



November 14, 2019

CITY OF ST. JOHN'S
10 NEW GOWER STREET
ST. JOHN'S, NL

ATTENTION: City Clerk, Elaine Henley

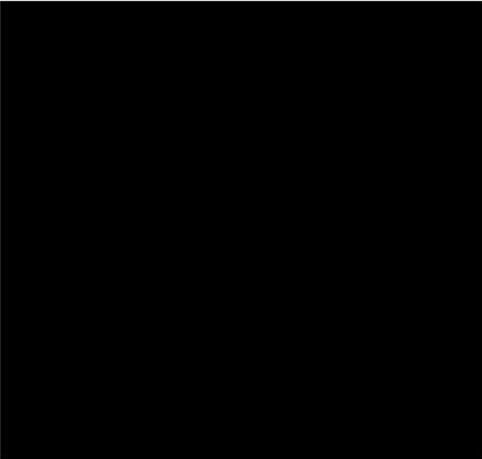
RE: Public Meeting, 66-68 Queen's Road, Parish Lane Residences

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.

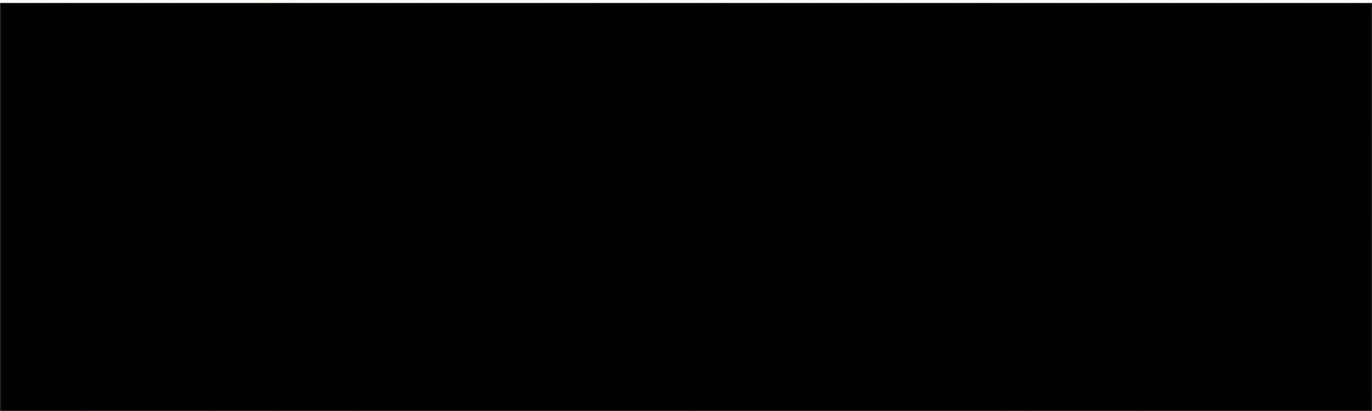
This, in the end, is putting community members against each other. The City needs to show leadership.

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

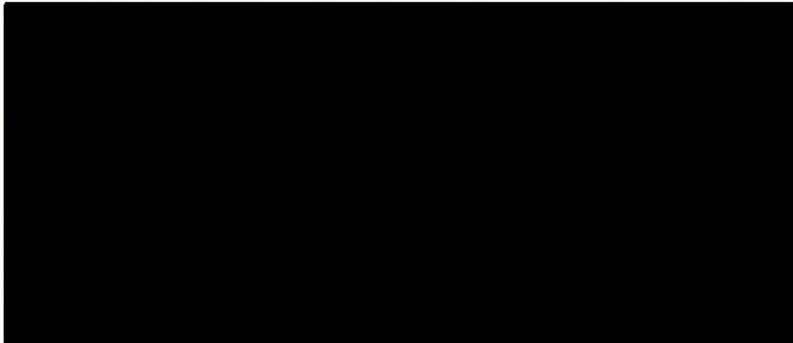
This project offers a good economically viable solution/reuse of an abandoned (somewhat eyesore) property in our downtown core.

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 elicited 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 redaction box covering the signature area.

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 ridicules.. 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]

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]



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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]

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.

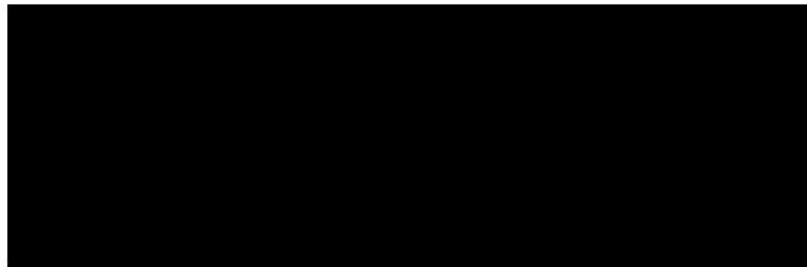
Also note that the money will go somewhere where it is sorely needed. All of the churches in this area have only a very small percentage of the cash contributing congregations that they once enjoyed. It costs a lot to preserve these grand buildings. The Anglican Cathedral has spent a lot recently restoring 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 piggily 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 verses 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.



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. Parry 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 Pardy'
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