the heritage integrity and authenticity needs of the District as a national historic site of Canada, in its own right, and also to support our interests in pursuing a world heritage designation.

This request was denied as both new and approved new documents actually included just the opposite provisions of what was requested.

For example in Heritage Area 1, where our District is located, they will now be allowing obtrusive and modern elements such as balconies and garages and allowing modern design development above 18 meters.

The Development Regulations were also strengthened to give the Deputy City Manager the right to establish “Frontage”. Again this facilitates allowing a high density zone for the Parish Lane property which is incompatible with both the national historic site needs for authenticity and integrity and of course our ability to proceed with a World Heritage Application.

Thank you
[REDACTED]

Sent from my iPad

From: CityClerk <cityclerk@stjohns.ca>

Date: May 20, 2021 at 10:01:51 AM NDT

To: [REDACTED] Ken O'Brien <kobrien@stjohns.ca>, Ann-Marie Cashin <acashin@stjohns.ca>, Shawn Skinner <sskinner@stjohns.ca>, Maggie Burton <mburton@stjohns.ca>

Cc: CityClerk <cityclerk@stjohns.ca>, [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Andrea Roberts <aroberts@stjohns.ca>, Ashley Murray <amurray@stjohns.ca>, Dave Wadden <dwadden@stjohns.ca>, Jason Sinyard <jsinyard@stjohns.ca>, Karen Chafe <kchafe@stjohns.ca>, Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>, Planning <planning@stjohns.ca>

Subject: RE: (EXT) Further Comments on the Proposed Heritage By Laws - Development Zones.

Good Morning:

Your feedback will be provided to Council for consideration prior to a final decision being reached on this application.

Elaine Henley
City Clerk
709-576-8202

From: [REDACTED]

Sent: Wednesday, May 19, 2021 7:01 PM

To: Ken O'Brien <kobrien@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Shawn Skinner <sskinner@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>

Cc: CityClerk <cityclerk@stjohns.ca>; [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Subject: (EXT) Further Comments on the Proposed Heritage By Laws - Development Zones.

Ken and Anne Marie:

Please find my comments relating to the need for the Ecclesiastical District to have its own Development Zone in the City of St. John's and recognized in the proposed new Heritage By Laws.

DEVELOPMENT ZONE

The new draft by laws do not reference the fact that the Ecclesiastical District should be a stand alone zone in the Downtown.

We ask the City to therefore create a stand alone Development Zone in their draft By Laws for the Ecclesiastical District and that the proposed laws also outline and reference the following information:

- The type of distinct Ecclesiastical architecture found in the district and its national and international importance and that it needs to be protected along with its historic prominence in the landscape.
- That all view planes of the District need to be protected.
- That the scale and density of development that is allowed is identified.
- That new development must be visually complimentary and subordinate to the existing heritage structures.
- The complimentary architectural styles that are required in the District for new development.
- The recognition that historic cultural landscapes and archaeological resources (ie burial grounds, graveyards), stone walls historic vegetation, world class art features such as the district's stained glass collections, monuments, fencing, pathways, lane ways, parking areas and roadways also exist within the District and need to be protected.
- That the Zone recognize the requirements for the churches to operate and provide their 7 day a week programming including adequate parking and sidewalk snow clearing and their necessary tourism support infrastructure and their role in cultural and arts programming, film industry and their role in state occasions.
- Given the above the **full** Standards and Guidelines for decision making about the District should be required under the new suggested by laws. This is critical as the By Laws also state that "members must uphold Federal Provincial and Municipal laws and policies " and "staff must ensure the BHE Panel is well informed.
- That the BHEP be required to apply these Standards for the District.
- That you recognize that these standards must be applied for the District if we are to be successful with a World Heritage application.
- That the City also needs to consult with other heritage experts and historians, in particular Parks Canada, on all matters to do with buildings, its historic landscape and its presentation as a district designated of national historical significance and as an aspiring World Heritage Site.
- That management plan will be prepared by the City for the District based on a terms of reference that includes input from Parks Canada and approved by the Churches that will be an integral part of a world heritage application done in partnership between the Churches and the City of St. John's.

Thank you

[REDACTED]

Sent from my iPad

Karen Chafe

From: [REDACTED]
Sent: Monday, July 18, 2022 11:22 AM
To: CouncilGroup; CityClerk
Subject: (EXT) Rezoning proposal 68 Queen's Road

Dear St. John's City Councillors

I am writing with regards to the upcoming council vote on the rezoning proposal for 68 Queens Road.

I completely disagree with this proposal. The land zoned as open space should remain as it is for the many reasons that have already been submitted. Please see below for a summary of reasons for rejecting this development.

Should council vote in favour of this rezoning, then the request for a 10% height increase for the proposed building should be denied. There is no reason that the views from the rooms should be more reduced and nor should the neighbours be any more inconvenienced than what is strictly presented in the zoning bylaws. The developer has given no compelling reason to accept such a variance.

Sincerely,

[REDACTED]

[REDACTED]

Reasons to reject the rezoning proposal and resulting development application for the land behind 68 Queen's Road.

- The public does not want this development. Our **petition has over 4637 signatories objecting to this proposed zoning change** and associated development.
- **Loss of the last naturalized green space** in the downtown area and all associated benefits. The proposed development would effectively raze the existing green space (despite claims to the contrary of the developer). While this is a privately owned green space, as an un developed Open Space, it provides benefits to the community and city.
 - Climate benefits
 - Wildlife benefits
 - Social benefits
 - Health benefits
 - Visual benefits inc. tourism

- Negative impact on **downtown streetscape**. The St. John's community expects that the heritage and historic value of downtown St. John's will be upheld. New development is expected and beneficial. However, this specific building proposals is entirely out of scale to the existing community structures.
 - The building is being offered as a 4 story building on Harvey Road, but the reality remains that it is a 10 story building as seen from Queen's Road. The lack of reflexivity of the City regulations allows the **developer to adhere to the words of the regulations, while completely defying the intent**- which is to keep development within the scale of the surrounding community.
- **Historic and heritage space**- this land has never been anything other than a green/open/wild area. The responsibility of maintaining a heritage district is not only for maintaining heritage structures, but also of heritage spaces
- **Corruption of Historic Ecclesiastic district**- this land is in the center of a designated National Historic Site and should not be adulterated.
- **Effect on tourism**- Many comments received (both verbal and written) indicate tourists really appreciate the unadulterated historic buildings mixed with green space.
- Loss and desecration of **view from the rooms and Harvey Road**.
- **Loss of public space** –recognizing that this land is privately owned, it has historically been untended by the property owner.
 - The local residents use and care for it with a yearly cleanup
 - People walk their dogs there
 - Children explore in summer and slide in winter
 - This space is not vacant land, but is used and enjoyed by the community, both up close and from a distance
- The City council has declared a **Climate Emergency**- acceptance of this zoning change will show that this is no more than words.
- By voting in favour of this, the City Council would be **Ignoring the many references in their own City policies** to protect, preserve and promote green spaces and public spaces (private or public)
 - St. John's Urban Forest master Plan
 - Open spaces master plan
 - St. John's Municipal Plan
 - SJMP Appendices
 - Envision St. John's Municipal Plan -Draft Plan Feb 2019
- **Local neighbourhood will be negatively affected** in a large way if zoning changed and development proceeds
 - Higher traffic
 - Years of construction and disruption
 - Loss of green space
 - Disruption of skyline with another oppressive modern looking building that does not blend in with the local heritage structures.

- A ten story building has no place among 2-3 story houses
- Garrison Hill properties in particular–
 - Shadowed by sun in day- starting at noon
 - Light pollution at night from parking lot
 - Loss of privacy
- This development proposal does nothing to address the urgent need of social/affordable housing or social services in the high population density of downtown.

Karen Chafe

From: [REDACTED]
Sent: Sunday, July 17, 2022 10:33 PM
To: CityClerk
Cc: [REDACTED]
Subject: (EXT) Public Hearing 68 Queen's Road

Attn: City Clerk,

The following comment is provided on the above-noted development. We will provide the same on letterhead on Monday morning. Please provide this submission to the Commissioner for the public hearing. Should you have any questions, I can be reached at [REDACTED]. I would appreciate if you could acknowledge receipt of this email.

Regards,

Margaret Allan
Chair, Board of Directors,
The Rooms Corporation

Madam Commissioner,

My name is Margaret Allan, and I am the Chair of The Rooms Corporation Board of Directors.

This is the fourth time I have taken pen to paper on behalf of the volunteer, independent Board, to write regulators on the topic of the Parish Lane Development. I am optimistic that this intervention will be more successful than previous attempts.

On the day I learned about this hearing, I was listening to a radio interview with musician Corey Tetford about his upcoming performance at The Rooms. Without prompting, Mr. Tetford remarked that performing in The Rooms atrium was special for him, with one of the best views in the world. The view is so good, he continued, that he finds himself distracted by it even while performing.

Many other community members feel similarly. At a public consultation session hosted by The Rooms, one person noted, "The view touches the soul of Newfoundlanders and is a big part of our love of this place; it helps us feel connected and a part of this incredible place." Another person remarked, "The view from The Rooms is priceless. Once gone, even a little bit, it can never be replaced."

This view is the reason for my writing today. Despite the changes made by the Developer and the efforts to demonstrate the impact on view planes, it is not entirely clear what the impact on the view will be. What is certain, however, is that there will be significant and negative impacts. Once the structure is built, there will be no adjustment possible.

(As an aside, I have heard of other jurisdictions where developers are required to construct a full scale in-situ model to demonstrate the impact of a new structure in a sensitive area. Is this a possibility in this circumstance?)

We have a conundrum here: the Developers are keen to progress the project and see returns on their investment; the City of St. John's is eager for development and tax revenues and wants to be seen as open for business; the Province is reluctant to meddle in a municipal matter where another elected group is responsible, yet legislation clearly puts them in charge at this particular juncture. But governments, municipal and provincial, are elected to do what is best for the people, and to make tough decisions.

The view from The Rooms, arguably one of the best views anywhere, is a public resource and deserves public protection. The Rooms Board is the custodian of this view, but the view belongs to everyone now and for generations to come.

We strongly urge both the City of St. John's and the Provincial Government to reject these proposed amendments which would allow the Parish Lane development to proceed.

Yours truly,

Margaret Allan
Chair, Board of Directors
The Rooms Corporation

July 18, 2022

City Clerk
City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2

Madam Commissioner:

My name is Margaret Allan, and I am the Chair of The Rooms Corporation Board of Directors.

This is the fourth time I have taken pen to paper on behalf of the volunteer, independent Board, to write regulators on the topic of the Parish Lane Development. I am optimistic that this intervention will be more successful than previous attempts.

On the day I learned about this hearing, I was listening to a radio interview with musician Corey Tetford about his upcoming performance at The Rooms. Without prompting, Mr. Tetford remarked that performing in The Rooms atrium was special for him, with one of the best views in the world. The view is so good, he continued, that he finds himself distracted by it even while performing.

Many other community members feel similarly. At a public consultation session hosted by The Rooms, one person noted, "The view touches the soul of Newfoundlanders and is a big part of our love of this place; it helps us feel connected and a part of this incredible place." Another person remarked, "The view from The Rooms is priceless. Once gone, even a little bit, it can never be replaced."

This view is the reason for my writing today. Despite the changes made by the Developer and the efforts to demonstrate the impact on view planes, it is not entirely clear what the impact on the view will be. What is certain, however, is that there will be significant and negative impacts. Once the structure is built, there will be no adjustment possible.

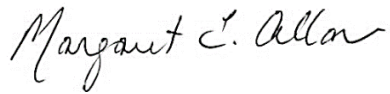
(As an aside, I have heard of other jurisdictions where developers are required to construct a full scale in-situ model to demonstrate the impact of a new structure in a sensitive area. Is this a possibility in this circumstance?)

We have a conundrum here: the Developers are keen to progress the project and see returns on their investment; the City of St. John's is eager for development and tax revenues and wants to be seen as open for business; the Province is reluctant to meddle in a municipal matter where another elected group is responsible, yet legislation clearly puts them in charge at this particular juncture. But governments, municipal and provincial, are elected to do what is best for the people, and to make tough decisions.

The view from The Rooms, arguably one of the best views anywhere, is a public resource and deserves public protection. The Rooms Board is the custodian of this view, but the view belongs to everyone now and for generations to come.

We strongly urge both the City of St. John's and the Provincial Government to reject these proposed amendments which would allow the Parish Lane development to proceed.

Yours truly,

A handwritten signature in black ink, reading "Margaret L. Allan". The signature is written in a cursive, flowing style.

Margaret Allan
Chair, Board of Directors
The Rooms Corporation

Karen Chafe

From: Planning
Sent: Monday, July 18, 2022 8:39 AM
To: CityClerk
Subject: FW: (EXT) Re-designation of land to (AHR)

Stacey Corbett

Administrative Clerk– Planning and Development Planning, Engineering & Regulatory Services City of St. John's

-----Original Message-----

From: [REDACTED]
Sent: Sunday, July 17, 2022 4:53 PM
To: Planning <planning@stjohns.ca>
Subject: (EXT) Re-designation of land to (AHR)

Dear Sirs, view-plane ordinances are very important to our city. As being full of hills, we have an opportunity to preserve our wonderful and unique view-planes. Instead, however, we are doing our best to block our city with high-rises, where the only view is another high-rise. For instance, the view-plane from the rooms will be totally comprised by this re-designation. One of our jewels, a beautiful building with an unbelievable view, as is.

Green space is very scarce as it is, but we insist on building whatever, on the green space which is left. Instead, we should be enhancing these spaces for the pleasure of citizens and tourists. Please give more thought to making our city different. It has so many possibility's.

[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Karen Chafe

From: [REDACTED]
Sent: Sunday, July 17, 2022 8:04 PM
To: CityClerk
Subject: (EXT) Comments re. 68 Queen's Road

I am opposed to the proposed ten-storey high rise development at 68 Queen's Road. I believe it is out of scale and incongruous with the surrounding institutional and residential areas.

I am also opposed to the application for a 10% height variance that would further increase the height of this structure. I have heard a Councillor say this would not be obtrusive because there would only be a five-storey building on Harvey Road. But the ten-storey high rise on Queen's Road, even set back from the street, would have big impacts on my neighbourhood and on the valuable heritage assets in this area.

This proposed high-rise development is in the middle of a national historic site, the Ecclesiastical District. A massive high rise would detract from the quality of this heritage site, which draws people from all over the world. It will threaten the current application for UNESCO world heritage status. It will set a precedent for other applications for modern high rises in heritage districts.

The loss of green space downtown, especially tree canopy, is disturbing given the effects of climate change. Every loss of natural areas downtown increases the heat load and detracts from the environment of residents. Notwithstanding the City's green space plan, they are not being pro-active in preserving green space downtown if they approve this development.

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Sunday, July 17, 2022 9:05 AM
To: CityClerk
Subject: (EXT) 68 Queens Road

Please note that I strongly object to the proposed development at 68 Queen's Road. This will highly impact the view from The Rooms —our biggest tourist attraction in the city. Also, traffic will be very bad —it's difficult now Please do not let this spoil our city [REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Friday, July 15, 2022 2:30 PM
To: CityClerk
Cc: [REDACTED]
Subject: (EXT) Parish Lane Development 68 Queen's Road

To Whom it May Concern,

My name is [REDACTED] and I am the co-owner and resident, with my [REDACTED], of [REDACTED]. [REDACTED] the proposed Parish Lane Development, and I am writing to express my concerns and hopes for the proposed project.

We appreciate that the site in question is somewhat neglected and could be put to better use by providing housing. However, while it is rental housing that is in dire need in the city, the project seems to be directed toward more high-end clients. We also are well aware that the green space currently on the site is somewhat neglected, but is one of the few remaining in St. John's. Trees are few and far between in the downtown core and the fact that the many that remain on this site would be bulldozed to put in supports for what seems to be an overly large structure would be a catastrophe. I sincerely hope that at the very least the proposed buffer zone and park space to be located between Garrison hill properties and the new development can retain as many of these trees as possible. Trees have a hard life in any city and with St. John's weather trees take even longer to establish themselves. It would be tragic to bulldoze existing trees to replace them with a manicured park area with saplings that will take decades to grow to replace what is already there. Bannerman Park provides a manicured park, it would be wonderful to allow this park to be maintained as naturally as possible. Children could be encouraged to explore a natural forest with all that provides.

Furthermore, noise and light pollution along Harvey road is a real problem. The trees help deaden some of the sounds and minimize the effect of the headlights, if they are removed and a large building placed there the noise and light will become even more intolerable. Light pollution is also a problem in the downtown core and I have a concern regarding what lighting will be added to the site, especially since my [REDACTED]
[REDACTED]

I am not against the development of the site and think that it could be a beautiful space if done properly respecting the environment, residents, architecture and history of the area. The size of the proposed apartment building (or is it really just going to be condominiums) is out of scale with the buildings in the area. We also have large concerns regarding what kind of blasting and drilling will be required to support such a large structure on a hilly site. Our home [REDACTED] and we have done a lot of work to try and preserve its character and ensure that it lasts [REDACTED], if it sustains damage due to blasting or drilling it would be a great tragedy.

Finally, the intersection of Harvey Road, Garrison Hill, Bonaventure Avenue and Military Road is a hazard and with the addition of further residents, we are concerned that Garrison Hill will become even more dangerous. Something needs to be done to improve this intersection as soon as possible.

One of us hopes to attend the proposed public hearings on July 20th to voice our concerns and see what other residents and the developer have to say.

Thank you,
[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Wednesday, July 6, 2022 1:26 PM
To: CityClerk
Subject: (EXT) 68 Queen's Road

Why even go through this pretense of "public consultation" when it is manifestly obvious the conclusion to go ahead with this dreadful, historically and architecturally insensitive development has already been reached?

Therefore, I will not be participating.

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Wednesday, July 6, 2022 10:05 AM
To: CityClerk
Subject: (EXT) open space rezoning

Dear city Clerk,

I object entirely to the proposed rezoning of the Open Space on Harvey road. So do hundreds of other people. This public hearing needs to go ahead.

Also, it should be advertised on your website, put on your city calendar and notices should be mailed out to all area residents, who you have on the voter's list.

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Thursday, July 7, 2022 11:34 AM
To: CityClerk
Subject: (EXT) 68 Queen's Rd.

To Whom It May Concern:

I am emailing you today about the proposed Queen's Rd. / Harvey Rd. Development as I understand this will be discussed at a Public Hearing on July 20, 2022. I oppose the rezoning of land at 68 Queen's Rd. to allow an apartment building.

While I do not oppose the development of 4 townhouses along Queen's Rd., I believe the construction of a 36 unit residential building on Harvey Rd. will diminish the character of our neighbourhood. I live on [REDACTED] and frequently walk along Harvey Rd. and pass the space where the proposed building will stand. I do not want to see the zoning for this area changed from open space. This open, natural space is beautiful and it is an asset to the city to be able to walk the streets and look out through The Narrows. I know no one "owns" a view but this unique feature of this part of the city is available to everyone to enjoy - residents and tourists alike, not just people who would buy or rent a unit in this building. It is wonderful for everyone to be able to enjoy our beautiful harbour in this way without having to head to Signal Hill for example.

The design of the building itself does not match the character of the neighbourhood. This is a national historic district. We should be trying to preserve this unique part of the city. It is special. The construction of a modern building on the Harvey Rd. site would mar the character of this area of the city. As well, with residential buildings such as MIX Apartments and Star of the Sea Residences not at capacity, I do not believe we need another apartment/condo building built in such close proximity to these others.

We should learn from other poorly planned developments in our past. Once the building is up, it is up and there is no going back. Therefore, I oppose rezoning the land at 68 Queen's Rd. from public open space to residential district.

[REDACTED]
[REDACTED]
[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, July 11, 2022 9:06 PM
To: CityClerk
Subject: (EXT) Rezoning to Accommodate Pardy Condo 66-68 Queens Road

City Clerk:

This is to advise you I oppose the proposed site specific high density rezoning of the former site of the Newfoundland School Society, later known as land claimed by the Anglican Parish and zoned public open space, to accommodate the proposed out of scale condo development in a historical and architectural sensitive area.

I plan to attend the Hearing on the 20th and the on line Hearing on the 21st.

I was also wondering if you would be able to send me a copy of the Terms of Reference provided to the appointed Commissioner for these joint Provincial and Municipal hearings.

Also the Province had not made public, nor has the City to my knowledge, the Province's comments or requirements on this rezoning request.

I would therefore request a copy of this information as well prior to the Hearing.

Thank you so much
[REDACTED]

Sent from my iPhone

Karen Chafe

From: [REDACTED]
Sent: Tuesday, July 12, 2022 4:13 PM
To: CityClerk
Cc: [REDACTED]
Subject: (EXT) Objection to Rezoning, 68 Queen's Road

The City Clerk

St. John's:

This is to register our objection to the proposed special rezoning of land associated with 68 Queen's Road. We object because the condominium development proposed for the site is out of scale and out of character for this National Historic Site, within St. John's Heritage Area 1, and because of its potential for a serious permanent negative impact on the social and heritage value of our City and our Province, and on the future economic potential of the Downtown area. We will present further details of, and evidence for, our objections during the upcoming hearings (20 - 21 July 2022).

We also request a copy of the Terms of Reference that direct the Commissioner in relation to these hearings and reporting to Council.

Thank you.

Dr. James Hiller

Robert Pitt

Co-chairs,

Gower Street United Church Heritage and Archives

[REDACTED]



Virus-free. www.avast.com

Karen Chafe

From: [REDACTED]
Sent: Thursday, July 7, 2022 10:37 AM
To: CityClerk
Subject: (EXT) 68 Queen's Road

I am concerned about affordable housing and the severe lack thereof. Are there any requirements for a percentage of affordable housing to be included in this development?

as the height is out of scale for the surroundings are there stopgaps in place to ensure it doesn't accidentally get higher during the build phase?

what precautions does the city have to ensure that the proposed design is the built design? and what enforcement opportunities does the city have in case the developer doesn't fulfill their design brief?

furthermore - as this is in a historic or adjacent to a historic district, what considerations has the design taken to ensure it is sensitive to the existing architecture. I know for a fact the one stipulation they had been required to fulfill for preservation has been sidestepped.

please advise.

[REDACTED]

Karen Chafe

From: Ken O'Brien
Sent: Friday, July 8, 2022 4:05 PM
To: [REDACTED]
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Tracy-Lynn Goosney; Jason Sinyard; Lindsay Lyghtle Brushett; Planning; Christine R. Carter; Jennifer Squires; CityClerk; Rob Schamper
Subject: RE: (EXT) 68 Queen's Road amendments

Hi, [REDACTED], thanks for your questions.

Regarding affordable housing, the City doesn't have a requirement for a minimum of affordable units to be included in new residential developments. We have been increasing the affordable housing supply by other means to date.

Building height is an important factor here, for the houses that border the site along Garrison Hill as well as for the view toward the harbour from the viewing area in The Rooms across Harvey Road. That's one reason we are proposing a site-specific zone to control the height above Harvey Road. We have also considered the provision of variances – zone standards can be allowed to vary up to 10% on any dimension. In this case, we have set the building height so that, even with a 10% increase through a variance, the height will not cause unexpected problems for nearby properties, especially the ones I mentioned above.

Regarding the proposed design, these can sometimes change once a new zone is in place. A building can be modified to whatever the new zone allows, sometimes growing taller or wider or bulkier, depending on the zone. Again, by using a site-specific zone, we are setting specific parameters for the building that can be built, based on the applicant's design.

Since this site is in the City's heritage area, it is subject to the City's heritage design standards, which have been applied. The City's heritage planner and our Built Heritage Experts Panel reviewed the design and recommended a series of changes, which were incorporated into the applicant's land-use report.

Finally, I have a question for you. When you say that the developer sidestepped a requirement for preservation, what do you mean?

Thanks.

Ken

Ken O'Brien, MCIP

Karen Chafe

From: [REDACTED]
Sent: Sunday, July 10, 2022 7:53 PM
To: CityClerk
Subject: (EXT) 68 Queen's Road

I would like to register for the in-person session with the Commissioner re: 68 Queen's Road. I also wish to register my objection to this development.

Sincerely,
Anne Walsh
Basilica Heritage Foundation

Sent from my iPhone

Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Wednesday, July 13, 2022 5:11 PM
To: Karen Chafe
Subject: FW: (EXT) Registration to attend public hearings, notice of opposition to rezoning.

From: John FitzGerald [REDACTED]
Sent: Wednesday, July 13, 2022 2:52 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Tracy-Lynn Goosney <tgoosney@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>; Christine R. Carter <crcarter@stjohns.ca>; Jennifer Squires <jsquires@stjohns.ca>
Subject: Re: (EXT) Registration to attend public hearings, notice of opposition to rezoning.

Dear Ms. Chafe,

Please note that since I oppose the propose site-specific high density rezoning of the former Anglican Cathedral Parish and Synod for the proposed "Parish Lane Development" on the grounds that the proposed structure will forever alter the skyline of the city in the middle of a National Historic District, I wish to attend the public hearing with the Commissioner on 20 July.

I would also like to request a copy of the terms of reference provided to the appointed commissioner for these hearings. And I wish to request a copy of the province's comments on the City's request for this zoning change.

Sincerely,

John FitzGerald

John FitzGerald, Ph.D.
Executive Director
Basilica Heritage Foundation Inc.

[REDACTED]
mobile: [REDACTED]
www.thebasilica.net

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be

Karen Chafe

From: [REDACTED]
Sent: Thursday, July 14, 2022 2:11 PM
To: CouncilGroup
Subject: (EXT) rezoning open space behind Garrison Hill

Dear Council members,

I won't be able to attend the public meeting next week so wanted to voice my concerns via email. I've already voiced them several times, and despite it being a losing battle at this point I feel it's important to stand up for what's right.

We have a housing crisis in St. John's. Building luxury condos is not the solution to address this. What guarantees are in place that they won't be bought and turned into vacation rentals? As the city has no legislation surrounding this, none. Sometimes I feel that the city is solely focussed on money and the tax revenue that can be had from any proposed developments, instead of thinking if the development itself is really in the best interests of the community. We need more publicly owned affordable housing. As well, when was the last development of an apartment complex with affordable rent? Strong incentives can be put in place to encourage this, as happens in other cities.

You are going to allow a 10 story modern condominium building to be built in the middle of a National Historic Site. Some jurisdictions in the world similar to St. John's, such as historic towns in England, would balk at such a proposal. Do you really think that Unesco will consider this district for World Heritage Site status after (and during) this construction? A lot of people have worked hard to preserve this area, and you will be destroying that work by allowing this development. Putting money before heritage may have short term financial benefits, but in the long term the special character of this area will be forever altered.

Finally, a petition with over 5000 signatures was presented in opposition to this project. That is not nothing. If you take the time to scan it and read some of the reasons people signed, you will see how passionate people are about this issue. Being elected to Council is not carte blanche to do whatever you feel like doing despite overwhelming opposition from citizens. If there is a certain project that you propose and you encounter huge opposition, I feel that it is your duty to listen to it. The opposition to this project has been loud and clear from the getgo (once we found out it was going ahead - being consulted beforehand would have been courteous). I beg you to listen to your constituents' voices, which have spoken loud and clear, and not proceed with this project.

Yours truly,

[REDACTED]

Karen Chafe

From: Ken O'Brien
Sent: Wednesday, July 13, 2022 9:19 AM
To: CityClerk; [REDACTED]
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Tracy-Lynn Goosney; Jason Sinyard; Lindsay Lyghtle Brushett; Planning; Christine R. Carter; Jennifer Squires
Subject: RE: (EXT) 68 Queens Road

Hi, [REDACTED], thanks for writing. I hope to answer your questions best I can.

The application from the developer hasn't changed. It's proposed to be a large residential apartment building, 5 storeys on Harvey Road and taller from Queen's Road owing to the slope of the land. In an earlier process, the portion of the land closer to Queen's Road was rezoned for townhouses.

Now, to your questions.

- 1. Is the committee that protects the ecclesiastic district and presented or spoke up both times in favour of this new proposal of permitting?*

[REDACTED], this is the group formed from some nearby churches, including St. Andrew's, the Basilica, and Gower Street churches, led by Heather MacLellan and John FitzGerald. No, they are not in favour of this proposal. However, Heritage NL has participated in the process and is generally satisfied with it.

- 2. Is The Rooms content with this proposal/permitting?*

No. The Rooms board of directors is on record as being opposed to the proposal. They are concerned with the potential impact of the building on the views toward the harbour and downtown from The Rooms public viewing areas. In contrast, provincial Tourism staff expressed concerns with the potential impact but stated that they are confident that the City's planning processes will address the concerns.

- 3. Who owns the Urban Woodland nearby? I thought it was public land or church-owned but Maggie Burton said recently in a discussion that it is private land - so yeah I would like to know who owns it.*

The wooded area at the top of 68 Queen's Road, bordering Harvey Road, is owned by Parish Lane Development Inc. Before that, for many decades it was owned by

the Anglican Church as part of the Cathedral Parish Hall (originally called the Synod Hall). It was never owned by the City, so far as I know. The retaining wall at the top of the property helps to hold up Harvey Road and the sidewalk there.

I hope this helps.

Ken

Ken O'Brien, MCIP
Chief Municipal Planner
City of St. John's – Planning, Engineering and Regulatory Services
John J. Murphy Building (City Hall Annex), 4th floor
Mail: PO Box 908, St. John's NL Canada A1C 5M2
Phone 709-576-6121 Email kobrien@stjohns.ca www.stjohns.ca

From: Karen Chafe <kchafe@stjohns.ca> **On Behalf Of** CityClerk
Sent: Tuesday, July 12, 2022 10:22 AM
To: [REDACTED] CityClerk <cityclerk@stjohns.ca>
Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Tracy-Lynn Goosney <tgoosney@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>; Christine R. Carter <crcarter@stjohns.ca>; Jennifer Squires <jsquires@stjohns.ca>
Subject: RE: (EXT) 68 Queens Road

Good Morning:

Thank you for your email. Via this response, I am referring it to planning and development staff for their information. All submissions received will be redacted prior to referral to the Commissioner Chantelle MacDonald Newhook, who will be holding a hearing on Wed., July 20, plus a virtual session on Thurs., July 21.

These submissions will then be forwarded to Council when the commissioner submits her report. All submissions are attached to the report by the commissioner.

Regards,

Karen Chafe
City Clerk

From: [REDACTED]
Sent: Sunday, July 10, 2022 12:14 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 68 Queens Road

Hi there

This third meeting [REDACTED] appears to be presenting a new revised proposal? Sorry if I don't have all the nomenclature and basic understanding, but honestly this is not my line of work, and the kind of reading is a bit

disjointed to say the least compared to what I read for my line of work. You might find what I read weirdly composed too - but it's a matter of familiarity with the structure of the writing - I will not be in a position to become familiar with the structure of these City articles, so its really hard for me to gain an overview.

Three Questions:

1. Is the committee that protects the ecclesiastic district and presented or spoke up both times in favour of this new proposal of permitting?
2. Is The Rooms content with this proposal/permitting?
3. Who owns the Urban Woodland nearby? I thought it was public land or church-owned but Maggie Burton said recently in a discussion that it is private land - so yeah I would like to know who owns it.

Thanks,



Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Phone 709-576-6121 Email kobrien@stjohns.ca

<https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.stjohns.ca%2F&data=05%7C01%7C%7C30fb3ece37214a1a8c8c08da65c49a2e%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C637934192313926098%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=GScLoswP0wRhmogqOhzzYBUvrw098trd3N2iuwRtb48%3D&reserved=0>

-----Original Message-----

From: Karen Chafe <kchafe@stjohns.ca> On Behalf Of CityClerk

Sent: Tuesday, July 12, 2022 10:26 AM

To: [REDACTED]; CityClerk <cityclerk@stjohns.ca>

Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Tracy-Lynn Goosney <tgoosney@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>; Christine R. Carter <rcarter@stjohns.ca>; Jennifer Squires <jsquires@stjohns.ca>

Subject: RE: (EXT) Rezoning to Accommodate Pardy Condo 66-68 Queens Road

Good Morning:

Thank you for your email. Via this response, I am referring it to planning and development staff for their information and response. All submissions received will be redacted prior to referral to the Commissioner Chantelle MacDonald Newhook, who will be holding a hearing on Wed., July 20, plus a virtual session on Thurs., July 21.

These submissions will then be forwarded to Council when the commissioner submits her report. All submissions are attached to the report by the commissioner.

Regards,

Karen Chafe
City Clerk

-----Original Message-----

From: [REDACTED]

Sent: Monday, July 11, 2022 9:06 PM

To: CityClerk <cityclerk@stjohns.ca>

Subject: (EXT) Rezoning to Accommodate Pardy Condo 66-68 Queens Road

City Clerk:

This is to advise you I oppose the proposed site specific high density rezoning of the former site of the Newfoundland School Society, later known as land claimed by the Anglican Parish and zoned public open space, to accommodate the proposed out of scale condo development in a historical and architectural sensitive area.

I plan to attend the Hearing on the 20th and the on line Hearing on the 21st.

I was also wondering if you would be able to send me a copy of the Terms of Reference provided to the appointed Commissioner for these joint Provincial and Municipal hearings.

Also the Province had not made public, nor has the City to my knowledge, the Province's comments or requirements on this rezoning request.

I would therefore request a copy of this information as well prior to the Hearing.

Jennifer Squires

From: Karen Chafe
Sent: Thursday, April 28, 2022 10:41 AM
To: Jennifer Squires
Subject: FW: (EXT) in case you finally want to reply before this goes to the city clerk

Hi Jennifer – can you include this in the other submissions on 68 Queen’s Road as per [REDACTED] request below, as well as Councillor Ravencroft’s response to her.

From: Ophelia Ravencroft <oravencroft@stjohns.ca>
Sent: Thursday, April 28, 2022 10:12 AM
To: [REDACTED] Karen Chafe <kchafe@stjohns.ca>; CouncilGroup <councilgroup@stjohns.ca>
Subject: Re: (EXT) in case you finally want to reply before this goes to the city clerk

[REDACTED]

I am sorry to hear you feel dissatisfied with the representation I have provided. As Ward councillor, I have a responsibility to all 20-some thousand of my constituents, and have done my best to be responsive to all of them during my time as their representative. I acknowledge that I experienced some struggles in my first months on Council. Like any new position, this job has a learning curve, which made my initial time here challenging; I have worked hard to master those challenges since, and I think I've had some success in doing so. I remain available to my constituents as always, and I do my best to answer their enquiries within a reasonably short time frame. However, I set firm boundaries with those correspondents who, in my best judgment, are either arguing in bad faith or treating me disrespectfully. In the email contact I have received from you, you have repeatedly called me a liar, a disappointment, and a miserable failure, among other things, in addition to directing language at me that has been frequently vitriolic and occasionally profane. I am not obligated to respond to individuals who I feel are using my public contact information to bully me, and so I have not responded to you.

Additionally, you have repeatedly mischaracterised my position on the issues at hand. As I made explicitly clear during the meeting in question, my vote for the adoption-in-principle did not indicate my support for the Parish Lane development as a whole, and does not mean I will vote any particular way on any further related business that should come before Council, including the project's final approval. I voted the way I did because I wanted to see further public engagement sessions go ahead, and because, should this project ultimately proceed, I wanted to cement the set of limitations outlined in the adoption-in-principle. This line of reasoning is, understandably, more nuanced than ones I might have used years ago. Like any politician, my position on any issue is subject to change as I receive and digest new information. This is presumably why you perceived this vote as discordant with a statement I made some 14 months before I joined Council, when I was an upstart political candidate who lacked experience in the field. I would hope that my constituents would appreciate my efforts at working from the best information possible, which I did not have at that time; I regret expressing such certainty. But I specifically regret it in part because my own inexperienced words are now being used as justification for disrespectful conduct towards me, and that should not be happening.

I apologise for not saying this sooner, but I have not been willing to engage with you because you have treated me with serious disrespect, and I am sorry that you have felt the need to do so. I will not be responding to further contact from you, and I will also not be responding to contact from any other individual who chooses to speak to me in a comparable manner. If you require assistance in future, please contact one of your At-Large councillors. I hope you will consider affording them the respectful treatment you have not shown me.

Regards,

Ophelia Ravencroft

Ophelia Ravencroft (she/her)
Councillor, Ward 2
City of St. John's
709-576-8243 (office)

From: [REDACTED]
Sent: Wednesday, April 27, 2022 1:27:53 PM
To: Ophelia Ravencroft <oravencroft@stjohns.ca>
Subject: (EXT) in case you finally want to reply before this goes to the city clerk

Dear Ms. Chafe,

I would like this submission included in any and all council considerations regrading 68 Queen's Road and Parish Lane Development.

As a resident of ward two I have been unable to reach my councillor, Ophelia Ravencroft. She has not replied to any of my ten emails and three telephone messages regarding the Parish Lane Development. Similarly, she has not replied to the emails of four other concerned residents. Her refusal to listen to and represent the constituents of ward two is unacceptable and shows extreme disregard for the principles of democracy.

Thank you,
[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

Jennifer Squires

From: Karen Chafe
Sent: Wednesday, May 4, 2022 11:56 AM
To: Jennifer Squires
Subject: FW: (EXT) in case you finally want to reply before this goes to the city clerk

From: [REDACTED]
Sent: Thursday, April 28, 2022 3:12 PM
To: Karen Chafe <kchafe@stjohns.ca>
Subject: Fw: (EXT) in case you finally want to reply before this goes to the city clerk

From: [REDACTED]
Sent: April 28, 2022 1:16 PM
To: oravencroft@stjohns.ca <oravencroft@stjohns.ca>
Subject: Fw: (EXT) in case you finally want to reply before this goes to the city clerk

From: [REDACTED]
Sent: April 28, 2022 12:06 PM
To: Ophelia Ravencroft <oravencroft@stjohns.ca>
Subject: Re: (EXT) in case you finally want to reply before this goes to the city clerk

Hello Ophelia,

I appreciate you taking the time to explain your position. I sincerely apologize if I have offended you in any manner. That was in no way my intention. Rightly or wrongly, I did think you would stand up for our cause as our councillor and communicate with us openly and honestly. I and other residents wrote to you before the November vote. That would have been a lovely time for you to speak to us about your change of thinking.

You say that your position on Parish Lane changed because you received new information on the issue that you did not have access to previously. I had forwarded you the publicly available information on the issue myself, so I am left to wonder what this information could be? This is what I have been trying to find out all along.

While you have explained why you did not reply to me, you also ignored the emails of other residents on this matter. I know for a fact many of these were in no way disrespectful. Why did you do this?

Finally, I will say that I find it surprising that someone as well educated as yourself, who is also a parent, does not understand the difference between some expressing their disappointment in your actions and someone calling you a disappointment.

Sincerely,

Karen Chafe

From: Mayor
Sent: Wednesday, July 20, 2022 12:25 PM
To: CouncilGroup
Subject: FW: (EXT)

FYI

From: [REDACTED]
Sent: Wednesday, July 20, 2022 11:32 AM
To: [REDACTED]
Subject: (EXT)

Dear Mayor and Councillors

I am writing about the changes the City is making to pave the way for townhouses at 68 Queen's Road. The application from the developer for the 68 Queen's Road area hasn't changed since the last meeting. Count me as one of the St. John's tax-payers who said *no*, and then said *no* a second time and now wishes to say to say *no* to this stepping-stone proposal. There were many, many diverse in-depth presentations made at the initial in-person meeting at, I think it was, St. Mary's, by our citizens. In fact I was impressed by the number of people in the neighbourhood who, as qualified planners, educators or scientists, had taken the time to do in-depth research and make arguments within their field of expertise to present on why this development should not go ahead. Unlike the developer, they had nothing financial to gain. The second meeting was not near as well attended. And my guess is that once one has made a thorough presentation, one becomes fatigued with the re-shaping of what is for most of us the same issue. In fact, I don't plan to attend this third.

The group formed to protect the integrity of our world-class Ecclesiastical District says *no*. The Rooms, a true gem, in **our** downtown says *no*. (The Rooms says this development will affect public viewing areas.) Now, we have a third meeting. Until the group for the preservation of the Ecclesiastical District and The Rooms are satisfied, I present my "no" for your consideration.

Thanks for your attention.

[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be

Basilica Heritage Foundation
Submission for Commissioner's Hearing
July 20, 2022

The Basilica Heritage Foundation, in collaboration with St Bonaventure's College, recently purchased, through the court-appointed Monitor in the process of ensuring just recompense for the victims of abuse at Mount Cashel Orphanage, the entire "Basilica block", comprised of the Basilica, the Pastoral Centre (often referred to as the "Archbishop's Palace"), the Mullock Episcopal Library, the Skinner Building (the former St Bonaventure's monastery), Mullock Hall, Holland Hall and the St Bon's Forum. All of the buildings included in the purchase are contained within the St John's Ecclesiastical District National Historic Site, and all but the latter two are character-defining features of this remarkable district. It is the intent of the partners in the bid to maintain the buildings for the purposes for which they were intended, as stated in the 1837 land grant from the Crown, namely, worship, education the arts and culture. To this list, we would today add only the preservation and interpretation of a remarkable history in this district of collaboration and peaceful, mutually-enriching relationships, the St John's Ecclesiastical District National Historic Site.

The Basilica of St John the Baptist is a National Historic Site in its own right. It is home to the oldest English-speaking Roman Catholic parish in North America; the only older parish is in Quebec City. It plays an important role in attracting and supporting national and international tourism in the city of St. John's. In 2019, the last year for which accurate statistics are available, over 30,000 people visited the Basilica; this is, of course, in addition to the regular churchgoing population. The spotlight shone on our city, and the revenue generated from tourism has now become critical. Therefore, what happens at this critical juncture can impede not just our historical value but our tourism value as well. This, it is now more important than ever that the zoning the city and province approve for this, and any development in Heritage Area 1 and the St John's Ecclesiastical District is appropriate. We are in favour of a medium density, not high density, zoning.

It is our contention that this St John's Ecclesiastical District National Historic Site is a gem in our province and our country, and worthy of our protection and enhancement. It is, furthermore, the contention and certitude of the Basilica Heritage Foundation that this St John's Ecclesiastical District National Historic Site would be worthy of designation as a UNESCO World Heritage Site.

We are not opposed to development in the district, but advocate for sensitive development that is sympathetic in scale, size and character. Therefore, we do not want to see any additional height variance added to this proposed site-specific zone; in fact we would like a reduction variance applied that would create medium or low density zone for this property.

The proposed condo development possesses none of these characteristics. We would like to see a design proposal that is sympathetic in size, scale and character in order that the beauty and character of the district is not damaged, but enhanced, and the path to World Heritage status made possible.

Respectfully submitted:

Anne Walsh

Chair, Basilica Heritage Foundation

Good evening. My name is [REDACTED]. I'm a graduate of [REDACTED] currently pursuing a [REDACTED] program in [REDACTED].

[REDACTED] Thank you for this opportunity to voice my concerns [REDACTED]. I [REDACTED] object to this rezoning as I believe that the developer is not ready to build such a project in the middle of this National Historic District.

The Heritage By-Law as of 13 September 2021 states that St. John's City Council requires a Heritage Report for an application to demolish a Heritage Building, amend or revoke its designation, and plan new development in a Heritage Area. In this case, there was no Heritage Report available. While I understand that the application was before September 2021, which explains its absence, should not a "retrospective" Heritage Report be written to comply with current requirements?

The by-law also states, "a Heritage Report shall at a minimum evaluate and identify heritage values and resources located on the site, neighbourhood or streetscape and address the anticipated impacts that the proposed work may have on the heritage value of a building, neighbourhood or streetscape". On the "Engage St. John's" website, the city has also stated that heritage reports are similar to LUARs (Land Use Assessment Reports). [REDACTED] this is not accurate. A developer's LUAR cannot be considered as a replacement for a Heritage Report, for a LUAR critically fails to account for the impacts of a new structure on existing heritage. Nowhere in the LUAR is the word "Ecclesiastical District" mentioned. It is this project's biggest neighbour, and the proposed project is located inside its boundaries.


The proposed condominium has also been described as an "extension of The Rooms". Therefore, the proposed project contradicts its own LUAR's statement about minimizing visual impact. Becoming an extension of The Rooms means that it will dramatically alter the visual and cultural landscape of the City and the Ecclesiastical District and its attributes by overstating one architectural style, allowing the style of Glass and Steel Fishing Stage to dominate over the others. This is not mentioned in the LUAR as an impact. But it will be an impact. All impacts, including positive, neutral and negative ones need to be established, and that is the critical difference between a LUAR and a Heritage Impact Assessment report. Only then can mitigation strategies be proposed, and alternatives be voted on. The public has not had a chance to choose a design in this "democratic" process. More alternatives are needed to this specific design of a condominium or apartment building before this rezoning should be allowed.

The LUAR also mainly depicts the post-project phase and how the proposed development would look - particularly, through the lens of the developer. The public needs more information for the during-project phase. How will vibrations from construction affect [REDACTED] stained-glass windows of the Kirk? What kinds of sound pollution will be created? Will there be a socio-economic impact? All these are addressed and accounted for in a Heritage Impact Assessment. There has been no Heritage Impact Assessment. ~~se~~

I laud the new requirement of Heritage Reports that the city has set, and encourage it to follow in the footsteps of other cities across Canada by requiring that Heritage Impact Assessments be completed before rezonings can take place. I urge the city to exercise that requirement, and not allow a rezoning to happen until we have enough information on the full impacts of this proposed development. At present, we only have the Developer's word. That would be an insufficient assessment, in my view and in the view of World Heritage planners upon which to proceed with forever altering or endangering the heritage features and context of a designated National Historic Site.


Comments, please think twice -

Thank you.



LOOP THE LOOP

Jul 9 Riverhead/St. Marys
Jul 16 Trepassey
Jul 23 Witless Bay
Jul 30 Cape Broyle
Aug 13 Renewals



Canadian Mental Health Association
Innovations & Leadership
Mental health for all

VOCM
LOCAL NEWS NOW

ON AIR NOW
2:00 PM - 5:00 PM
Greg Smith

CLICK HERE TO LISTEN LIVE

[HOME](#)
[NEWS](#)
[QUESTION OF THE DAY](#)
[SHOWS](#)
[COMMUNITY](#)

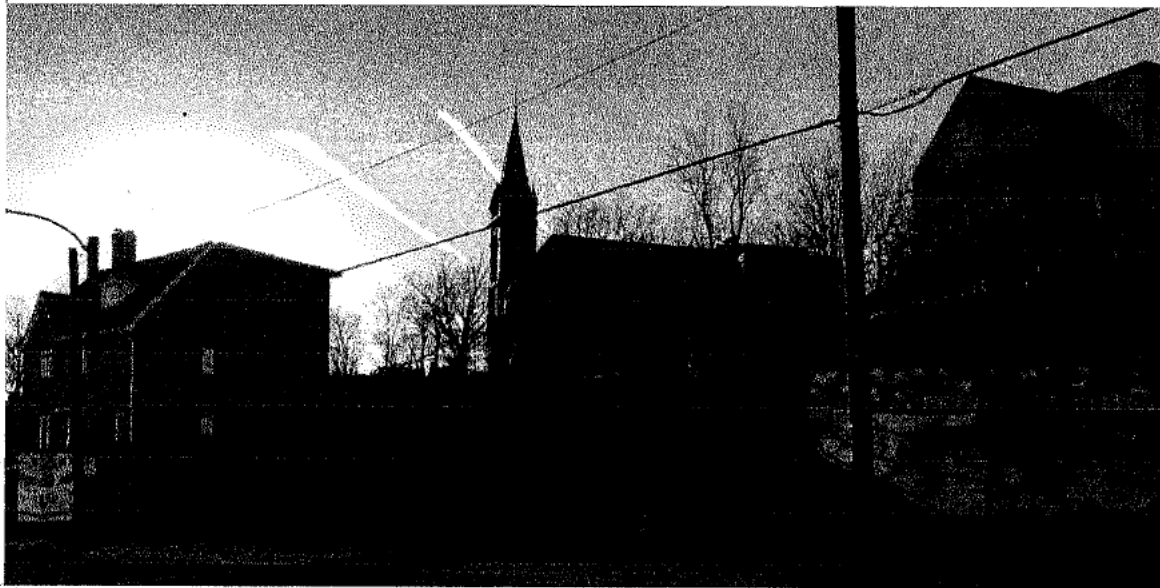
[MORE](#)



Local News

St. John's Council Takes Next Step in Approving Parish Hall Apartment Building

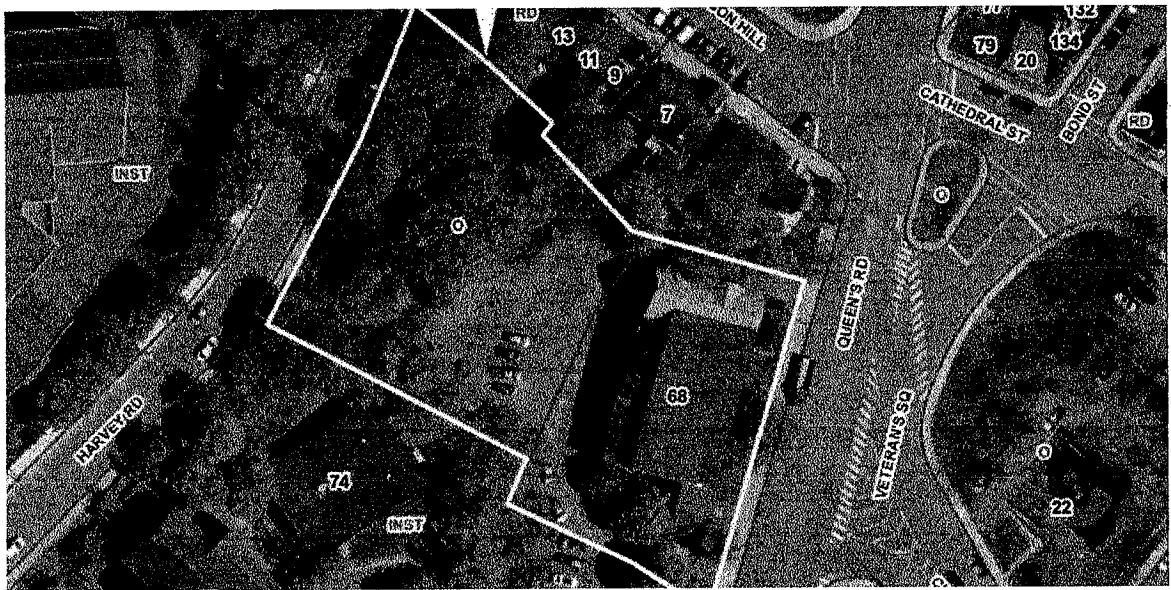
Nov 23, 2021 | 9:24 AM



The City of St. John's has taken another step toward approving the controversial development of the former Cathedral Parish Hall property between Queen's Road and Harvey Road.

And council is pushing back against criticism that public input isn't being heard or heeded.

Council voted unanimously on Monday to approve key amendments in principle to allow the development, but they must still be approved at the provincial level, which is expected by early February.



(Image via City of St. John's.)

Critics say the view from The Rooms is at risk, as well as possible UNESCO designation for the larger St. John's Ecclesiastical District, which has already been deemed a National Historic Site.

Councillor Ian Froude says that, and other issues, have been addressed.

He's says while the effort for UNESCO designation is a "laudable goal," information from Parks Canada suggests the development would not jeopardize such future designation.

Mayor Danny Breen, meanwhile, takes offence to "commentary" that he wouldn't meet with the key players, or that consultations were insufficient.

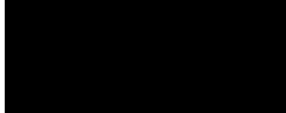
He says he can't recall another development with as much public engagement and input as this one, noting the flexibility by the developer to continually make required changes.

Introduction | Location & Objectives

Main Concept Components

- Up to 40 residences: one in the existing residence; three new townhouses; and a new residence building (to be known as The Parish Lane Residences).
- Protection and reuse of the Parish Residence.
- Vehicular and pedestrian access from Queen's Road and pedestrian access from Harvey Road.
- Tree and property protection.
- Fully landscaped.
- Primarily covered parking and accessible visitor parking.

(Image via City of St. John's.)



January 25, 2022

Ms. Karen Stone
Deputy Minister
Tourism, Culture, Arts and Recreation

Mr. Ted Lomand
Deputy Minister Municipal and Provincial Affairs
tedlomand@gov.nl.ca

Dear Deputy Minister Stone and Deputy Minister Lomand,

At the request of the St. John's Ecclesiastical District National Historic Site of Canada Working Group, I am writing with reference to the proposed re-zoning of the former Cathedral Parish Hall property within the District from an "Open Space Zone" to a site-specific "High-Density Condo Apartment Zone." Parks Canada has an interest in this project as the federal entity responsible for national historic sites and the World Heritage program.

Pursuant to the *Historic Sites and Monuments Act* (HSMA), the St. John's Ecclesiastical District was declared a national historic site in 2008. It comprises a unique cultural landscape made up of many remarkable structures and spaces that are valued for their historical associations with religion and education in Newfoundland and Labrador. Included within the district are two buildings that have also separately been designated as national historic sites - the Roman Catholic Basilica of St. John the Baptist National Historic Site and St. John the Baptist Anglican Cathedral National Historic Site. A commemorative plaque for Bishop Michael Anthony Fleming, who was declared a person of national historic significance in 2003, is also situated in front of the Basilica.

A national historic site's Statement of Commemorative Intent documents the reasons for the site's designation, as recommended by the Historic Sites and Monuments Board of Canada and approved by the Minister of Environment and Climate Change. These reasons for designation are the first element found in the heritage value statement of federally designated heritage sites. Parks Canada further notes character-defining elements for each national historic site, which elaborate the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of a historic place. Any proposed interventions or additions within a national historic site should respect these character-defining elements in a manner compatible with heritage value.

The Statement of Commemorative Intent and the character-defining elements for the St. John's Ecclesiastical District National Historic Site can be found on the Directory of Federal Heritage Designations:

Parks Canada takes a strong interest in the heritage value and conservation status of all national historic sites, recognizing the wide range of cultural, social, economic, and environmental benefits they provide to their communities. The Agency does not, however, have legislative or regulatory authority over designated properties that are administered by other owners. Parks Canada encourages all owners of historic places as well as jurisdictional authorities to apply the *Standards and Guidelines for the Conservation of Historic Places* to ensure sound decision-making when considering the potential impacts of proposed interventions, alterations or additions to historic places. We also encourage owners and administrators of historic places to secure professional heritage conservation advice when assessing the potential impacts of changes on historic places.

In order to ensure that interventions respect and reinforce the heritage value of a historic place, it is recommended that these interventions be guided by the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Proposed changes should be compatible with and respectful of the heritage value and character-defining elements of national historic sites.

Parks Canada has actively supported the District's heritage conservation, with \$1.3 M in funding since 2017 to support four conservation projects at St. John the Baptist Anglican Cathedral National Historic Site, helping to preserve stone walls, windows and slate roofs. In addition, Parks Canada delivered a workshop with municipal authorities, stakeholders, and other interested parties on the *Standards and Guidelines* in St. John's in February 2020.

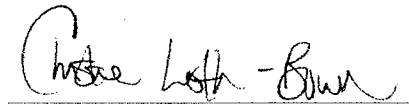
Parks Canada strongly recommends that the heritage value of the District be taken into account in considering the re-zoning request to ensure that the scale and scope of any proposed developments associated with the re-zoning would not negatively affect this historic neighbourhood. I also would like to clarify that Parks Canada never indicated to the municipality that the proposed re-zoning would have no impact on a potential future bid to have the district added to Canada's Tentative List for World Heritage.

Based on the stringent requirements associated with the World Heritage nomination process, it can be expected that future properties added to the Canadian Tentative List will be those with the best possible chance of successful inscription on the World Heritage List. Considerations as part of the expert review would include:

- the proposed boundaries of the nominated site;
- the authenticity and integrity of the property;
- the strength of existing protection measures; and
- the heritage value that forms the basis of the nomination.

Should you require further information, please contact Dr. Patricia Kell, Executive Director, Cultural Heritage, Parks Canada Agency at

Sincerely,

A handwritten signature in cursive script, reading "Christine Loth-Bown", written in dark ink on a white background.

Christine Loth-Bown
Vice-President, Indigenous Affairs and Cultural Heritage Branch

CC: Ken O'Brien, MCIP, Chief Municipal Planner, City of St. John's
Anne-Marie Cashin, Planner III, City of St. John's
Gerry Osmond, ADM, Arts and Heritage, Government of Newfoundland Labrador
Jerry Dick, Executive Director, Heritage Newfoundland
Heather MacLellan, St. Andrew's Presbyterian Church
Robert Pitt, Co-Chair Heritage and Archives Committee, Gower Street United Church
John Fitzgerald, Executive Director, Roman Catholic Basilica Heritage Foundation
Siân French, Field Unit Superintendent Eastern Newfoundland, Parks Canada
Dr. Patricia Kell, Executive Director, Cultural Heritage, Parks Canada

Attachments 3 and 4

From: [REDACTED]

Date: June 27, 2022 at 3:25:06 PM NDT

To: Maggie Burton <mburton@stjohns.ca>, mayor@stjohns.ca,
ifroude@stjohns.ca

Subject: Federal Request re Parish Lane Site

Maggie

Pls note this letter from Vice President of Parks Canada Ottawa re zoning and appropriate development for the upper portion of the Parish Lane Site within the Ecclesiastical District National Historic Site of Canada.

This was sent to your planning Division some time ago.

I see no reference to it in your decision note you have before you this afternoon to make a decision on this matter.

This is Shocking there is more sensitivities to this project than just the height impacting the rooms.

[REDACTED]

From: [REDACTED]

Date: June 27, 2022 at 10:45:34 PM NDT

To: oravencroft@stjohns.ca

Subject: Federal Request re Parish Lane Proposed Rezoning for Apartment Tower

Good Evening Councillor Ravencroft:

The package of information provided to Councillors and the Public today re the proposed Parish Lane Apartment re-zoning contains incorrect and misleading information regarding the Federal Parks Canada Position on the proposed development within the designated St. John's National Historic Site of Canada.

We hope you therefore may wish to correct this information for the Public tomorrow,;

The City Note that has been sent out publicly states the following on Page 18:

"Concerns have been raised about potential negative impacts on the St. John's Ecclesiastical District National Historic Site designation. There was an appeal to not allow the development of the proposed apartment building, as it could jeopardize the work of a group of volunteers who seek to nominate the Ecclesiastical District as a World Heritage Site with UNESCO. Information from Parks Canada does not affirm that level of jeopardy to a potential future UNESCO designation".

This same statement was also been made publicly to the Press earlier this year by Councillor Froude.

As both these City Statements were incorrect a letter to correct this matter was copied to the City from the Head of Parks Canada, Ms Christine Loth Bown on January 25th, 2022 see attached and, see her actual statement on this matter on Page 2:

"that Parks Canada never indicated to the municipality that the proposed rezoning would have no impact on a potential future bid to have the District added to Canada's Tentative List for World Heritage"and

"that the heritage value of the District be taken into account in considering re zoning to ensure the scale and scope of any proposed developments

associated with the re-zoning would not negatively affect this historic neighbourhood." and

"that the City's willingness to provide protective measures for this District is another key requirement to achieve world heritage" and "that the development be informed by and follow the Standards and Guidelines for Historic Places in Canada".

The information before the Public and Councillors is therefore incorrect and misleading.

May I therefore request you ensure the correct information on this matter be brought to the attention of the Public and Council tomorrow at your Council meeting.

I would also like to suggest that an apology be made to Parks Canada, as an important Federal stakeholder, for such a mistake by the City.

Also that it be made very clear to the public that this proposal if approved will significantly impact the heritage setting of this District and another option is to follow the advice of Parks Canada that would allow appropriate new development and density for the District and create long term significant sustainable economic tourism opportunities for the City

You can have both and these heritage places need both. They are the finest architecture ever built in NIL and they need to remain in a historic setting to maximize their tourism potential.

No matter what City Staff say the proposed development is simply out scale and scope with the existing heritage neighbourhood and reducing a meter or so off the top does not correct this situation. Also The Rooms while an important heritage and tourism attraction, it is not a historic building the ecclesiastical and residential buildings are. It is prime Heritage Area 1 for residents and property owners and the tourism industry. As you know 32 cruise ships booked for this summer alone and many of these visitors will come into the District.

I also sent the Parks Canada attached letter to Councillors Burton, Froude and the Mayor today. But as the Councillor for the District I wanted to raise the details with you. Thank you for your consideration of this matter.



Submission to the Commissioner into the Parish Lane development.

I have some knowledge of local history having been [REDACTED]
[REDACTED]
[REDACTED]

I now take the opportunity to address you.

My view of the proposal can be summed up very shortly. It is inappropriate for the site. The site demands a sensitivity which is not present in the existing drawings, given that it is a National Historic Site – the Ecclesiastical District.

I endorse most of the views expressed by other objectors to the proposal.

[REDACTED]

Submission to the Commissioner considering a request to amend the St. John's Urban Region Regional Plan for property at 68 Queen's Road, St. John's, NL – Public Hearings 20, 21 July 2022

My Name is Robert Pitt. With Dr James Hiller, I Co-Chair the Gower Street United Church Heritage and Archives committee.

I have been the editor or author of several publications about Newfoundland and Labrador history and heritage, including as an editor with the *Newfoundland Quarterly*. I was also Chair of the St. John's Area Regional Economic Development Board, and my company was the lead for the report commissioned by the City in 2001, the original *Downtown Strategy for Economic Development and Heritage Preservation*. Dr. Hiller, a Professor Emeritus of History at Memorial University, is a preeminent Newfoundland and Labrador historian.

Gower United is a very near neighbour of the proposed tower development on Queen's Road. Gower's Official Board has taken the position by formal motion, that we oppose the development as proposed because it is not appropriate in terms of size, scale and design. This is in addition to the serious impact it will have on traffic congestion and parking in an already unusual and very difficult stretch of Queen's Road.

If the tower development proceeds, it will forever change the character of this historic district, where Gower's congregation has had its home and served the people of this City for more than 200 years. Like other area institutions, Gower's presence in, and commitment to our District comes from the work and investments of thousands of this City's citizens over these centuries and continues today. All has been given selflessly in good faith, for the benefit of the many, including many more beyond its doors.

You have heard similar objections from many others yesterday and will again tonight, so I will focus on what appears to us to be one other particularly unsupportable maneuver - a kind of shell game, played with the tower's address. It is a maneuver that seems intended to circumvent some good intentions built into the Heritage By-Law's Design Standards.

As all the documents provided by the City state, and the legal documents for the quieting of title to the land attest, and the Land Use Assessment Report prepared by the developer confirms - the proposed development is situated on land at Queen's Road. Not on Harvey Road, a further 25 or 30 metres up the hill, but on Queen's Road. That is also where the tower's garbage, recycling, maintenance, loading, storage, resident and visitor vehicle access, parking, postal and package delivery, and other operations will occur, and where it will most impact the lives of its neighbours. It is the tower's presence, rising high above Queen's Road, that will most intrude on visitor experiences. It is this impact on the landscape which will be most seen and felt – the impact on the iconic view of our city rising from the harbourfront. (See additional note below about economic impact assessment.)

So, assessing the height from Harvey Road challenges logic in each of these contexts. Documents we were given for these public hearings state that - apart from the Zoning change - "The applicant is also requesting a 10% variance on overall building height" allowing it a height of 16.5 metres (54 ft) above Harvey Road. **In fact, 16.5 m above Harvey road is more than 40 m (132 ft) above Queen's Road: that would need a variance approaching 200%.**

Like others tonight, we are not against *any* development in the space on Queen's Road - as much as a public open space would be welcomed in the neighbourhood. Then what *should* be built? It should be a structure that respects its neighbours on Queen's Road and surrounding properties, respects the importance and integrity of the National Historic Site, and respects our City's centuries-old cultural landscape, in terms of its height, scale and design. It should be a structure that doesn't ask for exemptions, and variances to excuse itself from good standards, a structure that fits with "the development pattern of the historic street and the design of adjacent buildings", as the City's Heritage By-Law Design Standards say it should.

Finally, we want to state again that preserving the integrity of this area is not just the City's responsibility. Its history, its continuing tourism attraction and its sustainable economic value belong to and benefit the whole Province, which is why the Province, too, owes a duty of care to this District. Other cities have discovered too late that they were short-sighted by failing to protect their resources when they could have and should have.

Thank you.

- - - - -

Additional note on the impact assessment lacking

We are not aware that any actual cost/benefit analysis has been performed, which we believe is a missing but essential component needed to assess the full monetary impact of such a development in such an area. It is fairly easy to calculate short-term¹ returns from taxes, but the equation, logically, must also assess the full opportunity costs – what one loses by making that choice – and not just the money in reach. These are some of the questions that should frame such an analysis and assessment:

How will it affect the visitor experience and its desirability as a destination for individual tourists and cruise ships, conventions, new residents, film and television locales? What are the potential economic losses to the city and the province if it does? What are the foregone incomes, in terms of tourist dollars and new outside investment if the high-rise harms the achievement of World Heritage status as experts warn it can? What are the impacts on the property values of the neighbouring properties, for instance on Garrison Hill? Will their tax rates be cut to offset their diminished re-sale value, because their immediate neighbour is now a high-density high-rise, instead of a designated open space?

These key questions have not been answered or attempted (if they were they were not shared). Essential components of the equation - the balances in the balance sheet - are missing.

The other opportunity costs are less tangible, but no less real – social, cultural, environmental, personal: the loss of enjoyment of the area by current and future city residents, the injury to our historic visual identity, the decrease in green space when we know we should be increasing it, the effects on the quality of life of a child playing in the back yard of a home, now quite literally over-shadowed by the tower.

This development, and the kind of exceptions, rezoning accommodations, and variances allowed – as well as the whole notion that such a structure can be built in Heritage Area 1 – is a

dangerous precedent to set, a precedent that may multiply and keep on costing citizens in areas well beyond 68 Queen's Road.

The development will not bring any increase in net consumer goods sales, unless the residents are newcomers to the province. It is unlikely to bring real, new money, just a slight shuffling of the deck of residency, with a re-directing of disposable income to the development, whose profits are not guaranteed to stay in the province. This is a structure that will be built for the profit of the builder, the enjoyment of the few who can afford to live there, but at a cost to the many.

¹*Short term*, relative to the history of the district and because its presence and succeeding site developments will continue to affect the area in perpetuity.

Submitted for the Gower Street United Church Heritage and Archives Committee

(Co-Chairs: Dr. James Hiller and Robert Pitt)

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

November 17th 2019
The Honourable Bernard Davis
Minister of Tourism, Culture, Innovation and Industry

Dear Minister Davis:

I am writing to ask you to protect the important tourism setting of The Rooms that will be impaired if the rezoning of "Open Space" occurs and the intrusion of a modern building design is allowed as proposed by the Parish Hall developer now before City Hall.

Under the current municipal zoning of "Open Space" The Rooms sits within a protected heritage setting strengthening its mandate to be a cultural and heritage iconic tourism facility for the Province. The City and the developer have addressed view planes from the North in their proposal however they have both missed the most important consideration for this proposal and that is of its impact on the heritage setting for The Rooms and its view planes from the South. This protection of this view plane and the historic setting of The Rooms is critical to our tourism industry and to a future application for world heritage designation consideration for this precinct. These are the two critical visible features that helped Quebec City achieve their world heritage status for their old town district.

As information often gets lost to time the historic infrastructure that this district offers and its visibility were the deciding factors in 1999 for the siting of The Rooms at the strategic and historically dominant Fort Townsend site. It was specifically planned for this facility to sit high amongst the splendid and sumptuous ecclesiastical churches and properties in the old town as had Fort Townsend.

As your Government knows in December 1999, at an important Press Conference, the Honourable Brian Tobin along with the late Dr. Mary Pratt, co chair of the Premiers Advisory Committee for The Rooms, announced the construction of the new Rooms facility. At that conference and in other subsequent press releases the following statements were made:

"The site is part of the heritage area, it's development will strengthen cultural tourism in the City and by extension the whole Province,

The direct view through the narrows highlights the traditional gateway to and from the province and will be instantly visible to visitors arriving by cruise ships and from the downtown,

The building will be a major addition to the skyline, without dominating it, and will fit in well, with the other institutional and religious buildings in the neighbourhood,

Culture is expected to become a major economic generator in the 21st century and The Rooms will enhance the future of our economic development and our cultural tourism industry,

Culture is a means of assuring a society in the global marketplace.....it helps generate tourism and trade activities, and

This will be a landmark project with a memorable presence, celebrating our rich cultural heritage. It will serve not only to educate and inspire but also to attract visitors from within and outside the Province.

The Rooms have achieved these above-noted outcomes and it is a highly successful and unequalled accomplishment by a Liberal Government, and one of your very finest.

It is therefore concerning that the importance of the Rooms, and its strategic purpose has not been noted in any of the sections of the City in its Decision and Directions note. It is not specifically listed under "Partners or other Stakeholders" or in the section noted "Alignment with Strategic Directions and Adopted Plans".

The City's adopted new Envision Plan 2-10, 2019 exact wording states....."The City's Heritage Area (including the Ecclesiastical Precinct) as set out by the Historic Sites and Monuments Board, will continue to be protected under the new St. John's Heritage ByLaw, and Residential districts in the downtown will be preserved to retain the blocks of row housing, streetscapes, laneways and public spaces unique to the City".

Modern historically unsympathetic disproportionate design as proposed by the Developer, does not belong in this heritage area.

The need for "consultation with key stakeholders and neighbouring property owner" is a key component however again The Rooms is missing in this section along with other key stakeholders such as your Cultural, Tourism and Heritage Divisions, Heritage NL, City Tourism, operators such as Spirit of Newfoundland, the Peter Lewis Gallery as well as players in the tourism industry and Parks Canada.

Without this directed consultation the City is silencing yours and the voices of the tourism, culture and heritage industries whom rely on this District for their livelihood and the economic benefits it creates. The city's public consultation process does also not have the structure to ensure the above-noted recommended partners are actually heard.

Equally importantly under "Strategic Implications " the City should have recognized all the private and Government investments, over the past 30 years, including the \$40 million invested by the Province in The Rooms, its annual multi-million operating budget, your annual marketing costs for the old town and Federal investments.

These investments have all been made by governments, developers, residents and neighbourhoods on the basis that the City's objectives and vision for its heritage district would be upheld as outlined in its adopted Plan.

St. John's City Plan, Pages 37-38 states thatthe City shall ensure that renovations and new development are compatible with adjoining buildings in terms of style, scale, height and architectural detail. The proposed condo tower if approved will be in complete contravention of this City objective.

I wanted to bring these matters to your attention to ensure that you or your officials have brought these matters to the attention of the City.

The Rooms has been called by the Globe and Mail one of the best small cultural facilities in the world. A recognition of its global appeal and potential to grow as a cultural tourism generator for NL.

A glass tower condo development in front of this world class iconic cultural facility will diminish its current and future world class appeal. This setting for such a world class historic and this cultural facility should be protected.

You have a choice before you and that is to accept a glass condo tower or ensure for a world heritage future, in a district, that is so important to the future of your cultural and tourism

industries. There are so many other designs, reuses and proposals that would be a better fit for this site.

Thank you for your consideration of this matter.

Heather MacLellan
Former ADM Cultural and Natural Heritage
(Executive Lead for The Rooms development)
Former Superintendent Parks Canada
Eastern Newfoundland

CC. City Clerk, Mayor, Deputy Mayor and Councillors, City of St John's

Attachment 1 - City of St. John's Municipal Envision Plan - Key Architectural and Heritage District Statements.

The City recognizes the importance of preserving the historic character of the Downtown as the contribution it makes to the local economy through tourism and culture, page 15.

Downtown is the heart of the City skyline and views of St. John's harbour define the image of St. John's to tourists, page 40.

Limit impacts to established neighbourhoods and heritage districts, page 26.

Celebrate St. John's unique character by protecting cultural and heritage resources such as significant landmarks and buildings, page 26.

Our historic fabric, particularly in the downtown, has high social, cultural and economic value, page 30.

Redevelopment..sensitive to the architectural scale of the old City, page 79.

Our history and heritage is significant to the history of the Province and early settlement of North America and remains as evident in patterns of streets and buildings and their orientation to the harbour, page 30.

Historic institutional buildings such as churches and the Court House are unique to the Cities downtown, page 30.

Maintain the essential character of the neighbourhood will allow appropriate growth and development, page 14.

A destination for people seeking authentic experiences, page 15.

Through urban design the City will determine the appropriate size, scale and location of new development that can be accommodated with the historic district, page 15.

The Cities heritage areas including the Ecclesiastical Precinct, set out by the Historic Sites and Monuments Board of Canada, to be protected under the new St. John's heritage by law, page 16.

Urban design guidelines will be prepared for commercial areas in the downtown addressing such things as site specific parameters for height, and form of buildings as well as exterior design elements, page 16.

Ensure infill development compliments the existing character of the area, page 28.

Contravention to Provincial and Federal Policy and Legislation Interests

Developments in contravention to Federal and Provincial Standards and Guidelines for historic places and buildings and the Federal Tourism Community Growth Strategy and Infrastructure Fund promoting authentic experiences.

A development incongruent with promoting NL to the the cultural tourism and cruise ship markets, interested in historic settings, authentic experiences, churches and museums.

Provincial Branding the historic product of St. John's and it's historic iconic landmarks.

Protecting downtown landmarks designated of provincial and national historical importance. Landmarks fully seen from the harbour for 300 years.

July 23rd, 2022
Commissioner

Please find attached an example of correspondence that went to the Mayor's office in 2021 after his office called the Churches and wanted to know, we believe, the status of their intention to sell off their properties.

At the same time of this request we had been working very hard since 2019 participating in processes associated with the development of the City's new Heritage By Laws and Development Regulations and the proposed rezoning of the parish lane property. We were engaged in these processes as we wanted to make sure these directional documents would ensure for the future of the District including its historic integrity, conservation and sustainability.

So since 2019 - 2022 we have dealt with 5 different review processes with the City including final pieces associated with the City's Envision Plan that was signed off by the Minister of Municipal Affairs. The Plan made a "Policy Commitment" to Protect the St. John's Ecclesiastical District and to ensure for appropriate development in our Heritage Areas.

We also participated in processes associated with unfortunate decision by the City to demolish the historic Anglican Parish Hall, the subsequently needed new Heritage By Laws and Development Plan as well as all processes associated with the Parish Lane proposed rezoning including a design session that resulted in for 4 appropriately scaled and designed townhouses for a portion of the property that is just feet away from the proposed high density condo.

Please see therefore the response from the Chair of the Official Board of Gower Street United to the meeting invitation from the Mayor. This response was representative of the response also sent for example from St. Andrew's Church. Unfortunately the Mayor would not accept a joint meeting with Gower Street United Church, the Basilica Heritage Foundation and St. Andrew's.

We have tried very hard over the last 4 years to participate and provide input into all the City Meetings and processes that would have an effect on the long term heritage integrity, conservation and capability of our 300 year old District.

In addition to participating in all consultative processes and hearings with representatives of the planning departments and appointed commissioners we also helped bring Parks Canada together with City Hall in February 14th, 2020 for a one day training session at City Hall to provide a preliminary introduction into how to apply the *Federal/Provincial Standards for the Conservation of Historic Places of Canada*. This was attended by Maggie Burton and Anne Marie Cashin and Architects and Landscape Planners, etc from NL.

We also requested to meet with the City's Built Heritage Experts Panel in June 2020 but there was no response other than it would be looked into, see Attachment. Of course it never happened. That was upsetting as the Developer and architect was given full access to this committee and as their Terms of Reference for this Committee allows them to have outside representation. We have also asked to present to Council and this has been denied while the Developer and architect appear to have had unfettered access to City Hall.

All our efforts have not unfortunately resulted in any substantive changes in the City documents or directions at City Hall that would assist in achieving provincial, federal, international interests in perusing the integrity and conservation of the District as a national historic site and exploring the feasibility of a world heritage designation.

We have also seen very little response to the need to protect the view planes that were specifically designed for *The Rooms* to make it a world class cultural facility. A facility designed to provide amazing visitor experiences for our capital city, including those associated with the National Historic District, and grow the provincial tourism industry.

With this as the reality we therefore changed our focus to the Province and made representation to Ministers about how provincial and federal interests would be impacted given where we were with the City. We also made specific recommendations to them on how they may consider rectifying this situation. We will send an example to you of this representation in a separate email.

We undertook this representation as it appeared to us there has been and continues to be a blindness about the commitments made to the Ecclesiastical District by the City in their Envision Plan and their plans that will impact Provincial, National and International Heritage, Tourism and Cultural objectives associated with this District.

We also did this as we believe the historic needs of the District interferes with the City's new interests in increasing density and developing as part of their interests in developing all open spaces in the City and directions outlined in the City's new Economic Plan. It does not appear there was any strategic analysis of the impact of this Plan or direction on this District or the commitments made to it in their City Envision Plan

This means for the Ecclesiastical District their objectives to facilitate vertical design development and with as many amendments as required is inconsistent with commitments the City made to the Minister in their Envision Plan and their interests in partnering with the Province, and recommending to the Federal Government the establishment of the District as a National Historic Site in 2008.

FYI Heritage Areas, 1, 2 and 3 are already the most densely populated regions of the City.

We believe this new focus is to garner more property tax revenue and to achieve density through increased vertical not horizontal development at the expense of impacting other values and economic, heritage and tourism benefits including reducing tax revenues to the Province, and private and corporate donations and entrance revenues for The Rooms. It will also diminish the Churches ability to garner similar revenues from a variety of sources including tours and funding programs associated with world heritage. This is a real issue now as the Basilica Heritage Foundation has just raised millions of dollars from a significant number private citizens to see the Basilica preserved and the first piece of business of the City undertakes after this a,axing achievement of City residents is to work diminish the Federal historic commemorative intent of this property, its national and international historic importance and the District it sits amongst.

It dies not appear to use that there has been any analysis done about this matter to inform decision making and possibly not even by the Province including the immense role this District and *The Rooms*, play as a Generator Tourism Destination, in supporting the urgent and future provincial, national and international tourism economy.

Destination St. John's, funded by the Province, to promote St. John's, certainly supports the need for this Generator Destination to be respected by ensuring appropriate new development.

We believe that the City of St. John's may just not be aware that national historic sites, significant cultural institutions and world heritage sites provide for immense sustained economic benefits for the regions in which they are located including places that allow for new development that is respectful of the setting in which they will sit.

That is why in 2002 many municipalities in NL were lobbying the Provincial Government to have *The Rooms* located in their town and why the Mayor and Council of the day of the City of St. John's agreed to its location in the centre of their historic district to sit amongst the historic church district. **No one anticipated the City would not continue to protect the historic landscape of this place, as is happening now.**

The Municipality of Quebec City and Lunenburg both allow new development while respecting the heritage values of their World Heritage Districts. We are actually the English version of the French Old Quebec City. We have also have sent City Hall all the Lunenburg World Heritage Municipal Plans for their important historic town, whose fisheries heritage pails to that of the old town and old port of St. John's.

This correspondence attached illustrates our intent to work collaboratively and focused on the integrity of the District and it's sustainable future development. Again it appeared to us and possibly demonstrating that the City may be short sighted in thinking that the District has no future and is disposable and could be beneficial to advance the City's high rise density development objectives. Again we are not against development we just want appropriate development administered at City Hall, no matter who the owners

are of these properties, for one of Canada's most important and historic places. We continue to work to achieve positive, professional and productive working relationships with the fine and professional people and elected officials at City Hall.

Thank you

Heather MacLellan

Representing the Chair of the Board of St. Andrew's Presbyterian Church, Mr. David Baird.

From: [REDACTED]

Date: Mon, May 17, 2021 at 9:07 PM

Subject: Re: Meeting with Mayor Breen

To: Janet Adams <jadams@stjohns.ca>

Hi Janet:

Thank you for the invitation to meet with the Mayor Breen and Kevin Breen. It is a welcome and very positive sign that they, together, wish to meet with me as Chair of the Board at Gower to discuss the church property.

I must confess, however, that I'm not entirely sure what they wish to talk about. Given this, I am not sure what to prepare or who, at Gower and within the neighbourhood, is best placed to attend and have a productive discussion.

More importantly, however, there are some current and quite pressing issues in the neighbourhood relating to the Parish Hall development and our lost parking over the last 18 months (staff have begun parking on sidewalks). On those real and current topics, we have written and communicated repeatedly on our own, and with members of the Ecclesiastical District, to help shape a positive outcome for all but have yet to hear back with any options, ideas, or suggested ways forward.

Could I be so bold as to accept the invitation, but focus the discussions to these current and unresolved issues. And I believe that is best held with the four churches of the district.

Sincerely,

[REDACTED]

June 2020

From: [REDACTED]

Sent: Thursday, June 4, 2020 10:32 AM

To: Ken O'Brien <kobrien@stjohns.ca>

Subject: (EXT) St. John's Ecclesiastical District National Historic Site

Mr. O'Brien:

Thank you for your kind words about our interests in protecting the integrity and exploring the feasibility of world heritage status for the St. John's Ecclesiastical District National Historic Site.

Also given the clarity of Ms. Loth-Brown's letter I was wondering if [REDACTED] and myself could make a short presentation to your Built Heritage Experts Committee (BHEP) about the content of the letter. Our presentation would include information about our interests in exploring the feasibility of World Heritage status for the District.

We would like to make this presentation before a final recommendation is made on the Parish Hall proposal by the Committee for Council.

Thank you for your consideration of this matter and I look forward to hearing from you.

Your sincerely

[REDACTED]

Ken

I would hope you would consider us as heritage experts and key stakeholders in the District involved with advancing it's integrity and **not rebels as the word activists implies.**

Also the Terms of Reference for the Built Heritage Committee allows for their consultation with others. As the developer and architect has presented we felt it was only fair that those who have an interest in the future of this historic integrity of the district to be heard by the city's important committee.

Also the City signed a letter of support for the designation so we would want to make sure the BHEP are aware of this and what the Parks Canada letter means.

Thank you for your consideration of this matter.

[REDACTED]

Sent from my iPhone

On Jun 4, 2020, at 5:01 PM, Ken O'Brien <kobrien@stjohns.ca> wrote:

Hi, [REDACTED]. As I stated to Ms. Loth-Bown with Parks Canada, I do appreciate the work that heritage activists like yourself have done regarding protection of our built heritage.

The City's Built Heritage Experts Panel advises Council on heritage matters, including the proposal for the Cathedral Parish Hall on Queen's Road. I will discuss this with my colleagues and be in touch with you further.

Regards,

Ken

Ken O'Brien, MCIP
Chief Municipal Planner
City of St. John's – Planning, Engineering and Regulatory Services
John J. Murphy Building (City Hall Annex), 4th floor (but now working from home)
Mail: PO Box 908, St. John's NL Canada A1C 5M2
Phone 709-576-6121 (rings to my home) Email kobrien@stjohns.ca
www.stjohns.ca

From: Ken O'Brien <kobrien@stjohns.ca>

Date: May 29, 2020 at 7:36:55 PM NDT

To: "IACH / AAPC (PC)" <pc.iach-aapc.pc@canada.ca>, [REDACTED]
[REDACTED]
[REDACTED]

Cc: "CLMHC-HSMBC (PC)" <pc.clmhc-hsmbc.pc@canada.ca>, "Loth-Bown, Christine (PC)" <christine.loth-bown@canada.ca>, Ann-Marie Cashin <acashin@stjohns.ca>, "gerryosmond@gov.nl.ca" <gerryosmond@gov.nl.ca>, "jerry@heritagenl.ca" <jerry@heritagenl.ca>, "Brake, Bill (PC)" <bill.brake@canada.ca>, "Kell, Patricia (PC)" <patricia.kell@canada.ca>, "Campbell, Ashley (PC)" <ashley.campbell@canada.ca>, "Charrois, Genevieve (PC)" <genevieve.charrois@canada.ca>

Subject: Re: (EXT) Copy of correspondence - St John's Ecclesiastical District NHS

Ms. Loth-Bown, thank you for your letter and your reflections and information on the Anglican Cathedral Parish Hall as part of the St. John's Ecclesiastical District NHS. This property, and its proposed demolition and site redevelopment, has sparked an important debate about heritage values and urban planning.

I commend the local group who are pursuing a nomination of the Ecclesiastical District to the World Heritage Site list.


Regards and continued health during the pandemic.

Ken O'Brien

Ken O'Brien, MCIP
Chief Municipal Planner
City of St. John's, NL, Canada
Phone 709-576-6121

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



January 24, 2021

Dear Mayor Breen,

We trust that you and City Staff are continuing to finalize the analysis and options available to you on the Parish Lane Development project.

We are concerned, however, about the lack of communication on the significant issues we raised. We do not believe that our dialogue, which has been one way to date, is complete. Significant issues were raised, and they affect so much more than just our Churches. Further, we concluded our presentation with a reasonable expectation that we would hear from you, and continue to work together.

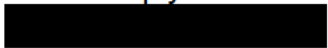
It would be highly regrettable if the next communication we receive is the outcome of the vote at Council.

As the people and Churches that literally surround the site, we deserve further dialogue on how, if at all, you propose to move a project forward that:

1. Is vastly out of scale with the historic neighbourhood
2. Makes no effort to abide by heritage standards
3. Effectively asks for a subsidized parking lot, with its near complete lack of visitor parking (8) on an enormous building
4. May come to damage the surrounding structures, with its lack of clear direction on blasting
5. Will nullify any potential to become a World Heritage Site

These are not trivial issues, and they don't come with easy solutions, but we believe they can be shaped and potentially solved together. We appreciate the poor state of the site, and the pressure you are under to stimulate economic activity in a particularly difficult time. But, it is much more important to shape and advance the 'right' project, rather than just 'any' project, because the developer has already bought the land.

We, the congregations, look forward to further dialogue at your earliest availability and before a vote is called.

Please reply to Anne Walsh, Chair of the Ecclesiastical District Working Group at


Sincerely yours,
David Bard, QC, Chair, St. Andrew's Presbyterian Church Board of Managers
John FitzGerald, PhD, Executive Director, Basilica Heritage Foundation
Patrick Griffin, Chair, Gower Street United Church Board of Management

cc. St. John's City Councillors

Jennifer Squires

From: Karen Chafe on behalf of CityClerk
Sent: Monday, July 25, 2022 9:34 AM
To: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Tracy-Lynn Goosney; Jason Sinyard; Ken O'Brien; Lindsay Lyghtle Brushett; Planning; Christine R. Carter; Jennifer Squires
Subject: FW: (EXT) In Person Meeting at City Hall

-----Original Message-----

From: [REDACTED]
Sent: Sunday, July 24, 2022 3:06 PM
To: Ken O'Brien <kobrien@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; CityClerk <cityclerk@stjohns.ca>
Cc: [REDACTED]
Subject: (EXT) In Person Meeting at City Hall

Ken and Anne Marie:

I was not able to attend the Virtual Meeting however I understand you were upset that your qualifications were challenged at the in person meeting and perhaps this was because of something I said. I therefore want to apologize to you both if what I said was upsetting.

I want you both to know however I fully understand and respect that you are both nationally certified planners with experience with heritage districts.

What I was referring to in my verbal comments was not directed at either of you but that any heritage analysis that was or will be undertaken on proposed zoning changes within the national historic site should be undertaken by a nationally certified heritage conservation professional certified by the Canadian Association of Heritage Professionals.


The qualifications for this certification is attached as well as information about this national organization.

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fcahp-acecp.ca%2F&data=05%7C01%7C%7Cefa3b42967324bd615dc08da6e35c24a%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C637943474421658404%7CUnknown%7CTWFPbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjojV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=aGCp0vUeN5SFp35SGW0KNbQ7jyfnHB9oQKJ19JkzvsA%3D&reserved=0>

If you both have these qualifications then I humbly and doubly apologize but I am not aware that you do.

We appreciate all the efforts you both have made as City Planners on this difficult file.

I would ask the City Clerk to also please ensure that this note be sent to the Commissioner so she also has this clarification.

Thank you so much


Sent from my iPad

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

**Submission
Proposed Rezoning and Variance 68 Queens Road
High Density Condo Proposal
within the
St. John's Ecclesiastical District National Historic Site of Canada (EDNHSC)
and
In the middle of Heritage Area 1**

**By Heather MacLellan, Retired
Superintendent Parks Canada, National Historic Sites
and National Parks Eastern NL,
National Historic Sites Specialist Ontario Region, Parks
Canada,
Capital Project Manager National Historic Sites in NL and
Ontario including oversight of World Heritage Requirements
Assistant Deputy Minister, Tourism, Culture and Recreation, and
A Government Executive Lead for the Development of
The Rooms, and
Deputy Minister, Executive Council, Status of Women/Women's
Policy,
National Capital Commission, Ottawa, Board Member
Currently
Working Committee Member, St. John's Ecclesiastical District
National Historic Site of Canada, and
Board of Managers, St. Andrew's Church**

Recommendations:

Because the process, that has gotten us here today, has appears to have included the circulation of incorrect or outdated information at City Hall, to the public, and even to the Developer, and now that the Federal Government has clarified this information we believe this matter is one of Provincial Interest.

To correct this matter I am therefore recommending that:

- 1. The requested zoning and variance should not be granted and instead**
- 2. A low to medium density zone be considered after,**
- 3. A Heritage Report to inform the scale and design, of the proposed condo is completed and as identified in the new Heritage By Law, Sections 8C and 8D by a nationally certified Heritage Conservation Specialist.**
- 4. That the Report meet the conditions set out in Section 5 of the Bylaw that ensures that the Development and the variance does not impact the heritage value of adjacent properties, and that the**
- 5. City of St. John's ask Parks Canada to work in partnership with Parks Canada to pa terms of reference and over see this work and that it include all matters required to**

- support a World Heritage Application for *The District including Applying the Standards and Guidelines for the Conservation of Historic Places in Canada*, and
6. *Before any more approvals are given and after the Heritage Report is completed the City make good on their commitment of March 31, 2021 Decision Note prepared by Anne Marie Cashin and Ken O'Brien, and approved by Jason Synard, that the City with neighbourhood owners, stakeholders and with Parks Canada to complete a Management Plan to ensure that future development of the Ecclesiastical District National Historic Site of Canada is sympathetic to its heritage values. This work has not been completed and therefore no approvals should be given until this work is finished. This work is urgent and should not wait until the City's Heritage Plan is completed.*

Background

The misinterpreted or outdated information that has been circulated by City Hall that is of concern, if not corrected and updated will eliminate our ability to explore the feasibility of a World Heritage Designation for the District in partnership with the City, the Province, Parks Canada and other Stakeholders. The recent City Note that has been sent out publicly states the following on Page 18:

"Concerns have been raised about potential negative impacts on the St. John's Ecclesiastical District National Historic Site designation. There was an appeal to not allow the development of the proposed apartment building, as it could jeopardize the work of a group of volunteers who seek to nominate the Ecclesiastical District as a World Heritage Site with UNESCO. Information from Parks Canada does not affirm that level of jeopardy to a potential future UNESCO designation".

This same statement was also been made publicly to the Press earlier this year by Councillor Froude. Councillor, Ian Froude made the following statement on November 23rd, 2021, when he said to the media *"that information from Parks Canada suggests the development would not jeopardize a future World heritage designation"*, (Attachment 1, Provided to Commissioner at Hearing).

After this public statement was made I made a Freedom of Information Request to the City to inquire what was the basis for this statement. It was as I thought, see Attachment 5 , a letter sent by Parks Canada, May 2020 addressed to Dr. JohnFitzGerald and myself and CCd to Ken O'Brien that clearly does not endorse the statement made publicly by Councillor Froude on November 22nd, 2021.

After Parks Canada learned of this erroneous press statement they wrote both the Province and the City on January 25th 2022 to correct and clarify the misinformation or misunderstanding, (Attachment 2 provided to Commissioner at Hearing).

This January 25th letter and its corrected information does not appear to have been included in the recent brief that went to Council (and the Public) to assist them in making their decision that approved this Hearing to consider the rezoning to urban development and the requested variance.

As the information in the recent Decision Note was two years old and as it was incorrect at that time, I sent a note to the Mayor and some Council Members asking them to correct this information at their Public Council meeting. I also sent a letter to the Ward Councillor for the

District, (Attachments 3 and 4). I never got a response from anyone to this request and the Councillor for the Ward unfortunately ended up not attending the Council meeting.

I therefore provided the Commissioner , with the actual letter that was sent by the Head of National Historic Sites, Parks Canada in Ottawa to the City on January 25th, 2022, at the hearing, as this is noted as Attachment 1 to this note.

Ms. Loth Bown the Head of National Historic Sites in Canada stated to the DM of Municipal Affairs and Tourism, Culture, Arts and Recreation and the Head of City Planning on Page 2 of her Letter dated January 25, 2022, **"I would also like to clarify that Parks Canada never indicated to the municipality that the proposed condo would have no impact on a potential future bid to have the District added to Canada's Tentative List for World Heritage"**.

She goes on to say that...

"Parks Canada takes a strong interest in the heritage value and conservation status of all national historic sites recognizing the wide range of cultural, social, economic and environmental benefits they provide to their communities. We therefore have an interest in this proposed rezoning as the Federal entity responsible for Parks Canada and the World Heritage Program", and

"Any proposed intervention(this would include proposed high density zones and variances) within the National Historic Site should be compatible with and respectful of the heritage values and character defining elements of the national historic site and that this can be accomplished by using the Standards and Guidelines for the Conservation of Historic Places in Canada, <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>" .

"that the heritage value of the District be taken into account in considering re zoning to ensure the scale and scope of any proposed developments associated with the re-zoning would not negatively affect this historic neighbourhood."

This policy document actually outlines that new development in such heritage places should not overwhelm the heritage place it will sit amongst.

It is pretty simple ie the condo development should not overwhelm the magnificent English Neo Gothic, the Italian Neo Classical , the Scottish Gothic Revival and the Romantic and Victorian architecture the finest ever built or ever will be built in Newfoundland and Labrador. This also includes their valuable historic settings or cultural landscapes in which these buildings sit that also includes spiritually important spaces including cemeteries and burial grounds and including Newfoundland's oldest and Newfoundland first Caribou War Memorial, a symbol taken from the Scottish St. Andrew's Highlanders Brigade, that sits in front of the Anglican Parish property on Queens Road.

Simply they are saying new development should respect the setting it will sit in and not overpower it. The proposed zoning and variance will contribute to overpowering the adjacent and import features of national historic significance.

Therefore for many historical, cultural, landscape and spiritual reasons Parks Canada goes on to say ***"we encourage all authorities to apply"*** the (Federally and Provincially approved)

Policy document ***The Standards and Guidelines for the Conservation of Historic Places in Canada***, <https://www.historicplaces.ca/en/pages/standards-normes.aspx>, and

that ***“the strength of the protective measures applied by authorities and the authenticity and integrity of the historic place are critical factors in such a place being successful with a World Heritage bid”***.

What does that mean, Well it means I can assure you the condo, as proposed, and with a variance proposed, would not meet the authenticity or integrity test required for world heritage a matter of Provincial and National interest. The Province identifies new World Heritage Sites as important to grow the tourism industry of NL, in their Tourism Product Development Strategy.

The Parish Hall property is also right in the middle of the Ecclesiastical District that has both a Catholic Northern Node and a Southern Protestant Node. Modern Condos are not acceptable in World Heritage Sites and often they are not even acceptable within any adjacent buffer zones of these special places. For example if the Basilica, as a national historic site in it's own right, sought a world heritage designation the proposed condo would be in its buffer zone and would impact the visibility of its heritage setting and therefore the feasibility of such a designation.

What is proposed would sit visually right in the center of the District and even if this land was not part of the boundary of the world designated site it's visual impact in the District and in both the Protestant and Catholic zones would impair the historic integrity of the setting.

Ms. Loth Bown is also the Federal Government's or Canada's lead to the United Nation's World Heritage Program. She has now made their federal position known on this matter to the Province and the City. She also points out in the letter the importance of national historic sites for tourism purposes for Canada.

For your information visitors to historic Religious Districts seek places that are sacred, ancient and authentic. The condo will certainly significantly impact this experience that tourists now come or those who may come to the District to experience Newfoundland's oldest European living sacred and spiritual historic landscape dating back at least 300 years. I believe the condo will stick out like a modern sore thumb in an architecturally rich historic urban spiritual complex.

The development as designed will have Provincial and Federal Tourism impacts, especially losing a potential world heritage site in the middle of our Capital City with air and transportation, hotel and services capability.

We will provide the analysis completed by a certified Parks Canada Cultural Resource Specialist to further verify concerns about this matter. We are sharing this with you as the Planning Unit at The City said applying the Standards and Guidelines may be complicated and therefore they would consider adopting these standards at a later date. That is code, in my view, for saying possibly “after decisions are made by Council” about this high density condo development.

The Federal and Provincial Governments adopted these Standards and Policies back in 2003 and the Provincial logo is on the actual standards document. The Province actually played a significant role in developing this world class heritage planning and management guidelines for decision makers and owners of historic places. If the Architect who designed the condo had followed these Guidelines we would not have had to spend our precious time attending all of the city process amendment meetings in the last 4 years to ask for adjustments to what the

Architect and developer are actually proposing. The Province has asked the City to apply these Guidelines as identified by the Board and Chair of the Provincial Heritage Foundation of NL.

The Federal Government interest in this matter is also real. Parks Canada has put millions of dollars into the conservation of this District and continues to provide funding for the District so it can be conserved for all Canadians and future generations.

Not as many millions as local citizens have recently invested to ensure for the preservation of the Basilica, a national historic site in its own right and to preserve its important setting and role it contributes within the Ecclesiastical District National Historic Site of Canada.

Also not as many millions however as the \$40M the Province has invested into **The Rooms** to provide a world class cultural institutions to conserve our heritage and culture and grow the tourism capability of NL. Its site was chosen so it would sit amongst the historic church district in Heritage Area 1 the prime cultural tourism district in NL.

Also when the site selection study was done for *The Rooms* other municipalities lobbied the Government to have it built in their town. However the City agreed to it and its strategic location and views to the old town and not just the harbour. The Developer has been focusing his argument that he will provide a small view to the harbour but this was only a small part of the view the Government wanted the building to achieve.

There was also a document prepared to discuss the construction of *The Rooms* with the City and this should be on file. I know I represented the Province at this meeting with the Mayor and Councillors who gave their agreement to the project and its setting and its objectives to provide magnificent views of the historic neighbourhood it would sit amongst in addition to being able to be an icon for tourists in the City and from the harbour as The Rooms and Churches are now. The project has been very successful in achieving its objectives as The Rooms precovid had a visitation of 300,000 annually.

Also when the St. John's Ecclesiastical District was designated a National Historic Site of Canada by the Federal Government, it was done so with full written endorsement by both the City and the Province. The City also commits to the preservation of the District in their new City Envision Plan signed by the Minister of Municipal Affairs.

If the City has had further conversations with Parks Canada on this matter, since the January 25th, 2022 letter that was sent to Ken O'Brien and if Parks Canada's position has changed in any way we are not aware of this. If City Staff were subsequently talking to Parks Canada where they talking to the right people and who were these statements made by and when? Also I am wondering why the January 25th note was not attached to the recent Councillors and Public Decision Note or any other further possible updates from Parks Canada?

We also don't believe there has been further changes in Parks Canada's position but as the Mayor said we are always open to new information.

Also If the correct information from Parks Canada was in the Councillor's and Public Package that was not evident to me or others in our team who read the note. If it was I will be happy to retract my statements made at the meeting and in this Note.

Thank you
Heather MacLellan

Attachment 1 (Hand delivered to Commissioner at Meeting)

Ian Froude VOCM Report

Attachment 2 (Hand delivered to Commissioner at Meeting) Loth Bown Parks Canada's January 25th letter

Attachment 3

From: [REDACTED]
Date: June 27, 2022 at 3:25:06 PM NDT
To: Maggie Burton <mburton@stjohns.ca>, mayor@stjohns.ca, ifroude@stjohns.ca
Subject: **Federal Request re Parish Lane Site**

Maggie

Pls note this letter from Vice President of Parks Canada Ottawa re zoning and appropriate development for the upper portion of the Parish Lane Site within the Ecclesiastical District National Historic Site of Canada.

This was sent to your planning Division some time ago.

I see no reference to it in your decision note you have before you this afternoon to make a decision on this matter.

This is shocking as there is more sensitivities than just the height impacting The Rooms.

[REDACTED]

Attachment 4

From: [REDACTED]
Date: June 27, 2022 at 10:45:34 PM NDT
To: oravencroft@stjohns.ca
Subject: Federal Request re Parish Lane Proposed Rezoning for Apartment Tower

Good Evening Councillor Ravencroft:

The package of information provided to Councillors and the Public today re the proposed Parish Lane Apartment re zoning contains incorrect and misleading information regarding the Federal Parks Canada Position on the proposed development within the designated St. John's National Historic Site of Canada.

We hope you therefore may wish to correct this information for the Public tomorrow.;

The City Note that has been sent out publicly states the following on Page 18:

"Concerns have been raised about potential negative impacts on the St. John's Ecclesiastical District National Historic Site designation. There was an appeal to not allow the development of the proposed apartment building, as it could jeopardize the work of a group of volunteers who seek to nominate the Ecclesiastical District as a World

Heritage Site with UNESCO. Information from Parks Canada does not affirm that level of jeopardy to a potential future UNESCO designation".

This same statement was also been made publicly to the Press earlier this year by Councillor Froude. As both these City Statements were incorrect a letter to correct this matter was copied to the City from the Head of Parks Canada, Ms Christine Loth Bown on January 25th, 2022 see attached and, see her actual statement on this matter on Page 2:

"that Parks Canada never indicated to the municipality that the proposed rezoning would have no impact on a potential future bid to have the District added to Canada's Tentative List for World Heritage"and

"that the heritage value of the District be taken into account in considering re zoning to ensure the scale and scope of any proposed developments associated with the re-zoning would not negatively affect this historic neighbourhood." and

"that the City's willingness to provide protective measures for this District is another key requirement to achieve world heritage" and "that the development be informed by and follow the Standards and Guidelines for Historic Places in Canada".

The information before the Public and Councillors is therefore incorrect and misleading. May I therefore request you ensure the correct information on this matter be brought to the attention of the Public and Council tomorrow at your Council meeting. I would also like to suggest that an apology be made to Parks Canada, as an important Federal stakeholder, for such a mistake by the City.

Also that it be made very clear to the public that this proposal if approved will significantly impact the heritage setting of this District and another option is to follow the advice of Parks Canada that would allow appropriate new development and density for the District and create long term significant sustainable economic tourism opportunities for the City You can have both and these heritage places need both. They are the finest architecture ever built in NIL and they need to remain in a historic setting to maximize their tourism potential.

No matter what City Staff say the proposed development is simply out scale and scope with the existing heritage neighbourhood.and reducing a meter or so off the top does not correct this situation. Also The Rooms while an important heritage and tourism attraction, it is not a historic building the ecclesiastical and residential buildings are. It is prime Heritage Area 1 for residents and property owners and the tourism industry. As you know 32 cruise ships booked for this summer alone and many of these visitors will come into the District. I also sent the Parks Canada attached letter to Councillors Burton, Froude and the Mayor today.

But as the Councillor for the District I wanted to raise the details with you.

Thank you for your consideration of this matter.



Attachment 5 Freedom of Information Request

From: Kenessa Cutler <kcutler@stjohns.ca>

Date: December 14, 2021 at 2:52:28 PM NST
To: [REDACTED]
Subject: RE: (EXT) Freedom of Information Request

Good afternoon [REDACTED]

Please find the attached letter in response to your request for information. Kindly let me know if you have any questions.

Thank you,

Kenessa Cutler, CIAPP-P
Access to Information and Protection of Privacy (ATIPP) Coordinator
Office of the City Clerk | City of St. John's
709-576-8429 | kcutler@stjohns.ca

From: [REDACTED]
Sent: Monday, December 6, 2021 8:56 AM
To: ATIPP <atipp@stjohns.ca>
Subject: (EXT) Freedom of Information Request

Making a Freedom of Information Request

I am making a FOI request to to seek background information to the recent public statement by Councillor Fronde that:

“According to Parks Canada, a “World Heritage Designation” would not be in jeopardy if the project proceeds”.

I also seek any conditions that Parks Canada would have attached to that statement and who at Parks Canada made such a statement and to whom at City Hall, including both staff and elected officials such a statement was made.

I also seek correspondence on this matter in any format i.e.in writing, by email, verbally on the phone or in person.

I apologize for the hand written form requesting this information however I could not download the form to complete.

Thank you very much
[REDACTED]

Summary of Council Meeting Records

68 Queen's Road (Apartment Building), Adoption-in-Principle, MPA1900002

Councillor Froude presented the motion and gave some background on the process, and the next steps required.

Councillor Froude addressed some of the issues raised opposing this project. One such issue was the impact the project would have on the UNESCO designation for the area. Councillor Froude advised that according to Parks Canada, that designation would not be in jeopardy if the project proceeds.

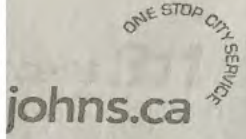
Members of Council discussed the matter, and it was reiterated that it is an adoption in principle. Several members of Council agreed that it should not have a negative impact on the heritage of the downtown, and that there is a need for residential density and less sprawl. There has been a great deal of public engagement on this proposal, and there have been some significant changes to the design from that engagement.

It was the general consensus that this is a good project for the downtown area, will see more people living in the downtown area, would see less deforestation, helping with climate change, and also sustainability and financial benefits.

Moved By Councillor Froude Seconded By Councillor Ellsworth

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment 1, 2021 and St. John's Development Regulations Amendment 1, 2021, regarding land at the rear of 68 Queen's Road to allow the development of an Apartment Building.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley.

 <p>ONE STOP CITY SERVICE johns.ca</p>	ATIPP - Access to Information Request	Office of the City Clerk
Access to Information Request		
Contact Information (to be completed by the requestor)		SECTION 1
[Redacted] Date <u>NOV-28th, 2021</u>		
Organization (optional) [Redacted]		
Address [Redacted]		
Phone [Redacted]		
		SECTION 2
Records are you seeking?		
<input checked="" type="radio"/> My personal information <input type="radio"/> General Information		
Obtain the following information:		
<p style="font-size: 1.2em;"> BACKGROUND INFORMATION FOR ADOPTION-IN-PRINCIPLE MPA 190002 SPECIFICALLY DOCUMENTATION FOR COUNCILLOR FROUDE'S STATEMENT PUBLICALLY "ACCORDING TO PARKS CANADA, WORLD HERITAGE DESIGNATION WOULD NOT BE IN JEOPARDY IF PROJECT PROCEEDS" I wish to receive the requested records in the following format: <u>EMAIL</u> </p> <p style="font-size: 0.8em; margin-top: 10px;"> <i>AND ANY CONDITIONS THEY ATTACHED TO THIS STATEMENT</i> </p>		
Notice		SECTION 3
Personal information provided through this form is authorized under the Access to Information and Privacy Act, 2015 and is needed to respond to your request. Questions about the use of the information may be directed to the ATIPP Coordinator at 576-8429 or		
Forwarded form to:	ATIPP Coordinator Office of the City Clerk P.O. Box 908, 10 New Gower Street St. John's, NL A1C 5M2	
	For further information: Phone: 709-576-8429 Email: atipp@stjohns.ca	
SUBMIT		

2020 Letter from Parks Canada.

May 28, 2020

[REDACTED]

[REDACTED]

Dear [REDACTED]

Thank you for your correspondence to myself and other Parks Canada officials regarding your concerns over the proposed Parish Lane condo development, which, if approved, will result in the demolition of the mid-section of the Anglican Cathedral Parish Hall within the St. John's Ecclesiastical District National Historic Site. As your concerns are largely shared, it seemed that a joint response to both of you would be appropriate.

Pursuant to the Historic Sites and Monuments Act (HSMA), the St. John's Ecclesiastical District was declared a national historic site in 2008. It comprises an unique cultural landscape made up of many remarkable structures and spaces that are valued for their historical associations with religion and education in Newfoundland and Labrador. Included within the district are two buildings that have also separately been designated as national historic sites - the Roman Catholic Basilica of St. John the Baptist National Historic Site and St. John the Baptist Anglican Cathedral National Historic Site. A commemorative plaque for Bishop Michael Anthony Fleming, who was declared a person of national historic significance in 2003, is also situated in front of the Basilica.

As you know, a national historic site's Statement of Commemorative Intent is intended to document the reasons for the site's designation, as recommended by the Historic Sites and Monument Board of Canada and approved by the Minister of Environment and Climate Change. Parks Canada further develops character-defining elements for each national historic site, which elaborate the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of a historic place. Interventions or additions within a national historic site should respect these character-defining elements in a manner compatible with its heritage value.

The Statement of Commemorative Intent and the character defining elements for the St. John's Ecclesiastical District NHS can be found on the Directory of Federal Heritage Designations as follows: https://www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=11843

You have raised a number of questions regarding Parks Canada's role and responsibilities with respect to the St. John's Ecclesiastical District National Historic Site.

Conserving National Historic Sites

Parks Canada takes a strong interest in the commemorative integrity of all national historic sites. However, the Government of Canada does not own or administer any properties within the St. John's Ecclesiastical District National Historic Site nor does the Government of Canada have jurisdictional authority over any elements of the district. Federal legislation does not provide the Government of Canada legislative authority with respect to decisions taken by other owners of designated national historic sites.

Parks Canada encourages all owners of historic places as well as jurisdictional authorities to apply the Standards and Guidelines for the Conservation of Historic Places to ensure sound decision-making when considering the potential impacts of changes on historic places. We also encourage owners and administrators of historic places to consult professional heritage conservation expertise whenever possible in assessing the potential impacts of changes on historic places.

Note that alterations and additions to national historic sites can be undertaken. In such instances, it is recommended that these interventions be guided by the principles laid out in the Standards and Guidelines for the Conservation of Historic Places in Canada. It is recommended that additions be compatible with and respectful of the heritage value and character-defining elements of the national historic site.

To support informed decision-making related to proposed developments within the St. John's Ecclesiastical District National Historic Site, Parks Canada's Chief Architect (Built Heritage), David Scarlett, delivered a workshop on the Standards and Guidelines in St. John's this past February. The principle objective of the workshop was to provide the municipal authorities, stakeholders, and other interested parties with the tools and guidance to effectively apply the Standards and Guidelines in order to help them arrive at the best possible decision regarding this proposed development and the overall management of historic resources within the District.

Loss of Commemorative Integrity

The HSMBC advises the Government of Canada on the designation of persons, places and events of national historic significance. On occasion, the HSMBC assesses changes that have taken place at a national historic site to determine whether the site has had its commemorative integrity significantly compromised or impaired to such a degree that the reasons for designation and/or heritage character-defining elements are no longer evident. In such a case, the HSMBC may recommend that the Minister of Environment and Climate Change place the site on a list of national historic sites whose

commemorative integrity has been destroyed. Normally, such a determination is taken as a last resort and as the result of severe damage or complete destruction.

National Cost-Sharing Program for Heritage Places

When applying to the National Cost-Sharing Program for Heritage Places, eligible national historic sites, or contributing properties to national historic sites, are assessed on the merit of their proposal relative to other proposals received in that funding cycle. As per the 2020-21 guidelines, funding may be available for contributing properties to heritage districts, such as the Anglican Parish Cathedral Hall or the Episcopal Library, based on a Confirmation of Contributing Property and the Statement of Values for the district. Each individual property is assessed independently and changes to other properties within the district would not influence this assessment. Please note, however, that funding decisions have been temporarily suspended given the current situation with COVID-19.

Since 2017, the Program has provided \$1.2M in support for three conservation projects at St. John the Baptist Anglican Cathedral National Historic Site, designated in its own right, as well as being a contributing property within the district, helping to preserve stone walls, windows and slate roofs.

Potential Stimulus Investments

The Government of Canada is taking immediate, significant and decisive action to support Canadians and businesses facing hardship as a result of the global COVID-19 outbreak and is continuing to develop measures to help with the economic recovery. Federal departments and agencies are working in close consultation with all impacted sectors across the economy to take action where it is required, and are prepared to take further targeted action as needed to ensure that Canada is well-positioned for a strong recovery from the impacts of COVID-19 across all sectors of the economy. We will be sure to keep you informed if any programs administered by Parks Canada are launched that might potentially benefit the St. John's Ecclesiastical District National Historic Site.

Designation Process for Potential World Heritage Sites

To be considered for nomination as a World Heritage site, all candidate sites must first be included on Canada's Tentative List for World Heritage Sites. Canada's current Tentative List was updated in 2017 through a public process and independent expert review that resulted in the addition of eight new sites. As countries are encouraged to update their Tentative Lists every ten years, a new process to identify candidate sites for Canada's Tentative List is not anticipated in the near future. In each of the past updates to its Tentative List (2004 and 2017), Canada has endeavoured to limit additions to approximately ten new candidate sites. This reflects the amount of time necessary to develop World Heritage nominations from the Tentative List, and the current limit of one nomination submission per country, per year to the World Heritage Committee for consideration.

When Canada's Tentative List is next updated, proponents will have an opportunity to propose their site for potential addition to the list, although the specific criteria and

application process will be determined closer to the date. It can be expected that future sites added to the Canadian Tentative List will be those considered to have the best possible chance of success as potential nominations to the World Heritage List. Potential considerations as part of the expert review would include the proposed boundaries of the nominated site, the strength of existing protection measures, and the heritage values that form the basis of the nomination. In light of this, it would be impossible for Parks Canada officials to predict what the impact of future developments might be on the potential for the St. John's Ecclesiastical District National Historic Site to be added to Canada's Tentative List for World Heritage Sites. Inscription on the World Heritage List does not confer new protective measures or guidelines on a place. Instead, the nomination dossier for the property must demonstrate high standards of protection and management under the managing jurisdiction, and must clearly protect the heritage values for which the property is proposed as a World Heritage site. As such, continued application of the Standards and Guidelines for the Conservation of Historic Places is strongly recommended if there is a desire to consider nominating the St. John's Ecclesiastical District National Historic Site for potential addition to Canada's Tentative List for World Heritage Sites in the future.

I very much appreciate your interest and engagement in support of the commemorative integrity of the St. John's Ecclesiastical District NHS. I am pleased to know that, over the past several months, there has been significant discussion about the proposed Parish Lane condo development involving multiple community and heritage sector stakeholders. Parks Canada will continue to support the City of St. John's and others by providing information and guidance focused on the effective application of the Standards and Guidelines for the Conservation of Historic Places in Canada. Should you require further information, please contact Dr. Patricia Kell, Executive Director, Cultural Heritage, Parks Canada Agency at patricia.kell@canada.ca.

Sincerely,
Christine Loth-Bown
Vice-President, Indigenous Affairs and Cultural Heritage Branch
Parks Canada

**A Note on Process
July 24th, 2022**

A Submission to the Commissioner considering the proposed Amendment to the St. John's Urban Region Regional Plan for the rezoning of land at 68 Queen's Road, St. John's

**A Note on
Process**

The process over the last four years appeared to us to have been often partial, favouring the Developer, for the reasons described below.

The City's actions since 2020 appear to be championing rezoning of the land associated with 68 Queen's Road to accommodate and facilitate the construction of a high-density residential tower within a National Historic Site. But to date the City does not appear to have taken actions necessary to ensure that the development meets Provincial and Canadian Heritage Policy Standards.

During the last public review process for site-specific high-density rezoning, the Province (Heritage NL / HNL) specifically asked the City to apply *Standards and Guidelines for the Conservation of Historic Places in Canada* as a test of the development proposal, as did the Federal Government and representatives of the working committee associated with the St. John's Ecclesiastical District National Historic Site of Canada (the Basilica Heritage Foundation, Gower Street United Church and St. Andrew's Kirk). The Canadian Committee of the International (United Nations) Council on Historic Monuments and Sites also wrote Premier Andrew Furey urging that these professional Heritage Policies, Standards and Guidelines be applied to decisions about the condo development.

These policies give specific directions for new construction in such a historic setting.

The City and the developer seemed to be prepared to follow some heritage policy standards for the portion of the land, specifically for that part of the development that has become the four-storey townhouses on Queen's Road. As a result of this planning the City approved for this portion of the property a "low density downtown residential zone", a development capped at 3 or 4 storeys maximum. This was the right process and correct decision and residents and stakeholders applauded the City and the Developer for taking this action.

Within meters of this low-density zone, however, the developer and the City are now requesting a zone that seems completely antithetical to the good judgement previously shown: i.e., a high-density site-specific apartment zone to allow a building of 9 or more storeys and a further variance to exceed established height restrictions.

The City and the developer agreed to the redesign of his original plans and the zoning from high density to low density to proceed with townhouses on the Queen's Road portion of the development. Shortly after this the Developer, with what appeared to be the City's support adamantly refused to do any more work of consultation with the public or stakeholders, on a new zone for the condo high-rise portion of the property. It is clear to

us, then, that consultation was inadequate, and failed to consider what the existing historic site needed or what stakeholders wanted.

This also happened despite the fact the Developer's own heritage architects from Toronto, ERA, recommended a lower profile development to be located behind the townhouses, (That report is available from City Planning.)

Despite the recommendations, and contrary to the ERA report, and lacking needed consultations, City Hall moved ahead with a process to allow a high-density condo in a new high-density site-specific apartment zone, replacing an area zoned open space.

This planning process that resulted in the townhouses was initiated because of public objections; however, there was a greater public outcry objecting to the condo portion of the development, but no meaningful response or re-design, only accommodation from the City to let the tower go forward.

As neighbours and stakeholders, we are therefore confused. Has the developer been given a pass by City Hall or the Province on having to do further stakeholder discussions for the largest and most sensitive heritage zone in our province, a zone that will be forced to endure a precedent-setting condo development in the heart of Heritage Area 1, the EDNHS and a possible World Heritage Site?

Other questions and concerns arise from a Freedom of Information request dated Feb 10th, 2021 at 9:24 am (Attachment 1) from developer Rick Parly, to Jerry Dick, (then) Executive Director of HNL.

The email read [emphasis added]:

"The Open Space Zone for the back of the site, where the condominium building will be located, will be changed to "urban development", subject to a Commissioner's Hearing that will be managed by the Province.

Since we already had the support of the Minister of Municipal Affairs, this is a positive step... ." (original attached)

This statement concerns us greatly as it appears to indicate that the Provincial Minister at the time was already supporting such a development and therefore the kind of re-zoning that it would require to proceed.

We also note that before any zoning was approved, the Council allowed the developer to put in place all the water and sewer services he needed, at his own risk, on the basis that the City was doing resurfacing work in front of this property following a significant road rearrangement that appears to be there to slow traffic in front of this property site. Why did this City work commence before approvals were given and why could it not wait?

Further, work by the City on the retaining wall off Harvey Road behind this property also appears to have been undertaken before approvals were given, while the adjacent wall behind St. Andrew's (which is in worse shape), has had no work done by the City, and no discussions have been held with St. Andrew's on this matter.

There also have been problems with the way the City treated the Churches' attempt to visually demonstrate our issues. This attempt was outlined in a letter sent by our organizations to City Councillors. This letter also references that the withholding of information about the height of the condo from us from Queen's Road and denying us the right to present to Council and its Built Heritage Experts Panel, while others had wide access, seems most unreasonable given that we will be the stakeholders most affected.

Given the circumstances described above, we recommend the following:

1. That the requested zoning and variance should not be granted;
2. That a Heritage Report to inform the scale and design, of the proposed condo should be required as identified in the City's new Heritage By-Law, Sections 8C and 8D, and should be only prepared by a nationally certified professional Heritage Conservation Specialist;
3. That the Report meet the conditions set out in Section 5 of the By-Law to ensure that the Development and the variance does not impact the heritage value of adjacent properties;
4. That the City of St. John's ask Parks Canada to prepare a terms of reference and oversee this work in partnership with them and that it include all matters required to support a World Heritage Designation for the District including Applying the Standards and Guidelines for the Conservation of Historic Places in Canada; and
5. That, before any more approvals are given and after a professional Heritage Report is completed, the City make good on its commitment in the 31 March 2021 Decision Note prepared by Anne Marie Cashin and Ken O'Brien, and approved by City Manager Jason Sinyard, that the City work with neighbourhood owners, stakeholders and with Parks Canada to complete a Management Plan to ensure that future development within the Ecclesiastical District National Historic Site of Canada is sympathetic to the heritage values of the District as identified by Parks Canada. This work has not been completed and therefore no approvals should be given until it is. This work is urgent and should not wait until the City's Heritage Plan is completed.

Respectfully submitted,

Heather MacLellan
Representing the Board of Managers St. Andrew's Church

[REDACTED]

24th July 2022

Heather MacLellan

[REDACTED]

24th July 2022h

Attachment 1 and 2 see below

Attachment 1



Attachment 2

March 10th, 2021

His Worship Mayor Danny Breen
City of St. John's
10 New Gower Street
P.O. Box 908
St. John's, NL
A1C 5M2

Your Worship:

We are writing to you once again as three of the principal churches of the St John's Ecclesiastical District National Historic Site in the City's Heritage Area One.

We understand that you as Mayor and the council elected to manage the City must rely upon the City's professional staff to prepare and present briefings to council. We therefore expect City Staff to present such briefings in an unbiased professional manner for consideration by the Mayor and Council.

We are deeply committed to the maintenance and preservation of the church buildings and surrounding area of the City's Ecclesiastical District. We therefore watched the February 9th 2021 City Council meeting, which discussed the proposed Parish Lane Development, with great interest. We were greatly distressed to note City Staff's characterization of one of the slides in our presentation to the City as a "Total Misrepresentation" and to further note that the slide itself was taken totally out of context from our presentation.

In our view, City Staff behaved most unprofessionally in this regard and clearly departed from the unbiased professional standard expected of staff in their briefings to Council. As this was a public meeting of Council conducted by public video we have no idea how many members of the public viewed the city staff's presentation including the mischaracterization. For the record, there was absolutely no misrepresentation in our brief to the City or in public information we released about the proposed tower.

City staff and Council would do well to remember that our group of churches joined together in a presentation to Council on the Parish Lane development because the proposed very large condominium tower was of great concern to us. Neither the developer nor the City have responded to our requests for disclosure of the proposed total tower height above Queen's Road and Harvey Road. The developer's proposal to treat the condominium as a development off Harvey Road is nonsensical. It was and is a proposal to develop a greatly out of scale, modern building off Queen's Road in the City's historic cultural core which is totally unsympathetic to the surrounding heritage area and historic buildings.

In the circumstances, we feel we are owed an apology by City Staff. Details of our concerns flow in the attached Appendix.

We respectfully request and await the City's response.

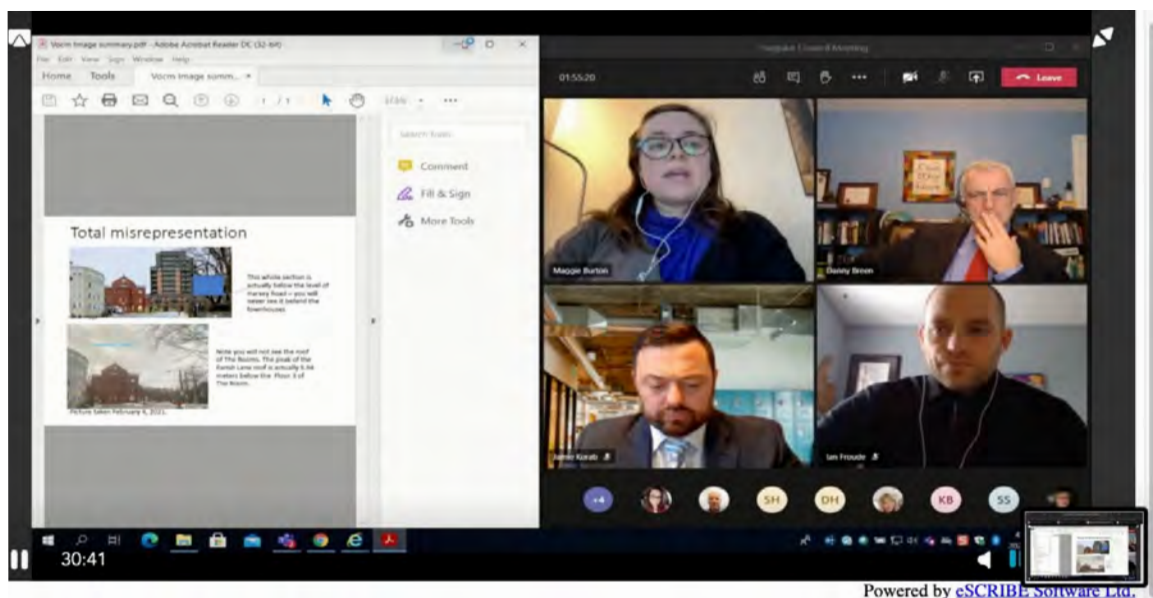
Yours sincerely

David Baird, QC, Chair St. Andrew's Presbyterian Church Board of Managers
Patrick Griffen, Chair, Gower Street United Church Board of Management
Dr. John FitzGerald, Executive Director, Basilica Foundation

cc.

City Councillors
Elaine Henley, City Clerk
Mr. Kevin Breen, City Manager

Attachment



This Slide, now being referenced as a "Total Misrepresentation", was actually included in a "thoughtful, factual and researched presentation" presented to the Mayor and senior City staff on December 1st, 2020 titled **"The Proposed Parish Lane Development in the Ecclesiastical District, Concerns and Requests"**. This Slide was actually in a section of the presentation titled **"Out of Style"**. This Section includes statements such as "the proposed tower does not blend with the District and sets a negative precedent for this Heritage Area 1 neighbourhood, and the size of the proposed development is out of scale with the churches, and the other built heritage in the area".



At that time, we met with the Mayor and senior staff, in good faith, to express our deep concerns about the proposed Condo Tower. We subsequently requested a follow up meeting so dialogue and exchange could take place on the matters we raised. The follow up meeting request was denied. The subsequent use of this slide by the media was also made in the full context of our concerns as stated above.

Despite the interpretation of our slide now being referenced as a "Total Misrepresentation" at City Hall to Councillors and the public, we actually stand by our depiction as our schematic was taken directly out of the proponent's LUAR, page 19, looking straight towards the Queen's Road view. LUAR p.19

The section to the right (the Annex) which someone is claiming will not be seen, is also clearly in view from the South on this page. This 5 storey Annex as depicted in the LUAR is plainly above the proposed townhouses. To give you some comparative perspective on the scale of the proposed five-storey Annex, this is the same number of storeys as the Alt Hotel, found on Water Street and Harbour Front. We actually have no problem with the scale of the Annex and would support a 4 storey development for the entire "Site Specific Zone" that you have asked your Planning Department to craft.

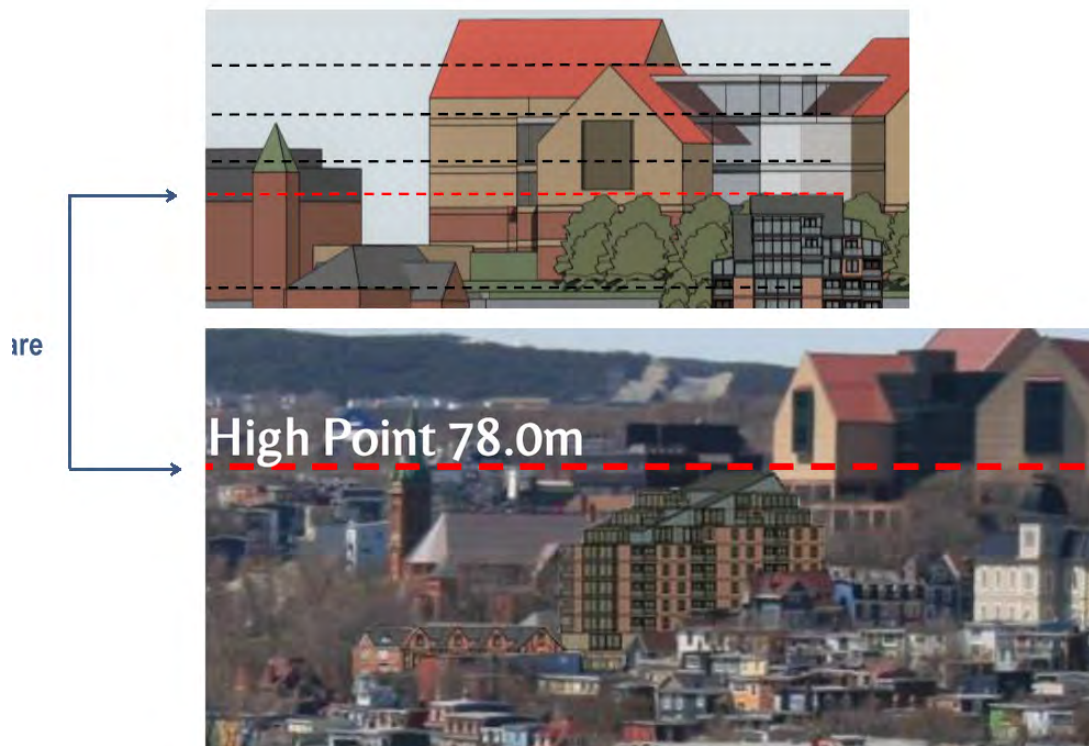
The other point that was criticized about our slide was the fact we depicted the roof of *The Rooms* from the South. We also stand by this statement. Please see our recent photo below taken from Church Hill across the street from Gower United Church's East side where *The Rooms* can be seen quite prominently.

Now please see Page 23 of the LUAR that clearly shows *The Rooms* still quite prominent from Church Hill West with the proposed Condo in Situ.



LUAR Page 23

It also should be noted that on Page 19 in the LUAR, two clearly different building heights are depicted. The first picture shows the top of complex to be below the Kirk tower roof. The second picture above shows the top of the complex is part way up the height of Kirk tower. Other LUAR depictions are variable as well of the condo tower from Queens Road from City.




Further, in the past year, we have requested the height of the condo tower from Queens Road from City Planning, from Councillor Burton and the Deputy Mayor. We have never received this information, curiously and despite these reasonable requests (see Slide below).

We also stress that providing the height of the development is a requirement in the Developer's Terms of Reference. Views and height of the proposed development from the South are as important as views and height of the proposed development from *The Rooms*.

From: Ken O'Brien <kobrien@stjohns.ca>
Date: August 13, 2020 at 4:34:33 PM NDT
To: [REDACTED]
Subject: 68 Queen's Road proposed development - Height and Boundary or Yard Distances

Hi, [REDACTED] We don't know the height of the proposed Harvey Road building measured from Queen's Road, as we don't measure or regulate buildings in that way. The building height is measured from the road where the building has frontage. The proposal is for 18 metres of height as measured on Harvey Road (see the drawing below).



From Entrance Deck Elevation

15.0m

18.0m

In the Apartment High Density (A3) Zone, the required side yard is 1 metre per storey, up to a maximum of 6 metres. The zoning to be proposed for this development will likely be specific to this development.

In the Commercial Central Mixed Use (CCM) Zone, there is no specific side yard requirement. The CCM Zone is used in various areas of downtown, where traditionally many buildings were joined to one another.

Let me know if you need more.

Regards,

Ken

Ken O'Brien, MCIP
Chief Municipal Planner
City of St. John's - Planning, Engineering and Regulatory Services

Presentation for Commissioner Chantelle MacDonald Newhook



23 July 2022

Representing

The Basilica Heritage Foundation

Gower Street United Church

St. Andrew's Presbyterian Kirk

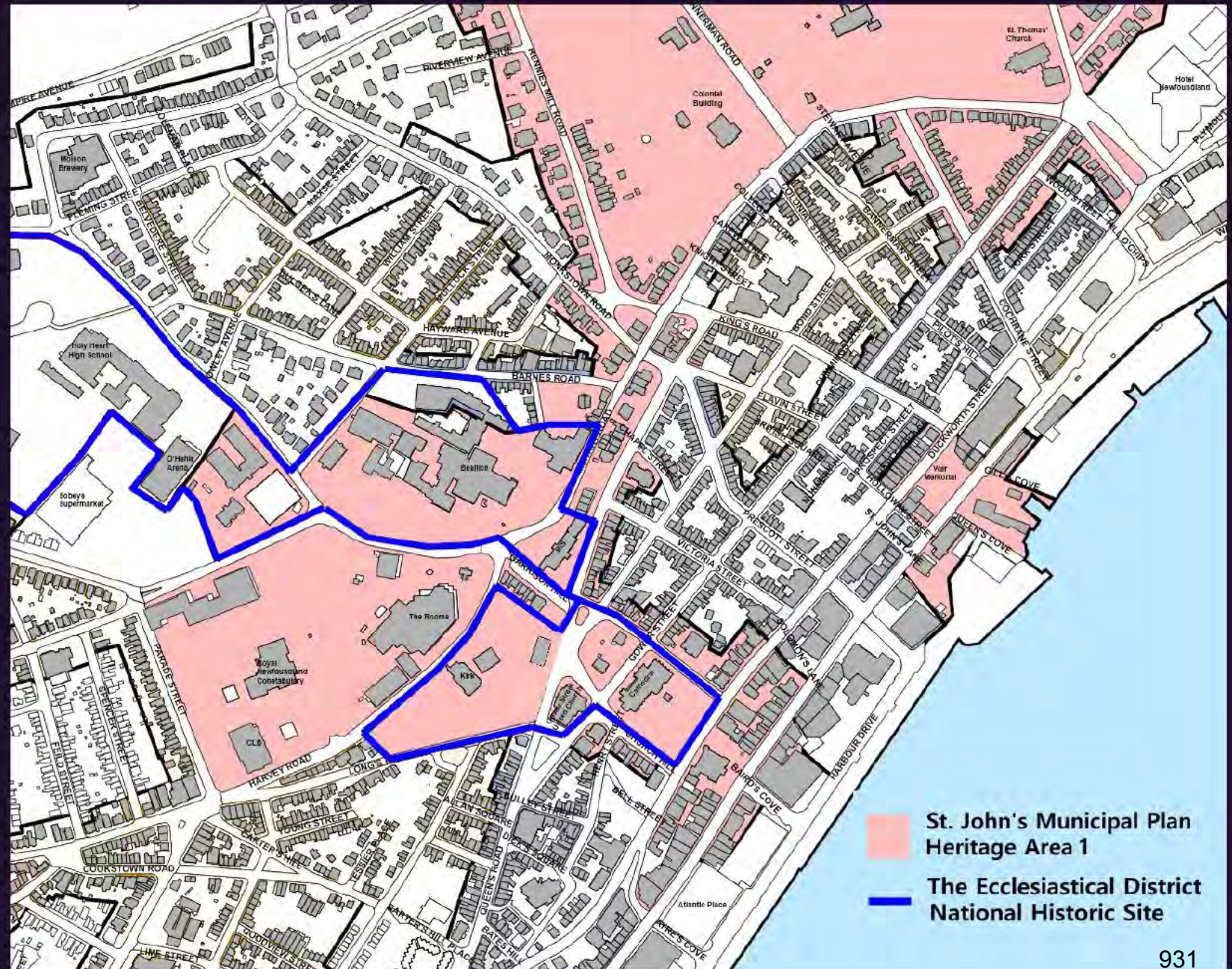
With assistance from Patricia Buchanan, Heritage Conservation Planner

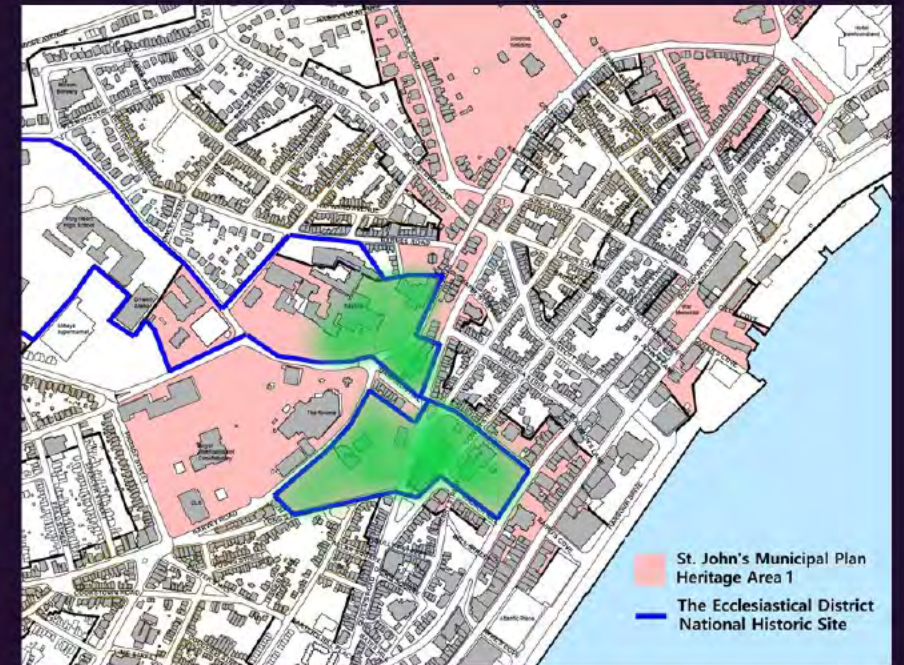
Topics

1. The Ecclesiastical District Heritage Landscape
2. Application of Standards and Guidelines
3. The Responsibilities of State Parties
4. St. John's City Council Statement re: Development Impacts



1 The Ecclesiastical District Heritage Landscape





Key character defining elements

- Location in downtown St. John's
- Siting on a steep hill overlooking the harbour
- Single use character

Key Character Defining
Elements

Varying architectural styles



St. Andrew's Presbyterian Kirk



Anglican Cathedral of St. John the Baptist



Gower Street United Church



Basilica Cathedral of St. John the Baptist

Cemeteries and monuments



Key Character defining elements

- Various landscape features including trees, shrubs and open spaces



These are representative views of the churches, trees and open space in the centre of the downtown portion of the Ecclesiastical District

- The District - its unique landscape and its institutional buildings - represents more than three centuries of important early Newfoundland and Labrador, Canadian and North American charity, educational, religious, social, political and spiritual endeavours which were founded and headquartered here.
- More than 300 years ago these churches laid the foundation of our present society and culture.
- Even before that, Missionary Societies from England established their charity, education and religious programs here to spearhead their work throughout the colony.
- The District's heritage value continues today in all these themes: it is living history, the history of the City and the Province.



With its beginnings in the area in 1699, it has come to represent in its totality a complete, authentic package of religious character features. It is where

- Early European missionaries to North America, such as the Society for the Propagation of the Gospel, brought care and education for both adults and children
- The largest missionary educational institution in the world - the British Newfoundland School Society - centred its operations with more than 300 schools around the globe
- The oldest Anglican congregation in North America resides
- The largest Roman Catholic Basilica of its day in North America was built
- An early influential Presbyterian Church of Scotland and its congregation are located
- The oldest Methodist (later United) congregation in the City was established
- Denominational Educational Schooling started in NL
- The Sisters of Mercy and Presentation Sisters built their institutions
- One of the finest stained glass collections in the world is housed
- Thousands of the City's human remains are interred in its six graveyards, some of the oldest in the Province
- Religious leaders have been recognized in their own right as persons of national historic significance
- Magnificent ecclesiastical art pieces such as Italian marble sculptures, landscape sculptures, rare books and gold vestments are housed
- Some of the finest examples of Romanesque and Gothic Revival architecture in North America are located, designed by some of the best architects of their day

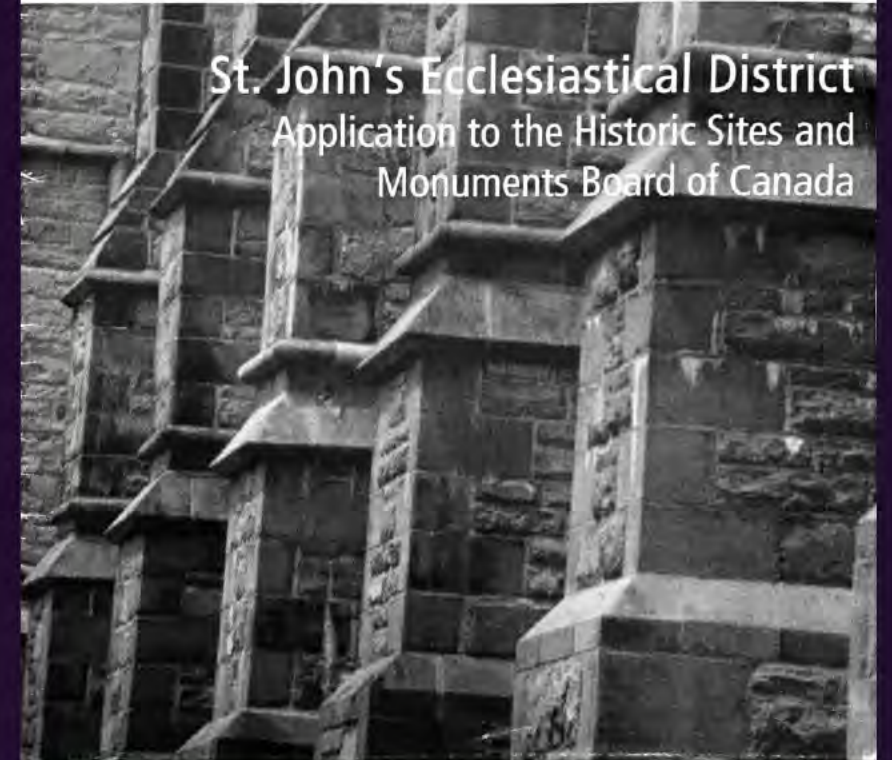
On behalf of the City of St. John's Municipal Council and its Heritage Advisory Committee, we extend full support to the application of the Heritage Foundation of NL for the consideration of the St. John's Ecclesiastical District to the Historic Sites and Monuments Board of Canada.

- Mayor Andy Wells, Letter, 13 July 2005

In 2008, the area was designated as the Ecclesiastical District National Historic Site of Canada by the Federal Minister Responsible for Parks Canada following the recommendations of the HSMB of Canada and the request of the City and the Province.



St. John's Ecclesiastical District
Application to the Historic Sites and
Monuments Board of Canada



Ecclesiastical District Digital Recording Program and Its Importance for the Ecclesiastical District

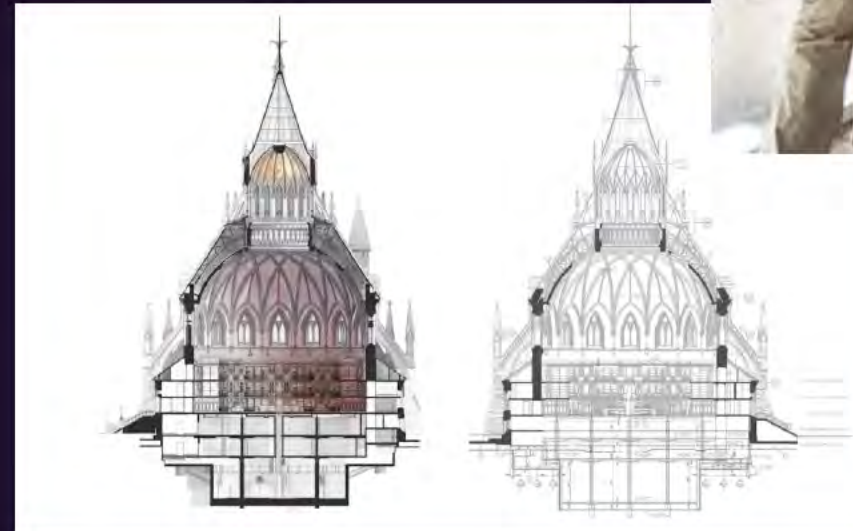
A priority interest of Dr Mario Santana Quintero
(Carleton University and Secretary General UN Monuments and Sites)

- State of the Art recording of the District churches
- Significant for Provincial tourism and economic development
- Implications for future heritage opportunities, such as our World Heritage submission

Our district possesses some of the largest, most extensive, and impressive historic buildings in Canada, built in the Neoclassical Revival, Neo-Gothic, Scottish Gothic and Romanesque styles of architecture. This is an exceptional and sustainable heritage resource.



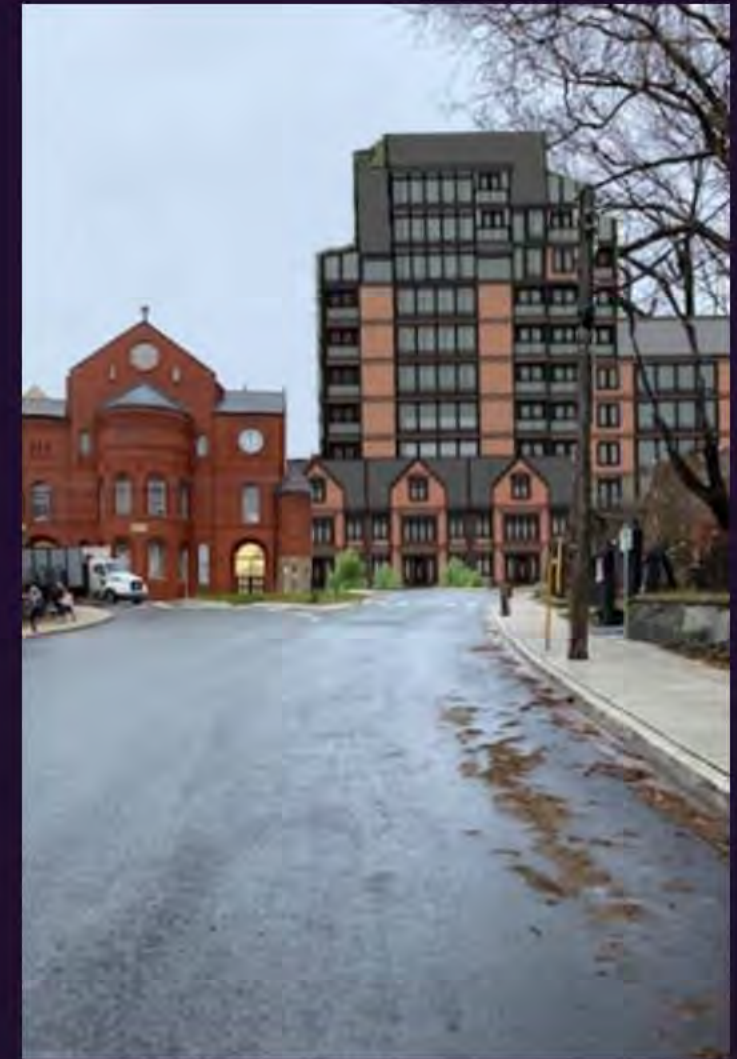
Dr. Santana Quintero in Egypt



2 Application of *Standards and Guidelines for the Conservation of Historic Places in Canada*



- The Parish Lane site (red) is zoned Public Open Space but is now in the process of being re-zoned to allow an urban high-rise / high density structures which will encroach on the skyline.
- Parks Canada and the Province (HNL) recommended that the *Standards and Guidelines* be applied.



X



Standard 11. Recommends that new additions to an historic place be subordinate to the historic place.

The Parish Lane proposal is much larger in scale and massing than any of the church buildings in the heritage district.



Standard 11 will not be met.

Heights shown are from sea level

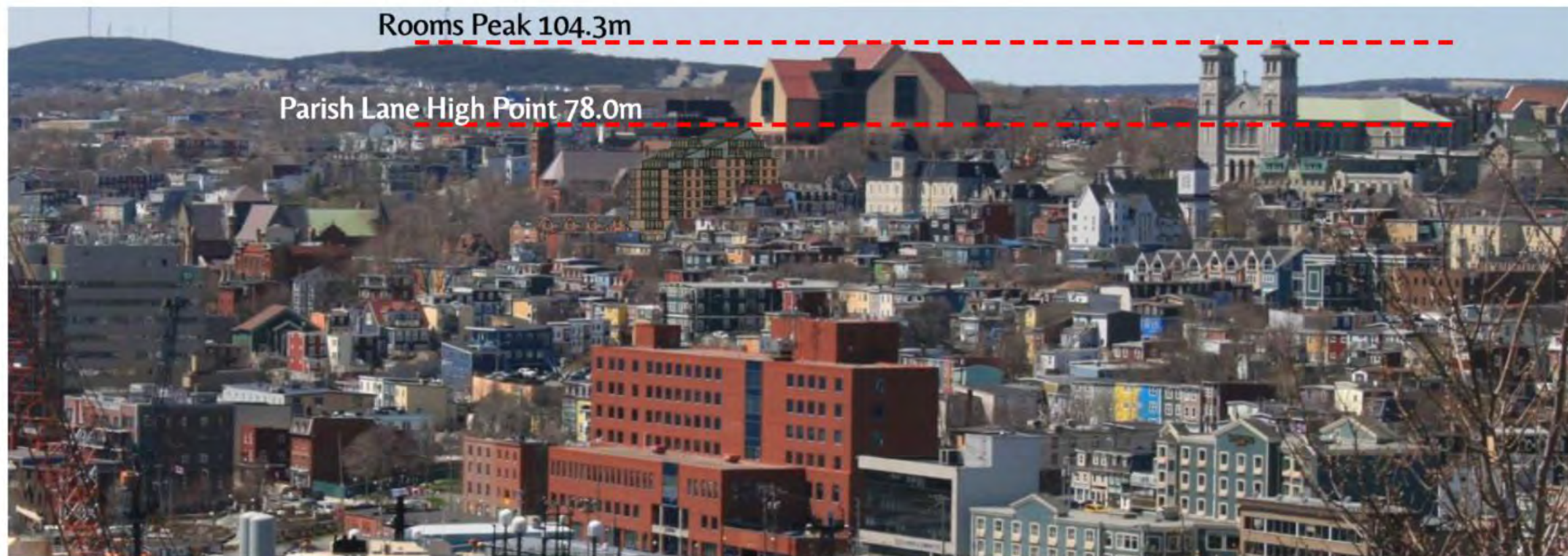


Image from the Developer's LUAR

Spatial Organization

Open spaces, trees and shrubs are an integral part of many heritage districts and are often major defining features. Example below of Quebec City, a NHS and a UNESCO WHS.



Standard 4.1.4. Spatial Organization. Additions or alterations to a cultural landscape. Does not recommend adding a new feature that alters or obscures the spatial organization.



The open space between St. Andrew's Presbyterian Church and the Anglican Rectory and former Parish Hall is a character defining feature of the District and will be destroyed by the tower development. This loss of open space also affects the single-use character defining feature of the District.



Standard: Spatial Organization

The proposed tower physically and visually separates St. Andrew's Presbyterian Church from the other churches of the district impairing the district's heritage values relating to proximity.





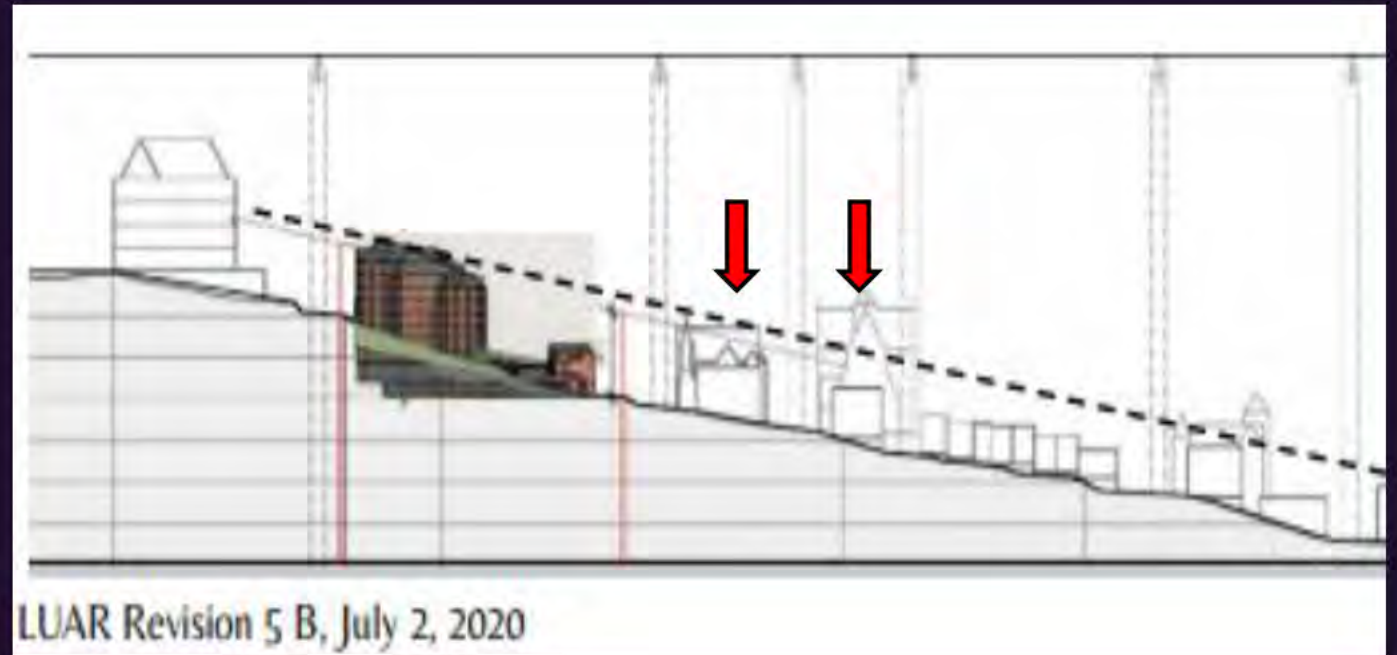
Standard: Public Understanding Of Spatial Organization

The Rooms is an excellent vantage point for understanding and appreciating the spatial organization of the Ecclesiastical District.



Public Understanding Of Spatial Organization

The view of the District will be interrupted and the Anglican Cathedral and Gower United (red arrows) are visually obscured, as is everything in line below it.



Standard: Visual Relationships

Section 4.1.5.15 - Visual Relationships - additions or alterations to a cultural landscape recommends:

Designing a new feature when required for a new use that respects the historic visual relationships in the cultural landscape.

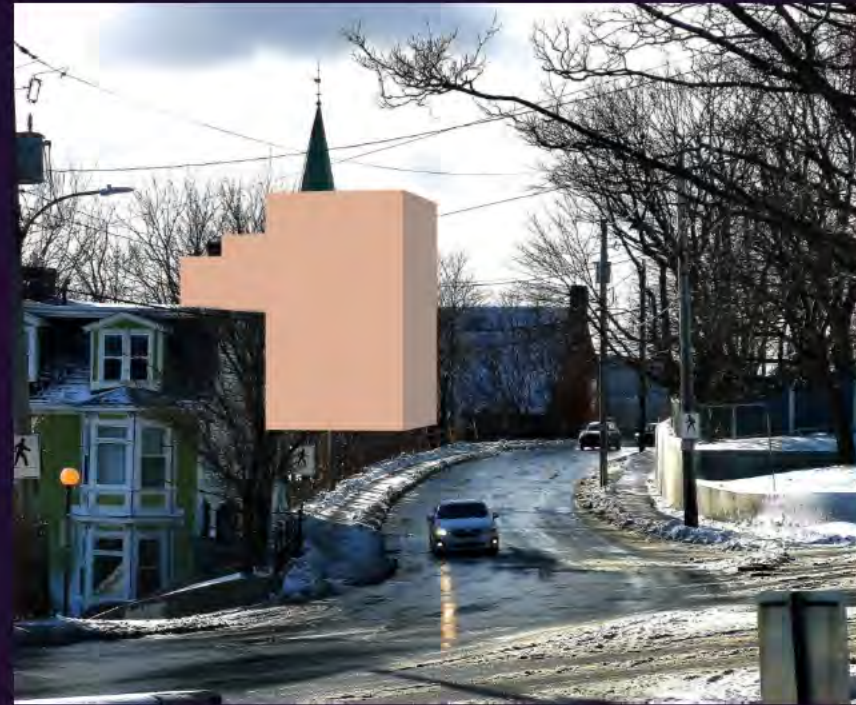


Visual Relationships

This visual connection speaks to heritage values associated with the cluster of religious buildings in the district that are of "unusual proximity to each other".



The height and massing of the proposed tower obstructs the visual connection between the Basilica and St. Andrews Presbyterian church.

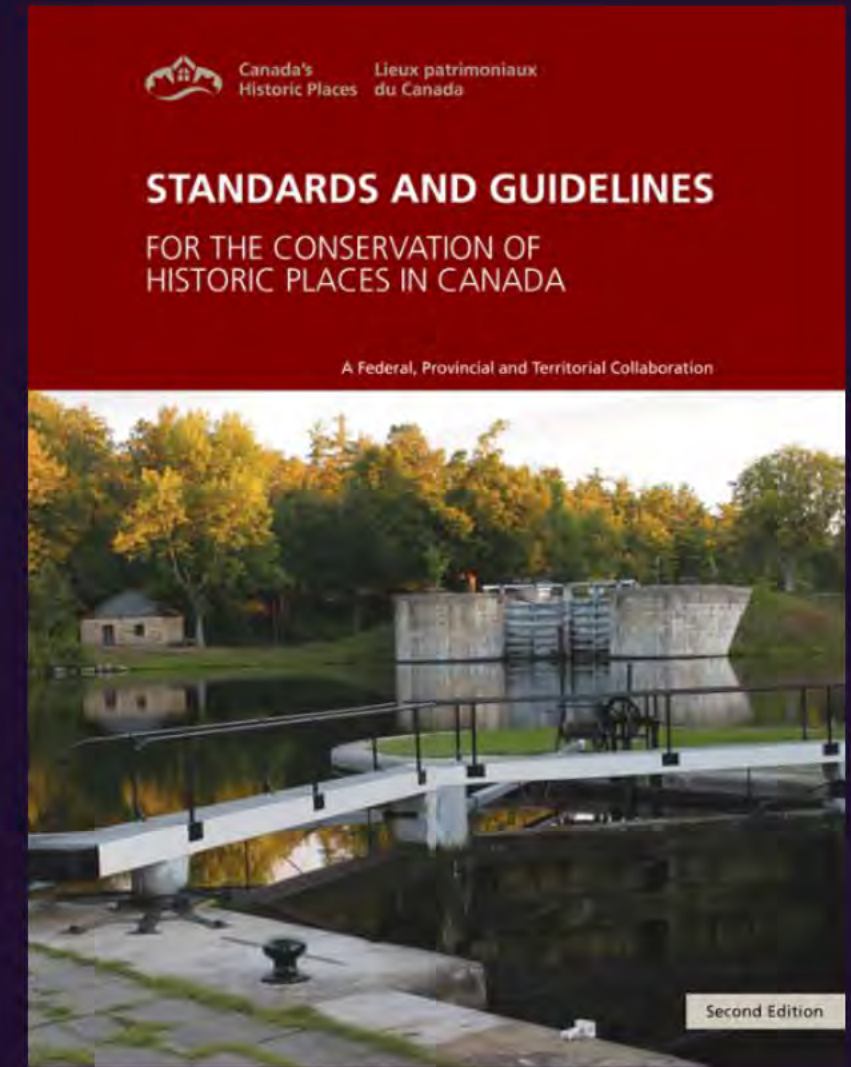


Harvey Road

3 The Responsibilities of State Parties

Gaillard, Rodwell. 2015. A Failure of Process, Comprehending the Issues Fostering Heritage Conflict in Dresden Elbe Valley and Liverpool
Unknown Author

Schoch. 2014. Whose World Heritage? Dresden's Waldschlößchen Bridge and UNESCO's Delisting of the Dresden Elbe Valley
2191



What are Parks Canada's expectations of various levels of government for sites seeking World Heritage status?

Applying *Standards and Guidelines* and putting adequate protective measures in place to ensure their integrity and authenticity.



4 St. John's City Council Statements re: Development Impacts



- Councilor Ian Froude's made this statement about what Parks Canada has said about a World Heritage Nomination

"Critics say the view from The Rooms is at risk, as well as possible UNESCO designation for the larger St. John's Ecclesiastical District, which has already been deemed a National Historic Site.

Councilor Ian Froude says that, and other issues, have been addressed.

He's says while the effort for UNESCO designation is a 'laudable goal,' **information from Parks Canada suggests the development would not jeopardize such future designation."**

Media report November 2021

- This is what Parks Canada had actually said

“It would be impossible for Parks Canada officials to predict what the impact of future developments might be on the potential for the St. John’s Ecclesiastical District National Historic Site ...

... the nomination dossier for the property must demonstrate high standards of protection and management under the managing jurisdiction, and must clearly protect the heritage values for which the property is proposed as a World Heritage site. As such, continued application of the Standards and Guidelines for the Conservation of Historic Places is strongly recommended.”

- Christine Loth-Bown, Vice-President Parks Canada,
Ottawa *and* Canada’s representative on UNESCO’s
World Heritage Committee

Parks Canada Letter May 2020

- To make its position perfectly clear, Parks Canada followed up with this statement in early 2022.

“... Parks Canada never indicated to the municipality that the proposed rezoning would have no impact on a future bid to have the District added to Canada’s Tentative List for World Heritage“

“... the heritage value of the District be taken into account in considering re zoning to ensure the scale and scope of any proposed developments associated with the re-zoning would not negatively affect this historic neighbourhood”

“... the City's willingness to provide protective measures for this District is another key requirement to achieve world heritage” and that “the development be informed by and follow the Standards and Guidelines for Historic Places in Canada”.

Parks Canada Letter January 2022

Thank You



From: [REDACTED]
Sent: Thursday, July 21, 2022 11:49 AM
To: CityClerk; CouncilGroup
Subject: (EXT) NO Parish Lane

Dear Council, Clerk and Commissioner,

I am writing to voice my strong opposition to the rezoning of the Open Space of 68 Queen's Road to allow the Parish Lane development. I am against all and any development of this site. I believe it should be kept as the public green space that it is and always has been. I realize that maintaining the Open Space zoning does not in itself preserve the trees, plants and animals that exist there, as Open Space zoning allows for recreational uses as well. However I believe that denying this rezoning will result in the division of the property and possible sale of the Open Space to someone who will preserve it.

We know with the recent and future sales of so many Church properties that we are facing a massive loss of community space and much of that is green space. None of these Catholic properties are zoned Open Space. This makes it all the more important to preserve this zoning here.

The height of the proposed condo building from Queen's Road is 36.15 metres. (That's over 118ft). This is taller than the Hilton Gardens Hotel at the end of New Gower street which is 35.05 metres. To measure this proposed building from Harvey road and not Queens is ridiculous. No one would say that the old BIS is two stories. It is far too tall for this area.

Slopes are protected in section 3.1 of the Envision Municipal Plan. They are also a key aspect of the Ecclesiastical zone. The proposal involves digging out or blasting out 17.3 metres, almost 57 feet into the bedrock that makes up the slope of the hill. Damage to the Kirk, their hall (which houses Happy Times daycare), and the 130 year old foundations of the houses on Garrison Hill seems inevitable. We can feel vibrations [REDACTED] when large trucks go by on Harvey Road. Will the road even be ok? Or the Rooms? Can we honestly justify closing or relocating an excellent, affordable neighbourhood day care while this tower for rich people is constructed?

Some on city council have justified supporting this proposal because they want to increase housing density because that is necessary for building a thriving downtown. I want a thriving downtown. [REDACTED]. I live, work and spend my money downtown. I want others to share this lifestyle, and some of my neighbours do, but many of my current wealthy neighbours do not. [REDACTED] There are many condos in the area that sit empty 6, 8, 10 months of the year while across the street, every night, The Gathering Place turns away people from their overfilled shelter. This is not a phenomenon unique to St. John's. Properties in downtowns around the world are being bought up by people who do not live in them year round. This HAS to be taken into account when making a case for increased density.

Early on in this process, while gathering the 5000 plus signatures for our petition to save the Open space, [REDACTED] on the doors of the people of Henry Street and Dick's Square. They had been living with the construction of the Star of the Sea condos for years. They were so sad and frustrated. They were unable to live peacefully, or even tolerably in their homes. They were also unable to sell or even rent out their homes. Many have turned into airbnbs. [REDACTED] But now we are tired. We are frustrated. We are sad. We are sick of being ignored by a city

council that goes against its own regulations and bylaws if a rich man asks them too. My neighbours are my friends and I know if this development goes through I will lose them and my community. It will be impossible for me to stay in my home and impossible for me to find another affordable rental in the downtown. This is gentrification.

Our world is burning. It is not fine. It is time to stop destroying nature and communities.



St. Andrew's Church
St. John's Ecclesiastical District National Historic Site of Canada
Variance and Vibrations
Impacting the Historic Masonry and Historically important and Fragile
Cultural Resources and Stained Glass Collections in the District

We have been advised that the construction of the proposed high density condo, within feet of our property, will create vibrations and damage our historic masonry structure and our important 60 piece Scottish Ballantine Window Collection, considered one of the best Ballantine Art collections in the world.

The Basilica also have marble statues, a world class historic Irish, English and French stained glass collection and a masonry arch on Harvey Road with a marble statue on top. Gower Street Church is also a masonry structure and has a unique stained glass collection. Collectively we have one of the finest and most fragile stained glass collections in Canada if not in NA. Some part of our masonry is original brick and limestone and needs special conservation attention. Parks Canada has invested millions of dollars and continues to invest in this District to support its conservation needs.

Both a heritage architect and heritage masonry building engineer, one of Canada's finest, have advised us that vibration may cause damage to the stability of these historic masonry structures and buildings and our stained glass collection.

They also advised that the contractor should be responsible for providing monitoring equipment and the monitoring required, to ensure that any planned or approved work is not causing damaging vibrations to the fragile cultural resources. When we raised this earlier to the City, at earlier consultation meetings the Mayor indicated that this was a **Provincial Responsibility**.

Therefore as a matter of Provincial responsibility and interest and as an uncompleted piece of business, we are asking that the Minister of Municipal Affairs require:

A Heritage Report be undertaken, by a structural heritage engineer with experience in historic masonry buildings, that can further assess the cultural resources and assets that will be under risk from vibrations that would be caused by any rezoning or variance that is approved.

Given the fragility of the adjacent historic resources that only a low or medium density zoning be approved for the project, as the need to protect these adjacent historic resources was not considered when City Planning authorized the Developer to come forward to have property zoned from Public Open Space to first a proposed High Density Mixed Commercial Zone, and now a High Density Apartment zone with a 10% variance. When the developer purchased this property he was doing so at his own risk that rezoning may or may not be approved. City Council should have considered these factors before blessing a planning process, at the high density level, when low or medium density is the traditional development zone for Heritage Area1

The Province be prepared to put a condition of release on this project for each historic property as required that will include monitoring equipment, and monitoring to the satisfaction of the adjacent historic property owners. Also that the developer be required and be required to pay for the conservation treatment and any repair and damage caused by this development to a level that it meets Parks Canada's Guidelines and Standards for the conservation of these historic materials.

Heather MacLellan, [REDACTED] for St. Andrew's Board of Management

DECISION/DIRECTION NOTE

Title:	Municipalities NL Urban Municipalities Conference (December 8 – 10, 2022)
Date Prepared:	September 28, 2022
Report To:	Regular Meeting of Council
Councillor and Role:	Mayor Danny Breen, Governance & Strategic Priorities
Ward:	N/A

Decision/Direction Required:

Council's approval is required to host this year's Urban Municipalities Conference (UMC) to be held December 8 – 10, 2022.

Discussion – Background and Current Status:

The Town of Portugal Cove St. Phillips was scheduled to host this year's UMC Conference; however, due to a booking conflict at their venue, the City of St. John's is now requested to accommodate. It was last hosted by the City in 2018.

The host municipality typically agrees to cover costs (food and venue) associated with two social events (Thursday and Friday evenings) as well as the cost of breaks and lunch on Friday and Saturday.

- Delegates expected to attend range from 25-30 people. MNL will oversee registration and will confirm numbers at a later date.
- Thursday, December 8: short meeting and opening reception.
- Friday, December 9: meeting, refreshment break and lunch
- Saturday, December 10: meeting until noon with a refreshment break

To offset venue costs, the Foran/Greene Room has been tentatively booked to host the conference.

Key Considerations/Implications:

1. Budget/Financial Implications: Cost is dependent on registration numbers, catering and refreshment costs but estimated in the range of \$3-5000.
2. Partners or Other Stakeholders: Urban Municipalities, Municipalities NL
3. Alignment with Strategic Directions: N/A
4. Alignment with Adopted Plans: N/A

ST. JOHN'S

- 5. Accessibility and Inclusion: N/A
- 6. Legal or Policy Implications: N/A
- 7. Privacy Implications: N/A
- 8. Engagement and Communications Considerations: N/A
- 9. Human Resource Implications: N/A
- 10. Procurement Implications: N/A
- 11. Information Technology Implications: N/A
- 12. Other Implications: N/A

Recommendation:

That Council approve the costs associated with hosting the Urban Municipalities Conference coordinated by Municipalities NL to be held from December 8 – 10, 2022.

Prepared by:

Approved by: