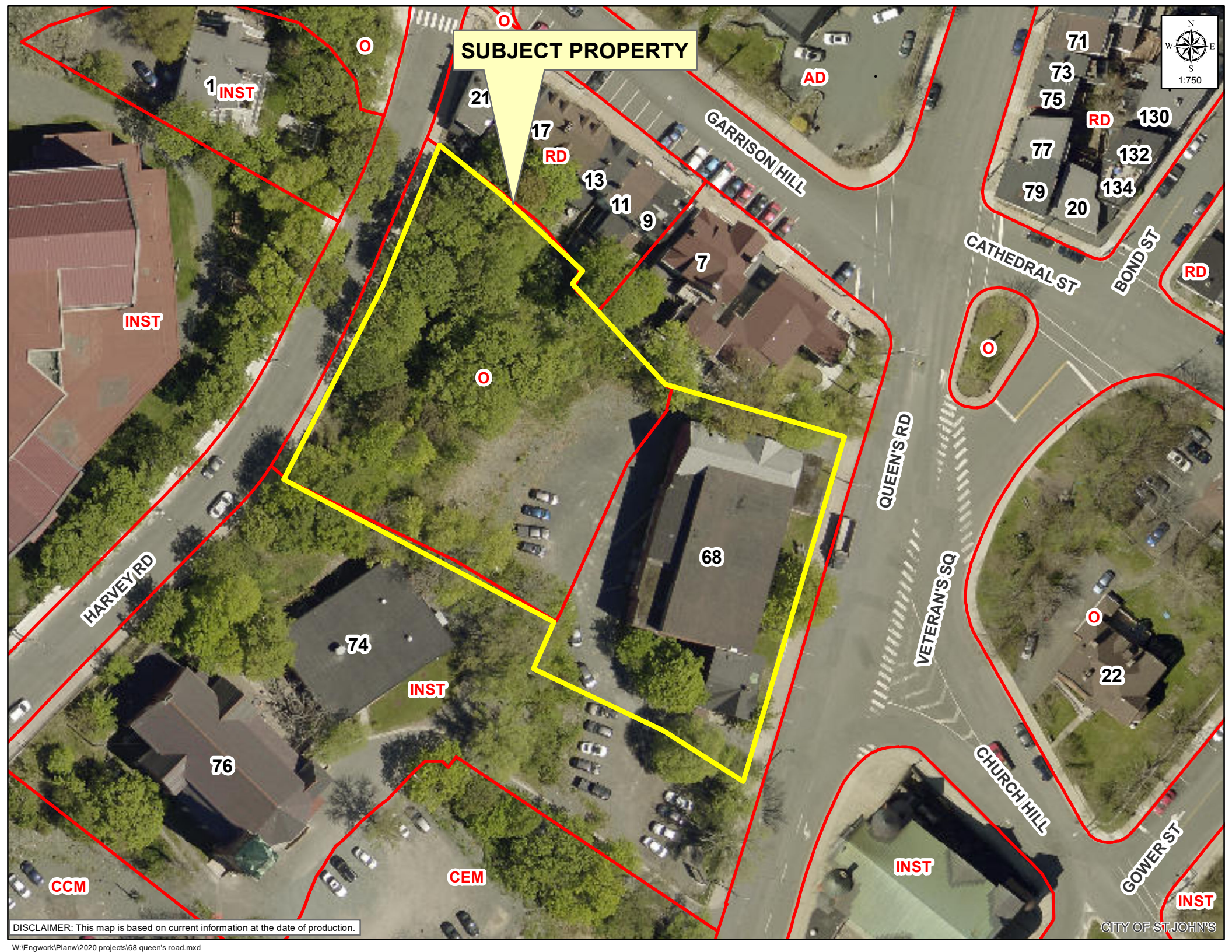




SUBJECT PROPERTY



1 INST

21

17 RD

13

11

9

7

68

74

INST

76

CEM

CCM

AD

GARRISON HILL

HARVEY RD

QUEEN'S RD

VETERAN'S SQ

CHURCH HILL

CATHEDRAL ST

GOWER ST

RD

RD

RD

71

73

75

77

79

20

130

132

134

22

INST

INST

DISCLAIMER: This map is based on current information at the date of production.

CITY OF ST. JOHN'S

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.



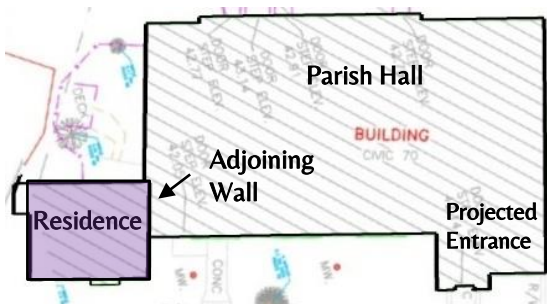
Attachments related to
Townhouses along Queen's Road

Existing Buildings. Currently the site includes The Cathedral Parish Hall and Residence, which share a common wall. Both are designated Municipal Heritage Structures.

The Residence was occupied until 2017. As the first phase of development, this residence is being renovated while maintaining the original exterior.

The Parish Hall will be removed. It has been heavily altered over the years, is in marginal condition, has a compromised structure, has a serious mold problem, and, in our opinion, does not have a viable ongoing use.

Character Defining Elements as outlined in the ‘Statement of Significance’ will be protected or acknowledged in this proposal. The Residence is being renovated. Key elements from the entrance such as the classical revival arched transom, pilasters, keystone decoration, dentals and quoining will be salvaged and used as part the entrance to the Central Townhouse.



Schematic only, to be refined during Detail Design.





Phase 2: Queen’s Road Townhouse’s Materials

- The building will be of combustible and non combustible construction.
- Cladding is solid and rainscreen masonry, composite panel rainscreen, glass, and machine coated aluminum.
- Colours and textures of exterior materials will be selected to blend with and complement the existing residence.

Glass window wall and punched windows

- Machine coated aluminum.

Patios and balconies will be integral with the structure.

Railings will be glass and aluminum.

Roof: Asphalt shingles to match the residence



Materials

B1 Clay stack brick, Shaw red range

C1 Composite rainscreen

G1 Clear glass

A1 Machine coated aluminum

E1 Existing brick

S1 Natural and cultured stone

Cladding technology is evolving.

In addition to traditional material choices that provide superior durability, thermal and weather protection are available.

Solid Materials

Calcium silicate masonry (CSMU), cultured stone, brick.

Rain Screen

Composite panels, fibre cement, CSMU

Architecturally consistent choices will be made from a wide range of surface colour, texture and patterns.

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2003

Amendment Number 154, 2021

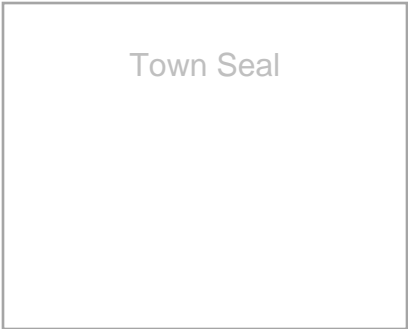
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 154, 2021.

Adopted by the City Council of St. John's on the ____ day of _____.

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 154, 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, 1994

Amendment Number 706, 2021

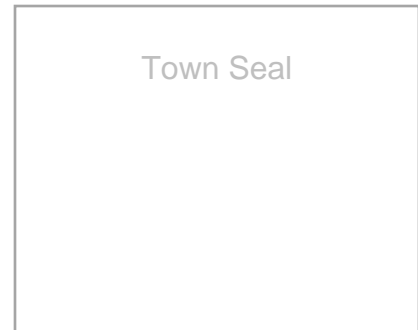
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 706, 2021.

Adopted by the City Council of St. John's on the ____ day of _____.

Signed and sealed this ____ day of _____.

Mayor: _____

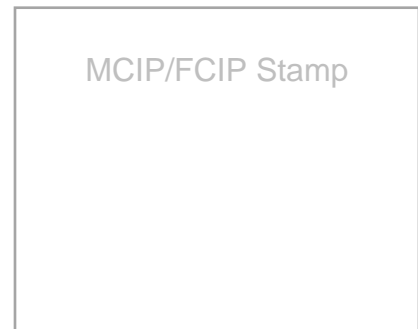
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Development Regulations Amendment Number 706, 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 154, 2021 and Development Regulations Amendment Number 706, 2021

BACKGROUND

The City of St. John's wishes to allow Townhouses at 68 Queen's Road. See Council Decision Note dated February 2, 2021 for Background Information on St. John's Municipal Plan Amendment Number 154, 2021 and Development Regulations Amendment Number 706, 2021

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.

ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT

The parcel of land at 68 Queen's Road is designated under the St. John's Urban Region Regional Plan as Urban Development along Queen's Road and Public Open Space at the rear of the property along Harvey Road. This amendment is only dealing with the area currently designated Urban Development and therefore a Regional Plan amendment is not required for this portion of the lot.

ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 154, 20121

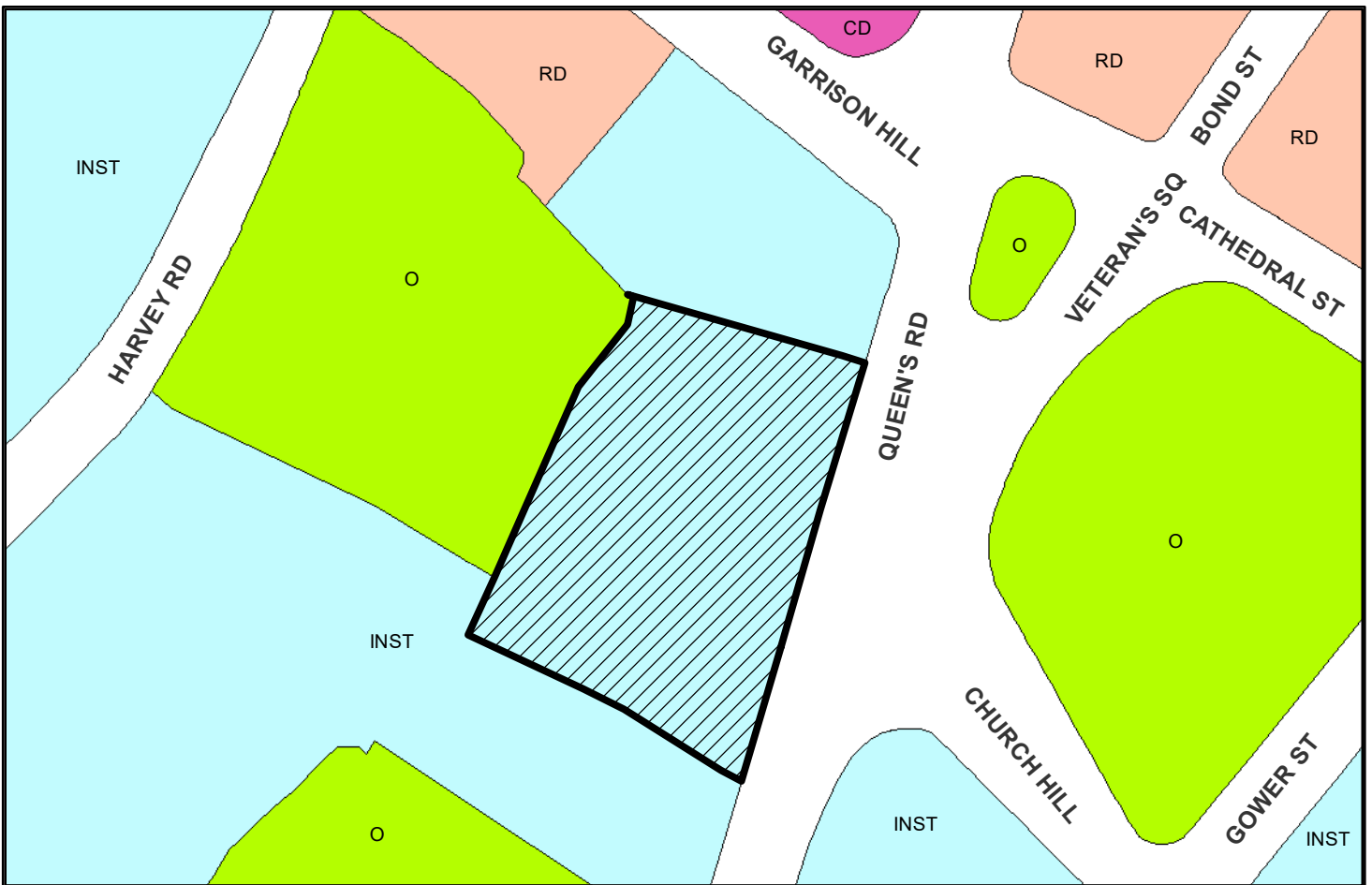
The St. John's Municipal Plan is amended by:

Redesignating land at 68 Queen's Road [Parcel ID# 20531] from the Institutional (INST) Land Use District to the Residential Downtown (RD) Land Use District as shown on Map III-1A attached.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 715, 2021

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

Rezoning land at 68 Queen's Road [Parcel ID# 20531] from the Institutional (INST) Zone to the Residential Downtown (RD) Zone as shown on Map Z-1A attached.



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 154, 2021
[Map III-1A]**

2021 01 19 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
INSTITUTIONAL (INST) LAND USE DISTRICT TO
RESIDENTIAL DOWNTOWN (RD) LAND USE DISTRICT**

**68 QUEEN'S ROAD
Parcel ID 20531**

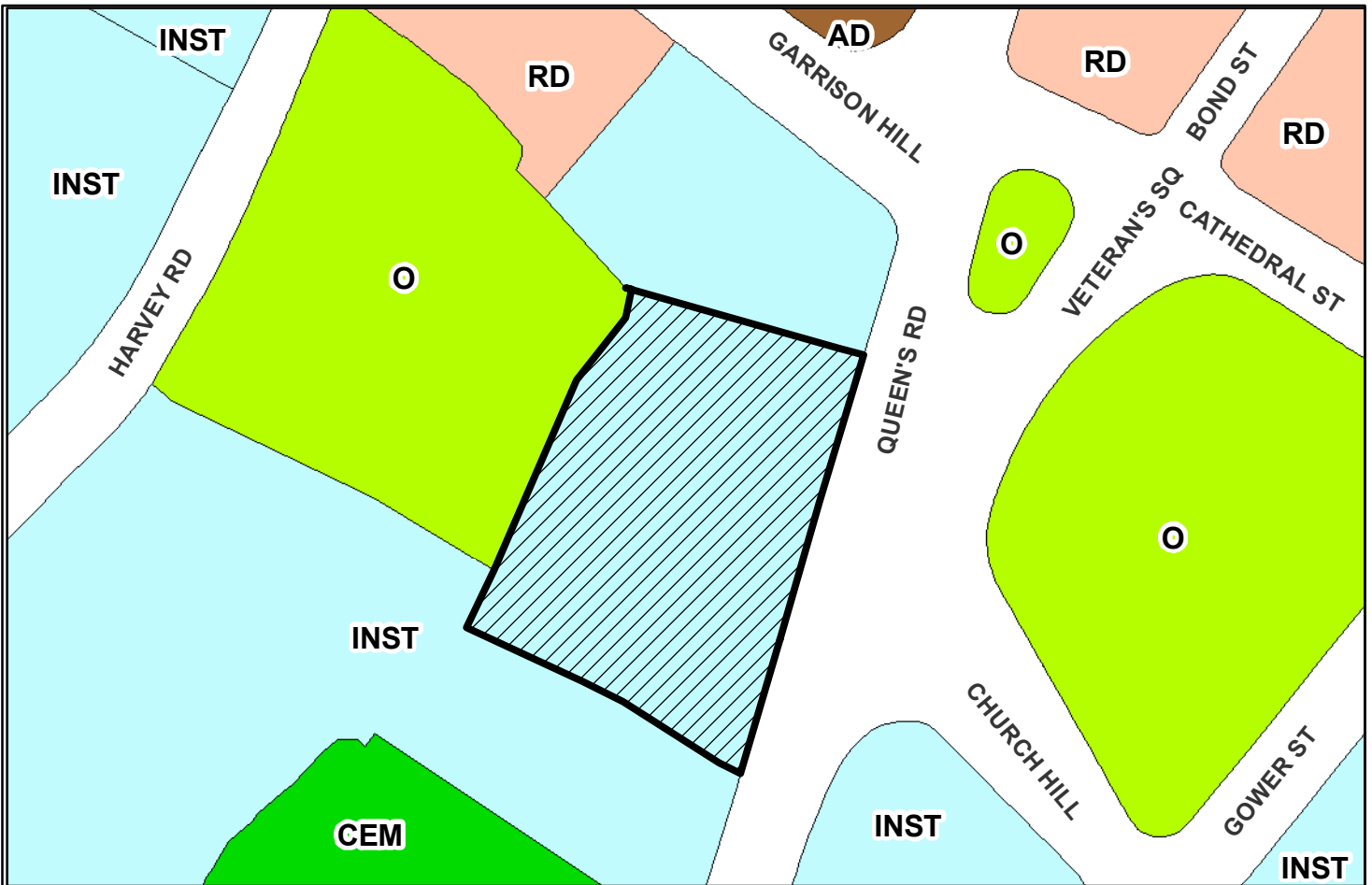
M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

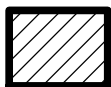
Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 706, 2021
[Map Z-1A]**

2021 01 19 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
INSTITUTIONAL (INST) LAND USE ZONE TO
RESIDENTIAL DOWNTOWN (RD) LAND USE ZONE

**68 QUEEN'S ROAD
Parcel ID 20531**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

Statement of Significance



68 Queen's Road - Cathedral Parish Hall

Formal Recognition Type

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

Description of Historic Place

Cathedral Parish Hall is a two storey brick building located at the corner of Queen's Road and Garrison Hill, St. John's, NL. The designation is confined to the footprint of the building.

Heritage Value

The Cathedral Parish Hall has been designated a Municipal Heritage Structure because of its aesthetic value.

The main entrance is projected and designed in the Classical Revival style with its arched transom, pilasters, keystone decoration, dentils and quoins.

Source: City of St. John's Archives, unnumbered property file, St. John's - Cathedral Parish Hall

Character Defining Elements

All elements that define the building's Classical Revival design including:

- the unusual shape building, in that there is a house like addition on the left gable end of the building;
- the original main entrance is projected and designed in the Classical Revival style with its arched transom, pilasters, keystone decoration, dentils and quoins; and,
- size, dimensions and location of building.
-

Notes of Interest

A very unusual shape building, in that there is a house like addition on the left gable end of the building.

The main entrance is projected and designed in the Classical Revival style with its arched transom, pilasters, keystone decoration, dentils and quoins.

Location and History

Community	St. John's
Municipality	City of St. John's
Civic Address	068 Queen's Road
Significant	1892 - 1893
Architect	Unknown
Builder	Unknown
Style	Classical Revival

Attachments related to proposed
Apartment Building along Harvey Road



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



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 _____

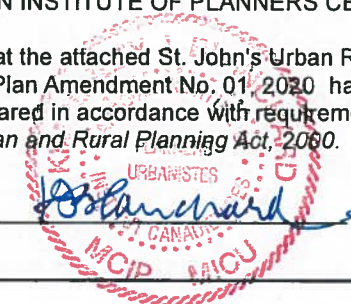
Signed this ___ day of _____, 20 __.

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: _____



Summary of Proposed Site-specific Zone for Apartment Building at Rear of 68 Queen's Road (along Harvey Road)

After meeting with staff from the Development, Building and Legal Divisions, it has been determined that more information is required prior to presenting a draft amendment that will ensure that the proposed development is developed as such. Below is an example of standards that will be included in this zone, however this is subject to change upon finalizing the zone.

Permitted Uses

- Accessory Building
- Apartment Building
- Home Office

Discretionary Uses

- Uses complimentary to an Apartment Building

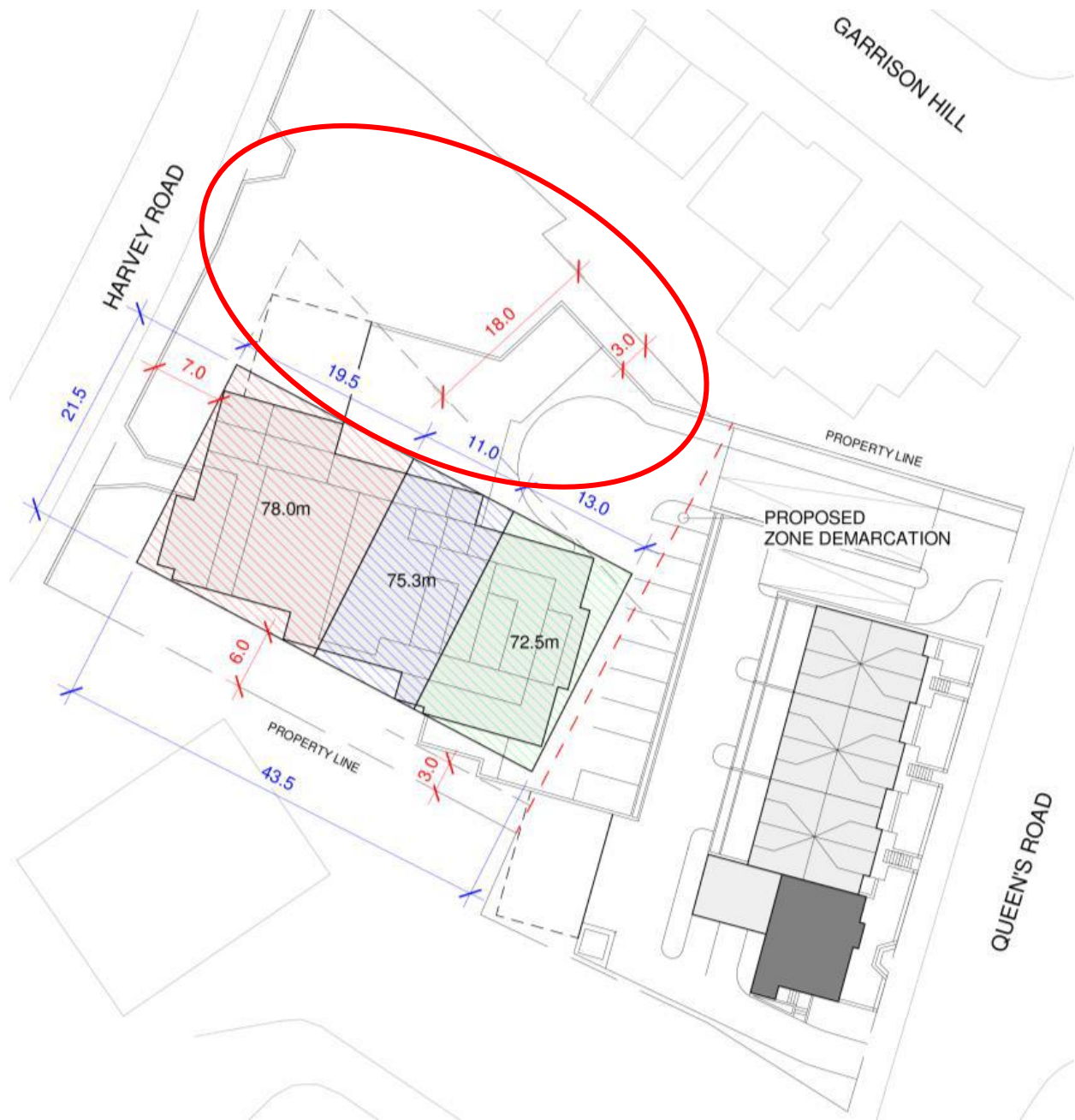
Zone Requirements

Similar to the Planned Mixed Development Zones, the site plan will be included as a Schedule to the Development Regulations and form part of the Zone Requirements.

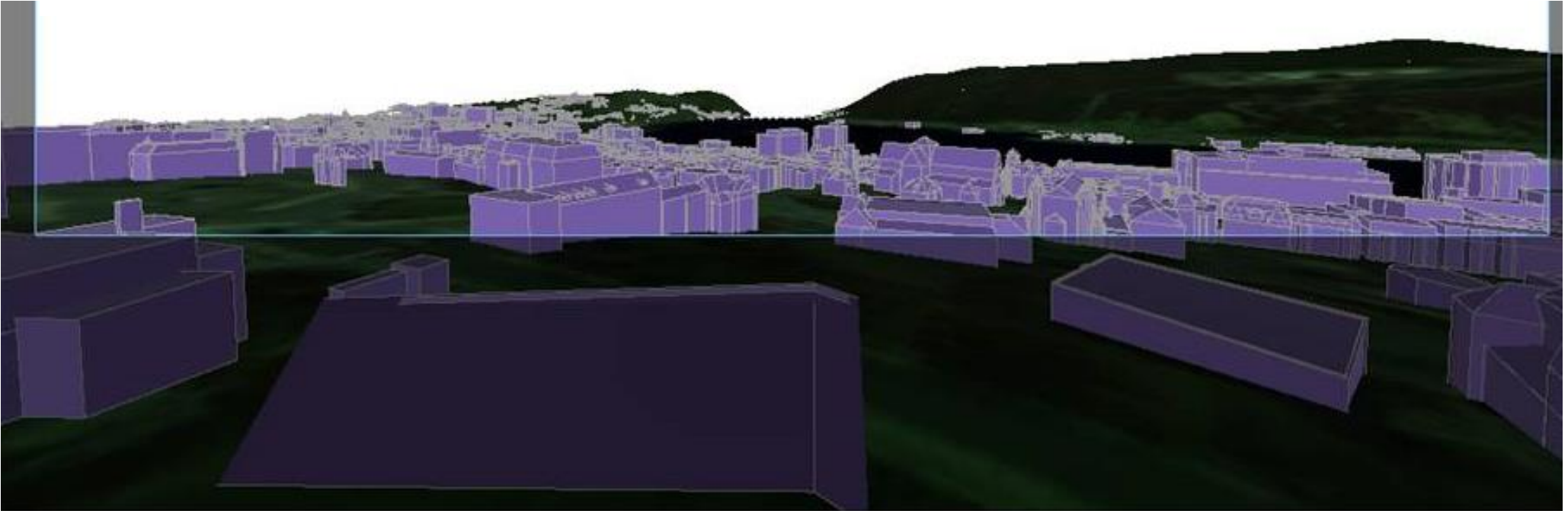
From the site plan, building line setback is set at 7.0m. More information is required on side yards. As shown below, the side yard from the properties along Garrison Hill to the underground parking garage is 3.0m. Setting a minimum 3.0m side yard could potentially allow for much larger building. Therefore, staff would like the applicant to provide side yard distances for multiple points along the building on both sides. This would ensure the footprint remains as proposed.

Staff will also request that the applicant prepare an image that clearly shows which portions of the building are underground and which are part of the residential building. The area circled in red below includes underground parking but also residential units. While it is below the grade of Harvey Road, it is misleading in the site plan, as it seems as though this area is only underground parking. Rendering of this portion of the building is also provided below.

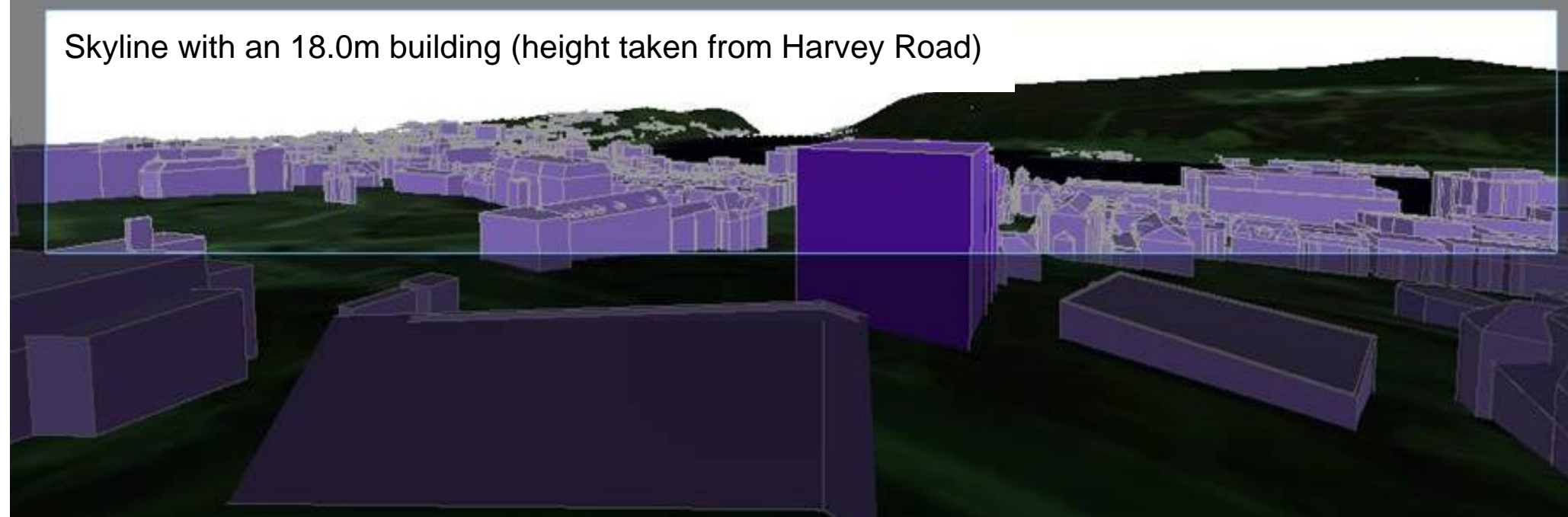
As discussed in the Decision Note, more information on the grade, roofline and eaves are required prior to determining the appropriate building that will reflect the drawings.



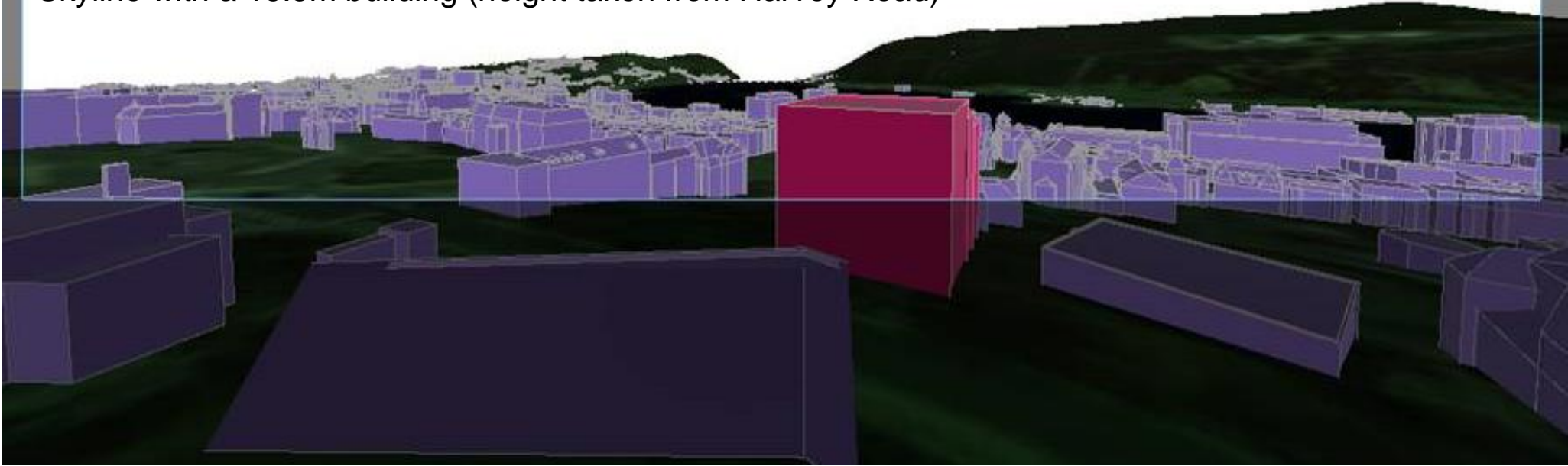
Skyline with no development



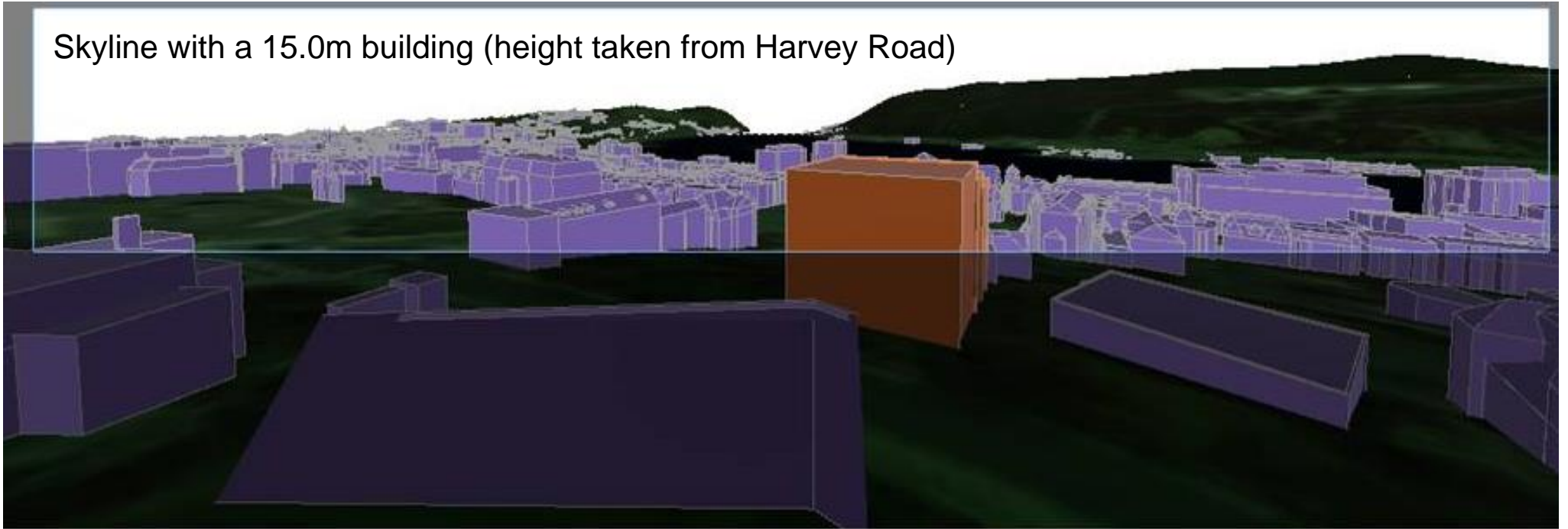
Skyline with an 18.0m building (height taken from Harvey Road)



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



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



Attachments related to both developments

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.

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

