

**From:** CityClerk  
**Sent:** Friday, November 27, 2020 2:28 PM  
**To:** [REDACTED], CityClerk  
**Cc:** Andrea Roberts, Ann-Marie Cashin, Ashley Murray, Dave Wadden, Jason Sinyard, Karen Chafe, Ken O'Brien, Lindsay Lyghtle Brushett, Planning  
**Subject:** RE: (EXT) Parrish Lane Development 66-68 Queens Road

Good Afternoon:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

---

**From:** [REDACTED]  
**Sent:** Friday, November 27, 2020 1:12 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Parrish Lane Development 66-68 Queens Road

Good Afternoon Ms. Henley

I'm writing today to voice my support for this project.

I believe the benefits to the City far out way the nay sayers.

Mr. Pardy has considered and taken into account the area surrounding this development and has proposed a project that will enhance this part of the downtown area.

Also, to the Cities benefit, is the tax revenue that will be generated and you will not have any capital equipment outlay because you are already plowing the roads and sidewalks .

I wish Mr. Pardy the best of luck and hope that council will support this development.

Regards

[REDACTED]

**Disclaimer:** This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

December 7, 2020

Office of the City Clerk  
City of St. John's  
P.O. Box 908  
St. John's NL A1C 5M2

**RE: Rezoning Application for 66-68 Queen's Road  
Parish Lane Residences Proposal**

Dear Mayor Breen and Council Members,

At its November 25, 2020 meeting, the Board of Directors of The Rooms Corporation reviewed the revised Land Use Assessment Report of the Parish Lane Residences Proposal. Our interest in this project stems from our role as the custodians of the iconic view of the City of St. John's from various vantage points from our building - a view that has come to identify and promote the City in municipal and provincial tourism campaigns.

Following a careful assessment of the impact of the new proposed design on the view, the position of the Board remains the same as that expressed in our original letter on the matter dated November 26, 2019. Once again, we respectfully ask Council not to approve the rezoning application for 66-68 Queen's Road.

Thank you for considering our position in your deliberations.

I would be pleased to discuss our concerns with you further at your convenience.

Yours truly,



Margaret E. Allan  
Chair, Board of Directors



## Karen Chafe

---

**From:** CityClerk  
**Sent:** Tuesday, November 24, 2020 4:47 PM  
**To:** [REDACTED] CityClerk  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Application 66-68 Queens Road

Good Afternoon:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

---

**From:** [REDACTED]  
**Sent:** Tuesday, November 24, 2020 1:47 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Application 66-68 Queens Road

City Clerk, Mayor and Councillors:

Machiavelli was right that change is dangerous because "he who innovates will have as his enemies all those who are well off under the existing order of things".

For the proposed development at 66-68 Queen's Road, those that who are "well off under the existing order of things" are the residents of Garrison Hill. They have enjoyed the use of the Church's land for decades. To support the status quo they have seized the false narrative that the proposed development will destroy the "Last Naturalized Green Space in Downtown St. John's". Really? The City's "St. John's Urban Forest Management Master Plan" 2006 identified over 50,000 trees on City property, predominantly in the downtown area. The developer is proposing to remove six trees. Not 60 or 600 or 6,000. Six!

Assembling a petition with over 4,000 signatures on the false premise the proposed development site was the "Last Naturalized Green Space in Downtown St. John's" was a great tactic. Just not accurate.

This is a well thought-out development bringing more residents to downtown St. John's and deserves the support of our City.

Sincerely,

[REDACTED]

**Disclaimer:** This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly

prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** CityClerk  
**Sent:** Wednesday, July 29, 2020 1:58 PM  
**To:** [REDACTED] CityClerk  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) 68 queens rd.

Good Morning [REDACTED]

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

---

**From:** [REDACTED]  
**Sent:** Wednesday, July 29, 2020 10:26 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 68 queens rd.

I do not want to have ANY of the view from the ROOMS looking out through the narrows blocked by the new queens rd. development. If they cannot reduce the height then scrap the project. [REDACTED]

**Disclaimer:** This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



THE  
**BASILICA HERITAGE**  
FOUNDATION

200 Military Road, St. John's, NL  
A1C 2E8 • CANADA  
(709) 726-3660 • www.thebasilica.net



10 November 2020

His Worship the Mayor and  
Members of St. John's City Council  
City Hall  
New Gower Street  
St. John's, Newfoundland

Your Worship and Councillors,

I write on behalf of the Basilica Heritage Foundation (BHF) to express our concerns over the application of Parish Lane Developments to seek a rezoning in order to construct a large condominium tower on the site of the former Anglican Cathedral Parish Hall and property.

In the terms of reference set by the City, the developer was required to consult with and seek the views of adjacent neighbours before filing their revised LUAR. The City is required to inform neighbours within 150 meters of a proposed zoning change that such a rezoning request has been made. We are among those neighbours. Neither the Basilica Parish, nor the Archdiocese of St. John's, nor the BHF received any notifications about this development from the City. There are at least two Roman Catholic heritage properties within the immediate 150-meter zone. The first is the old Catholic Cemetery (1811-1846) on Long's Hill, next to the land for which rezoning is sought. The second property within the 150-meter zone is the Basilica Cathedral/Episcopal Library/Archbishop's Palace.

We believe that the proposed mixed commercial CCM zoning, with all the commercial activity it implies, in which no buffers are required and in which developers can build right to the boundaries, is inappropriate to be granted immediately adjacent to the Old Roman Catholic Cemetery on Long's Hill, and inappropriate to be located in the middle of the City's Heritage Area 1. The proposed building at Parish Lane is only slated to have 8 visitor parking spaces. This will place unacceptable pressure on the parking spaces surrounding the Basilica Cathedral, which often are at capacity from daily traffic. We also understand that while the developer asked for one zoning, City planning officials have suggested that he apply for a different zoning. But once a zoning change is granted by the City, before a project begins, the developer may then opt to entirely change the proposed design. Instead of a condo tower, the site could see other intrusive commercial developments. Or the developer could sell the property, having been given by the City's rezoning a far more attractive and lucrative property. Neighbours then have no recourse once the zoning is changed. The rezoning that City officials in the planning department have suggested for this development is unprecedented in the heart of the Downtown Heritage District one, and in the heart of the Ecclesiastical National Historic District. It could destroy the view-planes to our structures from elsewhere in the city. It could impair the right of National/Provincial/City Historic Sites and designated structures under city current planning regulations to be surrounded by buildings with sympathetic architectural and roof profiles and complementary massing of structures which do not overwhelm the heritage architecture. Finally, the heritage district standards as stated in the City's regulations are NOT outdated and they must not

be dismissed but rather they must be recognized as the muscle and sinew which protect our heritage district. In our view City Council should not allow new developments or design briefs that do not meet these standards.

We have serious concerns which have remained unaddressed. How will the Parish Lane Development (PLD) impact the heritage landscape and environment and what Parks Canada calls the commemorative integrity of the Basilica Cathedral National Historic Site and its visibility for 360 degrees around the City? How will the PLD impact the commemorative integrity heritage landscape of the Ecclesiastical District? The Basilica is working with the Anglican Cathedral, Gower Street United Church, and the Kirk towards securing federal funding for the restoration of the Ecclesiastical District, and towards its designation as a World Heritage Site. We have had multiple indications that the PLD could impact our ability to obtain World Heritage Designation because this development will put a modern building in the center of a heritage district which does not reflect ANY of the architectural styles or heritage features of the buildings already here.

World heritage sites have been identified by the provincial government as essential to growth in the province's tourism industry. The Basilica is a National Historic Site (NHS) of Canada. In 2019 it had 35,000 visitors in addition to its regular congregations. It is the largest cathedral church in Canada. It is one of the principal heritage attractions in our city and in the province. It contributes mightily to the tourism economy of this city and to our provincial economy. The City of St. John's indeed recognizes "faith tourism" and Destination St. John's in fact has marketed the city's faith resources as a tourism resource. The BHF is required to abide by and restore and maintain the Basilica and its complex according to a Federal-Provincial-Territorial document of heritage guidelines entitled "Standards and Guidelines for the Conservation of Historic Places in Canada". The City's planning officials have had three requests from Parks Canada officials - from Chief Architect David Scarlett at the City's February 2020 training session on *Standards and Guidelines*; from Glenn Keough, Superintendent for National Historic Sites, Eastern Newfoundland; and from Christine Loth-Bown, Vice President of Parks Canada in Ottawa and Canada's representative to the UNESCO World Heritage Inscription Committee - to use *Standards and Guidelines* for reviewing all new development in the national historic district to require adherence to them by all wishing to develop anything within our Ecclesiastical District National Historic Site.

Because the developer has been granted numerous meetings with City officials, we now ask the City to meet with us, the churches to hear our views on appropriate zoning for our district.

Thank you for considering our views.

Sincerely,

J.E. FitzGerald, M.A., Ph.D.  
Executive Director  
Basilica Heritage Foundation, Inc.  
[www.thebasilica.net](http://www.thebasilica.net)



## Karen Chafe

---

**From:** CityClerk  
**Sent:** Thursday, November 12, 2020 10:57 AM  
**To:** [REDACTED] CityClerk  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Parish Lane Development

Good Morning:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Tuesday, November 10, 2020 11:20 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Parish Lane Development

Hello. Please do not destroy yet another heritage building. This designation only has meaning if the heritage buildings in our city are maintained. Find a good use for the building!

Regards,

[REDACTED]

Sent from my iPod

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** CityClerk  
**Sent:** Friday, November 20, 2020 10:37 AM  
**To:** [REDACTED] CityClerk  
**Cc:** Mayor; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Fwd: Public meeting/Parish Lane Condo

Good Morning:

Thank you for your feedback which has been referred to the City's Department of Planning, Engineering and Regulatory Services and will be presented to Council, along with all submissions, for consideration prior to reaching a final decision on this application.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

---

**From:** [REDACTED]  
**Sent:** Thursday, November 19, 2020 9:42 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Cc:** Mayor <mayor@stjohns.ca>  
**Subject:** (EXT) Fwd: Public meeting/Parish Lane Condo

**Subject: Public  
meeting/Parish Lane  
Condo**

Madam Chair,

I have read several  
times :  
-City of St. John's Act  
-City Regulations ,which  
include Heritage  
standards and guide  
lines.  
-The Envision Municipal  
Plan 2019

Every word I have read  
complies with  
progressive values to  
ensure protection of  
our unique heritage  
resources especially in  
Heritage Area 1, and its  
core ,the Ecclesiastical  
Precinct.

To see all these  
legislative, regulatory  
and policy  
commitments in place,  
truly warms my heart.

However some  
explanation is now  
required from city  
officials, especially the  
Planning Department,to  
explain what is going on  
here and why we we  
still need a  
cumbersome public  
hearing to resolve the  
current issue.

The current and second  
LUAR proposal, in scale  
and design for this  
nationally designated  
Ecclesiastical District is  
simply totally  
inappropriate for this  
designated Ecclesiastic  
District , a working  
historical district with  
roots back to 1699. This  
precedent setting  
proposal flies in the  
face of all the good  
Heritage Regulations  
we have developed  
over decades of soul  
searching and  
public meetings.  
Could we now  
contemplate building a  
10 story condo tower  
on Signal Hill ?  
Well why not, ! the  
views are more

spectacular there and would garner higher prices!! And of course there's always Government House grounds , lots os space there to build multiple units!

Our Heritage standards and guidelines have always informed new developments so they fit into the streetscape and district where they are constructed.

This condo proposal most definitely does not fit into the ecclesiastical structures and ecclesiastical district that the new construct will sit amongst.

Such a new development should not only be insubordinate to the historic buildings in the District , but its proposed window shapes, styles, modern glass cladding , building scale and roof lines are incongruent with architectural details of our extremely valuable ecclesiastical buildings. Remember other residents of Heritage Area 1 must comply with these regulations and take great care to respect the details of their renovations when seeking building permits from the Planning Department. Remember too , these carefully principled regulations we have developed and agreed

to as Officials and residents have helped maintain and enhance spectacular streetscapes unlike any other in Canada. And those unique streetscapes bring thousands and thousands of much needed dollars to our Capital city.

We must as citizens aspire to greater vision at all times for the City we all hold dearly to our hearts, no matter what geography our postal codes signify. We can aspire to a World Heritage designation if we cherish and maintain this extra special cultural landscape and not let it languish in the face of inappropriate planning and destruction.

Yours truly,



**Disclaimer:** This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

City of St. John's  
10 New Gower Street  
P.O.Box 908  
St. John's NL  
A1C5M2

Dear Sir:

We are writing you as three principal Churches that operate within the St. John's Ecclesiastical District in the Center of St. John's regarding your plans to rezone the land located between Queens Road and Harvey Road to accommodate the Parish Lane Development.

As Churches operating 7 days a week adjacent to this property we are requesting a meeting to discuss that this is the second LUAR associated with the project that has not considered the needs of our Churches. As adjacent landowners we therefore seek a meeting with you to discuss the matter and as Mayor we are confident you will want to correct this omission.

We look forward to hearing from you and we can be contacted at [REDACTED]  
[REDACTED]

Thank you



Patrick Griffin

Chair, Gower Street United Church Board of Management



David Baird Q.C.

Chair, St. Andrews Presbyterian Church Board of Management



Dr. John FitzGerald

Executive Director, Basilica Heritage Foundation

cc. Dr. Anne Walsh

The City has one tiny little area of core historic properties..... from Circular Road down.

Tourism is one of the very few sustainable industries in our Province.

People come here because we are part of Canada so

Conferences get rotated

Folks want to say they have been to every Province

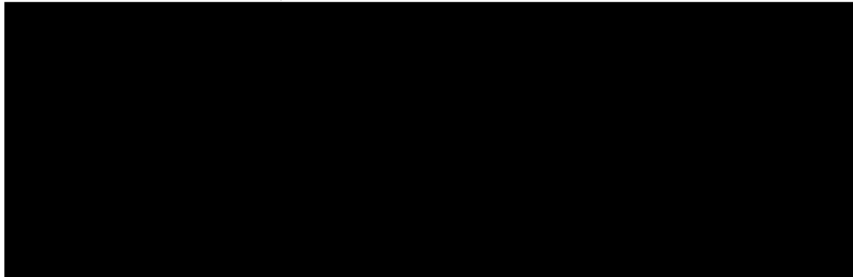
People come here for genealogical research or want to see where their ancestors live

People have a particular attraction e.g. icebergs, puffins, whales, open spaces whatever

Row housing and church structures and Government House and Cabot Tower are part of our heritage and give our visitors something to talk about when they return home.

Every time you add a modern building 🏛️ or a tiny weenie skyscraper? Another chunk of our heritage is gone for all time.

Council should consider deferred taxation for not for profits. When they decide to cash in? It should be payback time.



Better suited for silicone valley in California than Prescott. I salute the entrepreneurship however





## Karen Chafe

---

**From:** CityClerk  
**Sent:** Tuesday, November 24, 2020 4:45 PM  
**To:** Karen Chafe  
**Subject:** FW: (EXT) CSJ SJURRP Amendment, Queens Road

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

---

**From:** Ann-Marie Cashin <[acashin@stjohns.ca](mailto:acashin@stjohns.ca)>  
**Sent:** Tuesday, November 24, 2020 12:20 PM  
**To:** CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>  
**Subject:** FW: (EXT) CSJ SJURRP Amendment, Queens Road

---

**From:** Ken O'Brien <[kobrien@stjohns.ca](mailto:kobrien@stjohns.ca)>  
**Sent:** Thursday, November 12, 2020 9:16 AM  
**To:** Corrie Davis <[Corrie.Davis@conceptionbaysouth.ca](mailto:Corrie.Davis@conceptionbaysouth.ca)>  
**Cc:** Ann-Marie Cashin <[acashin@stjohns.ca](mailto:acashin@stjohns.ca)>  
**Subject:** Re: (EXT) CSJ SJURRP Amendment, Queens Road

Thanks, Corrie.

Ken

Ken O'Brien, MCIP  
Chief Municipal Planner  
City of St. John's, NL, Canada  
Email [kobrien@stjohns.ca](mailto:kobrien@stjohns.ca)

---

**From:** Corrie Davis <[Corrie.Davis@conceptionbaysouth.ca](mailto:Corrie.Davis@conceptionbaysouth.ca)>  
**Sent:** Thursday, November 12, 2020 8:18:27 AM  
**To:** Ken O'Brien <[kobrien@stjohns.ca](mailto:kobrien@stjohns.ca)>  
**Cc:** Kimberley Blanchard <[KimberleyBlanchard@gov.nl.ca](mailto:KimberleyBlanchard@gov.nl.ca)>  
**Subject:** (EXT) CSJ SJURRP Amendment, Queens Road

Good morning Ken,

The Town of Conception Bay South has no comment nor objection to the proposed SJURRP Amendment to accommodate the City's amendments at Queens Road as there is no proposed policies changes to the SJURRP, and their amendments are site specific re-designations and re-zoning only.

Corrie

---

Corrie Davis, MCIP  
Director of Planning and Development  
Town of Conception Bay South

**Disclaimer:** This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

**From:** [CityClerk](#)  
**To:** [REDACTED] [CityClerk](#)  
**Cc:** [Shanna Fitzgerald](#); [Maureen Harvey](#); [Andrea Roberts](#); [Ann-Marie Cashin](#); [Ashley Murray](#); [Dave Wadden](#); [Jason Sinyard](#); [Karen Chafe](#); [Ken O'Brien](#); [Lindsay Lyghtle Brushett](#); [Planning](#)  
**Subject:** RE: (EXT) Parish Lane Development  
**Date:** Tuesday, November 3, 2020 10:49:41 AM

---

Good Morning:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Tuesday, November 3, 2020 9:14 AM  
**To:** CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>  
**Subject:** (EXT) Parish Lane Development

There is far enough traffic in the area without causing more. There will be no parking for these houses. This will significantly change the area for our historic landmark of The Basilica and St. Andrews Church. This area is already congested during the day commute with those going to work, large trucks taking this route for businesses in the area, city buses, taxis, and as well as parents dropping and picking up their children at St. Bon's school. This hill is dangerous and backed up during the day. To bring more traffic and congestion will only cause more confusion.

Sent from my iPhone

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Friday, July 24, 2020 12:22 PM  
**To:** [REDACTED] CityClerk  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) 68 Queen's Road

Good Afternoon:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application. The Office of the City Clerk redacts all identifying information from all submissions before they are forwarded to the public council agenda as per the Access to Information and Protection of Privacy Act.

An updated public notice will be published once the public consultation process details have been confirmed, anticipated by September 1, 2020. In the interim, you may wish to review the documentation available via the link below including a new land use assessment report on the redesign of the development.

<https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.stjohns.ca%2Fpublic-notice%2Fapplication-68-queens-road-cathedral-parish-hall-property&data=02%7C01%7C%7C5c431f61eed744a080f808d82fe11f1b%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C637311991216494088&sdata=OigKZLIUznlML9J7qAWyUMq%2B1%2F%2BTx3rJ%2BMDq526Mqc%3D&reserved=0>

Karen Chafe  
Acting City Clerk  
t. 576-8619  
c. 687-7316

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Friday, July 24, 2020 2:04 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 68 Queen's Road

Why bother with this charade of public consultation?  
[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

**From:** [CityClerk](#)  
**To:** [REDACTED] [CityClerk](#)  
**Cc:** [Maureen Harvey](#); [Shanna Fitzgerald](#); [Andrea Roberts](#); [Ann-Marie Cashin](#); [Ashley Murray](#); [Dave Wadden](#); [Jason Sinyard](#); [Karen Chafe](#); [Ken O'Brien](#); [Lindsay Lyghtle Brushett](#); [Planning](#)  
**Subject:** RE: (EXT) 66-68 Queen's Road Development  
**Date:** Tuesday, November 3, 2020 10:50:02 AM

---

Good Morning:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

---

**From:** [REDACTED]  
**Sent:** Tuesday, November 3, 2020 9:51 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 66-68 Queen's Road Development

Good morning,

My name is [REDACTED] and I am a home owner in the neighbourhood of this proposed development. I live at [REDACTED] I would like to express my support for this project. I believe it is the perfect addition to the neighbourhood, it will bring more families to the area and fix a dead zone along Queen's Road. The project takes many things into consideration and the revisions have made the project even better.

This development has my full support and I look forward to welcoming many new neighbours.

Thank you,

[REDACTED]  
[REDACTED]

**Disclaimer:** This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

**From:** [CityClerk](#)  
**To:** [REDACTED] [CityClerk](#)  
**Cc:** [Maureen Harvey](#); [Shanna Fitzgerald](#); [Andrea Roberts](#); [Ann-Marie Cashin](#); [Ashley Murray](#); [Dave Wadden](#); [Jason Sinyard](#); [Karen Chafe](#); [Ken O'Brien](#); [Lindsay Lyghtle Brushett](#); [Planning](#)  
**Subject:** RE: (EXT) Anglican Parish Hall Concerns  
**Date:** Tuesday, September 8, 2020 10:46:54 AM

---

Good Morning [REDACTED]

We thank you for your feedback and advise that all submission will be presented to Council for consideration.

Elaine Henley

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Thursday, September 3, 2020 10:55 PM  
**To:** CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>  
**Subject:** (EXT) Anglican Parish Hall Concerns

Re: Anglican Parish Hall Development

To whom it May Concern,

My concerns with this project plans remains much as they did last year.  
The city is regularly allowing projects that disrupts and destroys our tiny heritage area and nature. In this case, the designated heritage and designated Heritage Ecclesiastic district.

The proposed high end condos-apartments are still too high; it requires further lowering than the current amendment. The view of this designated area should not be altered nor should the view of the city be just who can pay the highest Tehran or purchase fee nowadays. This main building section must be lowered further as now it still remains an imposing looming building in a special protected area that many of us appreciate very much and enjoy daily.

Also, more character features representing the designated area it is located in should be included in overall design.

The Arch Entrance plus its lateral framed box section of the front of the Parish Hall must be protected, preserved, included in the structure and remain clearly visible.

The three the town houses must look heritage style and fit culturally.

The valuable, the beautiful and the city enhancing trees which are viewed and enjoyed from 360 degrees near and far must have even more protection and greater numbers maintained than the amendment.  
Whether you are on south side hills, signal hill or strolling harvey street, looking up from church hill peering across from my mid section Gower street home or watching an episode of Hudson and Rex, these Trees make the world of difference. Our nature/trees make our city healthy, peaceful, calming and utterly beautiful.

All trees matter and if you look around while walking, driving or hiking from any direction the entire tree-scape we have creates a beautiful city. So to lose these trees, this important green space in this area is a terrible mistake and even more must be done to protect them.

I hope we can enforce the above and much more.

The heritage, the unique and beautiful aspects of this special city including its treasured nature are disappearing bit by bit every year. We must do better. Many Citizens are fatigued with repeating and pleading from one project to the next about the same concerning issues.

Thank you,



Sent from my iPhone

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



**From:** CityClerk  
**Sent:** Monday, November 23, 2020 1:47 PM  
**To:** [REDACTED], CityClerk  
**Cc:** Andrea Roberts, Ann-Marie Cashin, Ashley Murray, Dave Wadden, Jason Sinyard, Karen Chafe, Ken O'Brien, Lindsay Lyghtle Brushett, Planning  
**Subject:** RE: (EXT) Redevelopment of 66-68 Queen's Road

Good Morning [REDACTED]

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

---

**From:** [REDACTED]  
**Sent:** Monday, November 23, 2020 12:33 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Redevelopment of 66-68 Queen's Road

**RE: Redevelopment of 66-68 Queen's Road**

Dear City Clerk, Councillors and Mayor:

I own a residence at [REDACTED], some [REDACTED] meters from the proposed development and within the historic ecclesiastical district of St. John's.

I have been listening to some of the concerns expressed about the proposed development between Harvey Road and Queen's Road.

I really struggled with the position that removal of the former Parish Hall on Queen's Road will somehow distract from the ecclesiastical district. The existing building is plain ugly and a blight on the streetscape. Replacing the former parish hall with brick-clad residences will significantly improve the streetscape and enhance the whole area for both locals and tourists.

The concept that having additional residences in an ecclesiastical district will "spoil" the ecclesiastical district is preposterous. Place Bonaventure is evidence of the low impact of residential development in an ecclesiastical district.

Our ecclesiastical district is beautiful and the four principle churches are each architecturally special. Improving the streetscape on Queen's Road will make them even more special.

Regards,

[REDACTED]

[REDACTED]

**Disclaimer:** This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** CityClerk  
**Sent:** Thursday, December 3, 2020 1:23 PM  
**To:** [REDACTED] CityClerk  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Parish Lane

Good Afternoon:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

---

**From:** [REDACTED]  
**Sent:** Thursday, December 3, 2020 12:28 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Parish Lane

Hello,

I do hope our city leaders put their support behind the Parish Lane condos. The designs are beautiful and the plans are in keeping with the goals and priorities of the City of St. John's.

This area of the City could really use some TLC.

Thanks [REDACTED]

**Disclaimer:** This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Elaine Henley  
**Sent:** Tuesday, December 1, 2020 9:26 AM  
**To:** [REDACTED] CityClerk; CouncilGroup  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) No to Parish Lane

Good Morning:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

---

**From:** [REDACTED]  
**Sent:** Monday, November 30, 2020 1:46 PM  
**To:** CityClerk <cityclerk@stjohns.ca>; CouncilGroup <councilgroup@stjohns.ca>  
**Subject:** (EXT) No to Parish Lane

Hello Council and City Clerk,

I have previously written to explain my opposition to the first LUAR presented by the Parish Lane Development. My first letter explains the value of the beautiful greenspace and the many ways that this development violates the 2003 Municipal Plan and the Draft Envision Municipal Plan. I hope that letter will be included in the package to council because very little has changed in this new LUAR. The redesign addressed exactly zero of the major issues, these being: preservation of green space, compatibility within the Ecclesiastical district and preservation of views.

I have been trying to understand why on earth this city would see anything beneficial at all in this development proposal. The only two arguments I have heard are about density and money.

It has been suggested that this proposal is good because it increases the population density downtown, but by the developer's own admission the density of this development is low not high, it is the same as the density of Garrison Hill. By my calculations it is even less dense and I do not think that is a good thing. If we are going to sacrifice a heritage building and valuable green space (which I do not think we should do) it would make much more sense to do this for a *high*-density building. Many small apartments would be a better use of space than these sprawling luxury condos.

I do not think approval of this development will result in an increase in funds to the city. The tax base would only be increased if people from *outside* the city bought these properties. Also, the city also provides tax breaks to commercial building owners who do not have full tenancy. Given the very high vacancy rate of similar condo properties, it is exceptionally likely the city will end up subsidising this very wealthy man's development. I suspect that the city has already spent an enormous amount of funds to help this developer. The cost of permits has been waived and the city has paid for inspectors, planning staff, colour copies of the LUAR for the public, the list goes on.

It has been suggested that the redesign of this development is better because it is farther away from the backyards of Garrison Hill houses. While it is farther away, this difference is irrelevant. It still a giant building and will still block the sunlight in our backyards. It will still flood the area with light at night, which is absolutely unnecessary. It will still destroy a valuable and rare piece of nature. It will entail even more trees be cut down and some which are not even on the developer's property. They are on the Kirk's property and are some of the oldest trees in this area. To build this proposed building a large amount of the hill will have to be removed, likely by blasting. We know there is bedrock below only a couple of feet soil. The damage to trees and surrounding properties, in particular the Kirk, has not been considered.

Time and time again, this developer has shown his disrespect and disregard for the neighbourhood in which this property sits. He has repeatedly begun work without permits, used neighbouring properties without permission, continued noisy site work next to the Sargent's memorial on Memorial Day, and used police to intimidate those who disagree with his plans. You have been told that the Happy City and Heritage NL "held a series of public engagement sessions that helped to inform the revisions." But these sessions were not public. They were invitation-only. Many interested parties were explicitly not included. Nor did these sessions inform the revisions. Those that were there (I was not invited) have told me that they were guided agree on points, not asked to offer their own ideas. At least one of the key "improvements" (the three townhouses on Queens Road) was announced at the design charette. It certainly did not come out of it.

At the end of the online meeting, John Fitzgerald asked if the developer would definitely follow through with the project if the city agreed to the rezoning. The developer's frankly disrespectful answer to this question clearly indicated that he has no commitment to following through. If you as a council, choose to agree to his rezoning requests, this property is quite likely to be resold and you, and all of the interested parties, will have zero control over what is built here.

Please listen to the many concerned residents, church goers and nature lovers who are telling you to deny this rezoning and preserve the open space.

Thank you,



**Disclaimer:** This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** CityClerk  
**Sent:** Tuesday, November 24, 2020 4:45 PM  
**To:** Karen Chafe  
**Subject:** FW: (EXT) FW: St. John's Urban Region Regional Plan Amendment 1, 2020  
**Attachments:** 4271\_001.pdf

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

---

**From:** Ann-Marie Cashin <[acashin@stjohns.ca](mailto:acashin@stjohns.ca)>  
**Sent:** Tuesday, November 24, 2020 12:20 PM  
**To:** CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>  
**Subject:** FW: (EXT) FW: St. John's Urban Region Regional Plan Amendment 1, 2020

---

**From:** Dianne Stamp <[Dianne@townofflatrock.com](mailto:Dianne@townofflatrock.com)>  
**Sent:** Wednesday, November 18, 2020 11:29 AM  
**To:** Ann-Marie Cashin <[acashin@stjohns.ca](mailto:acashin@stjohns.ca)>  
**Subject:** (EXT) FW: St. John's Urban Region Regional Plan Amendment 1, 2020

The Town Council of Flatrock has no issue with the proposed Amendment 1, 2020 attached.  
St. John's Urban Region Regional Plan Amendment 1, 2020 to rezone land at 66-68 Queen's Road.

Dianne Stamp  
Town Clerk  
Town of Flatrock  
Phone 437-6312  
Fax 437-6311  
Email: [info@townofflatrock.com](mailto:info@townofflatrock.com)

This Email is intended only for the person to which it is addressed and may contain confidential and/or privileged information. Any use of this information by persons other than the intended recipient is prohibited. If you receive this email in error, please contact the sender and delete the email and all copies immediately. (Electronic or otherwise)

**Disclaimer:** This email may contain confidential and/or privileged information intended only for the individual(s)

addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



**From:** CityClerk  
**Sent:** Wednesday, November 25, 2020 3:59 PM  
**To:** [REDACTED] CityClerk  
**Cc:** Andrea Roberts, Ann-Marie Cashin, Ashley Murray, Dave Wadden, Jason Sinyard, Karen Chafe, Ken O'Brien, Lindsay Lyghtle Brushett, Planning  
**Subject:** RE: (EXT) 66-68 Queens Road

Good Afternoon:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Wednesday, November 25, 2020 2:25 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 66-68 Queens Road

To the Mayor and councillors

As owners of the residence at [REDACTED] we believe the proposed development at 66-68 Queens Road will greatly enhance the neighbourhood. We therefore strongly support this proposal especially in light of the changes made to the original proposal.

Regards  
[REDACTED]

Sent from my iPad

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

**Karen Chafe**

---

**From:** CityClerk  
**Sent:** Wednesday, November 25, 2020 3:58 PM  
**To:** [REDACTED] CityClerk  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) 66 -68 Queens Rd Rezoning

Good Afternoon:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

---

**From:** [REDACTED]  
**Sent:** Wednesday, November 25, 2020 1:51 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 66 -68 Queens Rd Rezoning

City Clerk, Mayor and Councillors:

I have been a resident of St. John's all my life and I wish to support the rezoning application for 66-68 Queen's Road. It's no secret that our city center needs an infusion of investment and economic activity. I have followed this proposal and attended both public meetings. I feel this project has been reviewed and changed to meet all valid concerns I have heard. I urge you to please support the conversion of this old abandoned building site into something our residents can actually be proud of!

Best,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Disclaimer:** This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

19 Craigmillar Avenue  
St John's, NL. A1E1Z9

15 November, 2020

City Clerk,  
St. John's, NL.

Sir/Madam:

#### PARISH LANE PROPOSED DEVELOPMENT

I write as Chair of the Heritage and Archives Committee at Gower Street United Church.

The Committee is very much concerned about the proposed Parish Lane development, on several grounds.

First, the main access to the very large building (over 100 feet tall) will be from Queen's Road – there is no effective access from Harvey Road. Gower Street Church has already lost a substantial amount of parking due to the changes on Church Hill, and the development will only exacerbate an already very difficult situation. It will bring with it a high volume of traffic and parked cars.

Second, the Committee believes that the main building is out of character with the neighbourhood, and should be redesigned. There must be an attempt to use heritage materials and to follow heritage policies. We do not suggest that the architect should slavishly follow period designs, but should be accomplished enough (given the area) to reinterpret them for the 21<sup>st</sup> century. This is not now the case.

Third, we think that the main building is far too large and should be scaled down to a reasonable size, with fewer storeys. For this reason we oppose the CCM zoning that has been apparently suggested by the City and apparently adopted by the developer. The Committee suggests – as does the Kirk – that only a lower density development than that proposed should be allowed. The Committee also questions the intention to add a number of shops: nothing commercial should be allowed.

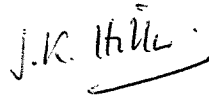
Fourth, we would remind Council that the development will (if approved) take place within a national historic district, thereby setting a most unfortunate precedent. The Ecclesiastical District was designated by the City in 2005 and by Parks Canada in 2008. This is a very important, indeed unique

heritage area, which certainly needs to be smartened up, but we very much doubt that it deserves this highly intrusive development. From an economic perspective, this sort of inauthentic structure in the heart of the Ecclesiastical District will devalue the tourism product of the entire downtown area.

Overall, the Committee is disappointed by the lack of genuine consultation with the churches in the Ecclesiastical District, and their reactions, which is the main reason for the heritage area. They have operations all week and are directly affected by this proposal. We are not opposed to all development, but it needs to be careful, use heritage materials and standards, and be in character. We suggest that the current proposal does few of these things.

Once this condo block is built, the neighbourhood, and the Ecclesiastical District, will be completely changed.

A letter from Gower Street Church will follow.

A handwritten signature in black ink that reads "J.K. Hiller". The signature is written in a cursive style with a horizontal line underneath the name.

James Hiller  
Chair, Gower Street United Church Heritage and Archives Committee



NEWFOUNDLAND & LABRADOR  
**HISTORIC TRUST**  
— est 1966 —

November 18th, 2020

Mayor Danny Breen  
Deputy Mayor Sheilagh O'Leary  
Councillors Burton, Collins, Froude, Hanlon, Hickman, Skinner, Korab, Lane, and Stapleton  
City of St. John's  
P.O. Box 908  
St. John's, NL A1C 5M2

Re: Parish Lane Residences, 66-68 Queen's Road

Dear Mayor Breen, Deputy Mayor O'Leary, and Councillors Burton, Collins, Froude, Hanlon, Hickman, Skinner, Korab, Lane, and Stapleton:

We are writing regarding the proposed rezoning of 66-68 Queen's Road and the updated LUAR provided by the proponent which differs substantially from the proposal that was the subject of our letter of November 27th, 2019.

The Newfoundland and Labrador Historic Trust is pleased to note that all of our earlier concerns have been addressed to one degree or another by the most recent submission. Notably the original masonry elements are now proposed to be incorporated as functional elements of a structure on Queen's Road, the Queen's Road development will occur in Phase 2 rather than Phase 3 thereby reducing a number of risks, the ground floor on Queen's Road is no longer the blank exterior of a parking structure but the façades of several townhouses, resident surface parking has been eliminated, and the height of the tower on Harvey Road has been modestly reduced. We are also encouraged by the proposals to deconstruct rather than demolish the existing building and to institute site limits preventing additional height which would normally be possible following approval.

Despite these successes we maintain the following concerns going forward:

- The proposal for the original building elements has improved significantly but the risk remains that materials will not be reincorporated. The Trust requests that the City use the means at its disposal to ensure this element of the proposal is carried out.
- While surface parking has been reduced it appears that the total paved area has expanded owing to a number of access points to underground parking. We urge the developer and City to work to reduce this paving as much as possible.
- Materials specified for the townhouses on Queen's Road include red brick and "composite rainscreen." It is unclear if the latter refers to a masonry-style cladding or other materials and we would like to be sure it is compatible with the masonry of the development and the broader district.

*The Newfoundland and Labrador Historic Trust is dedicated to the preservation of the province's buildings and landscapes and their importance to communities.*

**PO Box 2403, St. John's, Newfoundland and Labrador, Canada, A1C 6E7**  
**coordinator@historictrust.ca**  
**www.historictrust.ca**

While we would have preferred further height adjustment we are satisfied that the developer has engaged in good faith with our and others' concerns. The model of engagement described in the LUAR and its appendices, completed in this case in partnership with local non-profits, may provide a useful template for future contentious developments and we encourage council to review it.

Sincerely,

Board of Directors  
Newfoundland and Labrador Historic Trust

*The Newfoundland and Labrador Historic Trust is dedicated to the preservation of the province's buildings and landscapes and their importance to communities.*

**PO Box 2403, St. John's, Newfoundland and Labrador, Canada, A1C 6E7**  
**coordinator@historictrust.ca**  
**www.historictrust.ca**

**TO:** City Clerk

**FROM:** [REDACTED]

**Re:** November 17, 2020 Virtual Public Meeting on 66-68 Parish Lane Proposal

I am writing as I did for the November 2019 public meeting to express my concerns regarding the Parish Lane Development. In truth although the developer has attempted to address some the matters raised at the first public meeting and in the subsequent design charrette, the issues I raised in my first letter remain. Indeed to address some the concerns they have made matters worse in other ways. In addition, given the major issues currently facing Canada and the world or have come into clearer focus in the past year, many things related to this proposal have acquired new urgency.

I have attached my first letter as Appendix A rather than reiterating detail of points I made at that time. However, I have references them in the topic lines below, so should the reader want more detail it will be easy to fine. I have added new information in this topic, and I have also added more current topics in this letter.

I do not support this development because

- It does not contribute to the type of housing stock that the citizens of St John's, particularly those of us who live in the older sections of the City, need;
- it could negatively impact tourism and related industries;
- It has the potential to impact negatively on the National Ecclesiastical Heritage District;
- it could have negative impacts on the neighbourhood dynamic ; and
- there are uncertainties about the impact of the necessary change to the SJURRP

Details on these points are covered in the remainder of this letter.

**1. Housing/Condos in St John's (See Appendix A Topic #1 /pp.2&3 for detail)**

There was an overabundance of condos some of which changed to apartments (e.g. MIX) due to lack of sales in 2019. The status remains the same except a) many of the Star of the Sea Condo have also been converted to apartments with all the disruption of continual turn over has on the residents of Dicks Square neighbourhood( see letter in In the background package on the Nov 2019 Meeting), the Churchill Square Development is underway; c). Chapel Hill Condos now seem to be advertised regularly on Air B & B. What is not needed, particularly in the mid-downtown, is more highly priced condos (which may or may not be rented in the long run). What we do need is more "affordable housing", places for student s to live at a reasonable cost, and modest housing for people who need entry level homes.

Why is the City considering rezoning a sensitive area to permit development in an area that is already oversubscribed with the proposed type of housing stock?

**2. Tourism ( See App A Topic #2 pp. 3 for more detail)**



Newfoundland has three major industries in serious difficulty due to the pandemic: 1) Oil will likely never go back to what it was; 2) The fishery perhaps not as critical to St. John's as the other two; and, 3) Tourism with all the related businesses that support and benefit from it.

Tourism will be a significant economic driver in the post-pandemic world. Cultural tourism is a large segment of the market here. Travellers are drawn to the churches of St. John's. They take advantage of guided tours, gift shops, tea rooms, plays and concerts that occur in the churches and parish halls. The revenue from these activities helps maintain the historic buildings and support parish programs. At the same time, the spillover effects support many jobs in the City.

Religious tourism is a growing area. Research suggests the market is more resilient to recessions and is more open to repeat business than secular leisure travel. The global faith-based travel sector is worth \$18 billion and includes 300 million travellers a year. The majority of these people are well educated and with comfortable incomes. The Ecclesiastical District (See below.) could be an even larger attraction for religious tourists. Many European religious sites are overcrowded. St. John's is well positioned to capture a portion of this market.

This one development will not ruin the town for tourists but every inappropriate modern development (and others are planned, a large vacant piece of land awaits development on the other side of the Kirk) takes away from the unique character of the historic downtown. Tourists come for an "authentic" experience. Would a development of this sort be allowed in Old Quebec City or in Louisbourg? Tourism is one of our few non-resource based, low carbon industries. It has the ability to drive and support other service-based sectors.

### **3. National Ecclesiastical Heritage District. (See App. A Topic #3 pp. 3&4 – for more detail)**

This designation was awarded because this cultural landscape represents the breadth of involvement of the Anglican, Roman Catholic, Methodist/United and Presbyterian denominations in the establishment and evolution of the spiritual, philanthropic, charitable and educational institutions of St. John's and Newfoundland during the 19th and 20th centuries. Further, the designation noted that it is important architecturally as its ecclesiastical buildings and spaces are in unusual proximity to one another and located on an outstanding and unique site on a steep hill overlooking St. John's Harbour, where many of them serve as visual landmarks both from the harbour and within the downtown.

While the proposed design of Phase 3 of Parish Lane is, in and of itself fine, I do not know how an annex to a set of fishing rooms (as it was described early in this process by the developer, has anything to do with this historic precinct).

If development was going to be approved for that site it would be better if it reflected the historical purpose of the site which was a educational building where younger people including young adults could learn a skill/trade and improve the employment opportunities. While I appreciate that the developer would not be thinking to change his plans to create a building that was more modest, it would be better by far to use this space to work with the groups like Habitat for Humanity, Choices for Youth to create housing stock that is much needed in the City.

### **3a. Municipal Heritage Area (See App A Topic 3A pp.4&5 for details)**

This ecclesiastical district is arguably the core of the City's Heritage Area 1.

The 2019 draft of the Envision St. John's Municipal Plan, pp. 2-10, states:

The city's Heritage Area (including the Ecclesiastical Precinct set out by the Historic Sites and Monuments Board) will continue to be protected under the new St. John's Heritage Bylaw. Residential districts in the downtown will be preserved to retain the blocks of row housing, streetscapes, laneways and public spaces that are unique to the city. Urban Design Guidelines will be prepared for commercial areas in the downtown, addressing such things as site specific parameters for height, bulk and form of buildings, as well as exterior design elements (emphasis added).

The Condo tower as described in LUAR 1 was out of scale with even the largest buildings in Heritage Area 1. Since the two bigger buildings of the first LUAR have been combined into one to accommodate 36 condos, although the total FAR, Mass, lot coverage, etc., of the development has not increased, that single building is now even more disproportional to the area than was the earlier design. The view from Queen's Rd to the top will be a minimum of a 12 storey development. It is truly out of scale.

The built heritage of the Heritage Area contributes to the enjoyment of residents, and many citizens—one house, one commercial building; one street at a time—rescued the City from the sorry state it was in in the early 1970s. The City owes the citizens its continued protection, including protection of the core of the Heritage Areas.

#### **4. Condos vs Apartments and possible changes to Zones**

Let me commend Ken O'Brien and the other City Staff (and in fairness the developer for agreeing to same) for describing the parameters of the site specific apartment zone being suggested to constrain the Phase 3 building. That said that there are now 4 house condos on Queen's, so we have an even larger Phase 3 building than that originally described, looming over the Kirk and the neighbourhood. Unfortunately this is not an improvement to the overall site despite people's best effort. It does not fit within the vision outline by the current Municipal Plan nor the Envision Plan. It has nothing to do the other housing stock in the neighbourhood, even with the largest structures in it. It will be more massive and taller than the churches-- the biggest buildings in the area for some several centuries.

The July 2, 2020 LUAR tells us on p. 9, that while 4 houses and 36 luxury condos are being proposed; the site could accommodate 96 - 500sq foot apartments. The proponent was requesting CCM as a zone and the City might consider an Apartment (A 3?) zone. I appreciate that the developer has indicated that Phase 3 is dependent upon demand, which I read as confirmation to purchase by condo owners. So if he does not secure this, then what? 96 apartments with all the infrastructure /traffic/ servicing issues related to that? Sale of the land to another person with a far less elegant design for putting 96 apartments on that site?

Further as we all know from use of text amendments , most recently from the Park Hotel decisions, zones get "tweaked" to fit construction and financial needs of the developer once an initial zone for plan of development is secured. Can, or more importantly will, the City really required that the Developer adhere to the original zonal requirements? History does not provide assurances here.

#### **4a. SJURRP - St. John's Urban Region Regional Plan.**

I have been trying to locate this Plan on both the Provincial Government and City Web sites to no avail. Nor have I been able to find the definition of "Urban Development". The Background materials tell us that the land behind the Cathedral Parish Hall is "Public Open Space". So with absolutely no supporting data I must say I do not like the sound "Urban Development" and the doors that might open. I appreciate that the request from the City to the Provincial Government refers only to the Queen's Rd site but the Provincial Government must consult with 14 communities on this matter. This is not heartening vis a vis potential longer term impact.

#### **5. Neighbourhood Dynamics: Wage Gap and Over-Gentrification.**

If this development does go ahead as proposed, how will it impact the evolving dynamics of the neighbourhood? The neighbourhood citizens along with the City, and not-for-profit agencies have been working on enhancing the neighbourhood by working with all of its citizens. Some 30 years ago I moved into [REDACTED] I have been broken into on 5 occasions the most recent about 2 years ago; approximately 5 years ago a "middle class" drug crowd moved into the house next door and it took months for the police to come and help get them evicted, a fire in the front porch, lit to produce crystal meth I am told, was the enabler for the eviction notice; and in summer 2019 I was awoken one Saturday morning by a constable of the Major Crimes Unit because my next door neighbour had found a sawed off shot gun in her flower bed. Inspection showed that my fence was broken on both sides as perpetrators passed through, and a jacket with bullets in the pocket was found the neighbour's garden next door. In none of these incidences have we been advised of people being found much less charged or convicted. I cannot tell you what we have picked up off the street, common spaces and lanes during our semi-annual neighbourhood clean-ups. I can assure that a few "needles" is the least of it. It is a long and complex journey to find a comfortable mix between gentrification and honoring the existing citizens and practices to make a downtown "mixed neighbourhood". However I do wonder if the purchasers of "luxury condos" are going to get out there and pick up the needles in the neighbourhood during clean-up weeks? We already have the Battery (which has its own planning guidelines) complaining about over-gentrification. Will this this condo which is an "in-your-face" announcement of the very wide Canadian wage gap be a source of discord in a neighbourhood trying to move forward together. How long will it be before the site becomes, in essence our first "gated" community?

In my estimation what is needed in our neighbourhoods is affordable / modest housing: not a tower of luxury condos; not 96 apartments pushed into a tower like setting.

#### **Conclusion**

If the only tool the City has in its arsenal is to change the Zone then I highly recommend that it does not do so at this time. There are too many social, cultural and economic issues at play here, particularly at the unsettled time to proceed. If the City is determined to proceed then make this development a discretionary or non-conforming use in the current zone (a technique used) which will provide an opportunity to revisit this decision should this development not go ahead for any reason.

Thank you for your consideration. [REDACTED]

## **APPENDIX A**

### Submission Regarding 2<sup>nd</sup> LUAR On Parish Lane Development

Virtual Public Meeting Date November 17, 2020

To: City Clerk

From: [REDACTED]

Re: Proposed Condo Development for 66-68 Queen's Rd

I am writing to express a number of concerns I have related to the development on Queen's Rd itself and its potential impact on other industries and opportunities that could be beneficial to the City's citizens. I am opposed to the rezoning due to the following reasons:

1. It does not contribute to the type of housing stock that the citizens of St John's, particularly those of us who live in the older sections of the City, need;
2. It could negatively impact tourism and related industries.
3. It has the potential to impact negatively on the Ecclesiastical Heritage District itself, its national designation, and possibility to apply for other advantageous designations, e.g., UNESCO world heritage site status.

The following sections provide the details of my concerns.

### **1. Housing/Condos in St John's**

Reports have shown that the City has seen a significantly decreased interest in condo ownership over the past decade particularly in the luxury market, attributed in part to the decrease in the price of oil, which shows no indication of increasing anytime soon (see web-page reference following signature). My own recent cursory review of the more obvious real estate web-sites showed that as of November 16th there were some 200 condos for sale in the City. Many of these have been on the websites for more than 6 months. There are 17 condos ranging from \$400,000-\$795,000 for sale at 181 Hamilton Ave alone. The "Star of the Sea" condos on Henry St do not appear to be on the market as yet but will add to the glut. The MIX development, originally planned as condos, was converted to apartment development (2014) due to the lack of interest in condos. The rent for these very small units (500 – 800 sq. ft.) seems to range from about \$1500 - \$2500. And there are other recent approvals (e.g., Churchill Square's 6 storey development) yet to hit the market. There appears to be an overabundance of condos. The prices for rent or purchase of them seem to be out of the range of people beginning their working career or workers in the middle income brackets.

One has to wonder why any investor would want to enter into this over-supplied market. Perhaps the Vancouver syndrome where condos are built as investments not as home and sit empty while ordinary citizens have no viable places to live? Since there does not appear to be a demand or need for these high-end units, and recent information indicates that these would be at the very top of the local market. I would suggest that there be no rush to rezone the area but rather that some consideration be given to what could be accomplished within the current categories to actually supply the St John's need.

The City could not likely question the rationale that a developer would have for entering an oversupplied and flat market. However, it should, I would argue, consider in its decision the housing stock that is required in the City and particularly the needs of the citizens living in that neighbourhood. We hear frequently that there is a considerable need for affordable and/or modest entry-level housing. Could Council not work with the various churches/ parishes in the district to develop some affordable

residences with perhaps offices for social justice groups to address needs? Some of this could likely be achieved within the current zonal designation. The City has programs to encourage this type of activity, as does the Federal Government. Perhaps the Anglican Church could be an active participant in addressing the needs of some of its more vulnerable parishioners.

The open space zone could continue to be “wild” space with perhaps some creative use of the wooded area to reflect the district’s heritage. Not a structured environment such as Bannerman Park but a hidden treasure in the middle of the city. There are many little spaces and commons behind houses in the old city known largely to the bordering homes and to those of us who walk dogs in sun and rain and snow. They have their value for those who live in the neighbourhood, particularly children who now live in an overly structured and mechanised world.

## **2 Tourism**

Every resident in the older part of the city takes a deep breath towards the end of every June, as we know that we will soon be inundated with tourists, including many international visitors who arrive on the cruise ships; they come huffing and puffing up Garrison Hill, taking a sitting break on the steps before they make the last push to the Basilica. They are engaged, lost souls, bewildered by our intersections and “intriguing” street orientations. We do what we can to help. They come to see historic church buildings set amidst rows of colourful clapboarded houses that wind their way around the harbour — all a walkable distance from downtown shops, lively bars and world class restaurants. This is what tourists from all over the world come here to experience. It’s what the municipal and the provincial tourism departments promote.

Cultural tourism is a large segment of the market here. These travellers are drawn to the Churches of St. John’s. They take advantage of guided tours, gift shops, tea rooms, plays and concerts that occur in the churches and parish halls. The revenue from these activities helps maintain the historic buildings and support parish programs. At the same time, the spillover effects support many jobs in the City.

Religious tourism is a growing area. Research suggests the market is more resilient to recessions and is more open to repeat business than secular leisure travel. The global faith-based travel sector is worth \$18 billion and includes 300 million travellers a year. The majority of these people are well educated and with comfortable incomes.

The Ecclesiastical District could be an even larger attraction for religious tourists. Many European religious sites are overcrowded. St. John’s is well positioned to capture some portion of this market.

This one development will not ruin the town for tourists but every inappropriate modern development—and others are planned—takes away from the unique character of the historic downtown. Tourism is one of our few non-resource based, low carbon industries. Unlike some of the others, it has the ability to drive and support other service-based sectors.

## **3. National Ecclesiastical Heritage District.**

While St John’s citizens are accustomed see the structural beauty of the churches and the ecclesiastical district as they go about their everyday lives, this district is unique in Canada. Therefore in 2008, following much work by local citizens and groups, it was designated a national historic site. The

designation was awarded because this cultural landscape represents the breadth of involvement of the Anglican, Roman Catholic, Methodist/United and Presbyterian denominations in the establishment and evolution of the spiritual, philanthropic, charitable and educational institutions of St. John's and Newfoundland during the 19th and 20th centuries. Further, the designation noted that it is important architecturally as its ecclesiastical buildings and spaces are in unusual proximity to one another and located on an outstanding and unique site on a steep hill overlooking St. John's Harbour, where many of them serve as visual landmarks both from the harbour and within the downtown.

This designation has many benefits. The exposure that comes with the designation can help in attracting tourists (see 2 above). It helps to protect and preserve various aspects of our history. And it comes with the quite tangible benefit of enabling matching funding from federal programmes to pay for the necessary restoration of buildings. The Anglican Cathedral is currently conducting repairs to the exterior wall on the Cathedral St side under one such grant. Other Churches could take advantage of this programme as well. The designation comes with expectations including protection of the built heritage, as well as complementary new development. These districts must portray a "sense of history" where intrusive elements are minimal, and the district's historic character must predominate and set it apart from the area that immediately surrounds it.

One wonders how the 10 storey tower component of this development, which would introduce contemporary high rise design into the heart of the St. John's Ecclesiastical District National Historic Site, would impact this nationally recognised site. It isolates one of the designated historic buildings, separating it from the other structures. Thus it effectively divides the district. The tower is not compatible in style, scale, height nor architectural detail with the church buildings, commercial premises or heritage homes that give this area its distinctive character. Approval of this development could set a precedent for other requests for other similar buildings and this type, height and form could cascade across the precinct, further compromising its integrity. While not directly related to this proposal, the City has just recently almost completely isolated Gower St United Church making it almost inaccessible. Actions like these erode the heritage integrity of the district. Ultimately they could lead to loss of the national designation, and will seriously reduce future opportunity for this district to be considered for other designations such as UNESCO world heritage status. I feel the City will rue the day that it allows this and any similar development to negatively impact the esthetic and economic benefits this district brings to the City.

### **3a. Municipal Heritage Area**

This ecclesiastical district is arguably the core of the City's Heritage Area 1.

The current City of St. John's *Municipal Plan, 2003*, pp. 37-38, states:

The built heritage of fine old buildings and streetscapes in St. John's contributes to the enjoyment of its residents and visitors. As the city develops, heritage buildings should retain their original features, although their use can and must evolve over time. Heritage areas also need to accommodate appropriate new buildings and redevelopment. . . . The City shall ensure that renovations and new development are compatible with adjoining buildings in terms of style, scale, height, and architectural detail (emphasis added).

The 2019 draft of the Envision St. John's Municipal Plan, pp. 2-10, states:

The city's Heritage Area (including the Ecclesiastical Precinct set out by the Historic Sites and Monuments Board) will continue to be protected under the new St. John's Heritage Bylaw. Residential districts in the downtown will be preserved to retain the blocks of row housing, streetscapes, laneways and public spaces that are unique to the city. Urban Design Guidelines will be prepared for commercial areas in the downtown, addressing such things as site specific parameters for height, bulk and form of buildings, as well as exterior design elements (emphasis added).

While the 2019 wording does not appear to provide as much protection as the existing plan, one hopes that as the specific guidelines are prepared, they will reflect the intent of the 2003 wording. The built heritage does contribute to the enjoyment of residents, and many citizens—one house, one commercial building; one street at a time—rescued the City from the sorry state it was in in the early 1970s. The City owes the citizens its continued protection, including protection of the core of the Heritage Area.

### **Conclusion:**

It is my understanding that once an area/site is rezoned, the City can have little impact on the design of buildings as long as they comply with the regulations for that zone. If, for instance, the current developer finds that this design is too expensive, a completely different design could go ahead without further consultation. Similarly, if this developer decides not to proceed, a new developer could propose a square block filling most of the site and reaching 3 or 4 stories above Harvey Rd, and Council would have few tools to stop it.

I would encourage Council not to approve the rezoning that would facilitate this development and any other that might in the future be proposed for this site for the reasons discussed above. Rather, Council should work creatively with other players in the district and surrounding neighbourhoods to develop a forward-looking vision for the area.

If rezoning is the only card that Council has to play, I implore you to play it wisely on behalf of all the citizens of the City, not just its elites.

Thank- you for your kind consideration of my concerns.



### *References:*

<https://www.cbc.ca/news/canada/newfoundland-labrador/condo-market-oil-industry-1.3403810> 2016

<https://www.cbc.ca/news/canada/newfoundland-labrador/st-john-s-condos-executive-homes-rent-real-estate-1.3392123> 2016

<https://www.cbc.ca/news/canada/newfoundland-labrador/duckworth-street-condo-development-shifting-to-rentals-1.3188152> Aug 2015 MIX



<https://www.cbc.ca/news/canada/newfoundland-labrador/condo-market-rapidly-cooling-off-in-st-johns-area-1.2568741> 2014

<https://www.cbc.ca/news/canada/newfoundland-labrador/sluggish-housing-market-nl-1.5249403> 2019

## Karen Chafe

---

**From:** Elaine Henley  
**Sent:** Monday, June 29, 2020 8:15 AM  
**To:** [REDACTED] CouncilGroup  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Parish Lane Development

Good Morning [REDACTED]

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this matter.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

---

**From:** [REDACTED]  
**Sent:** Friday, June 26, 2020 4:09 PM  
**To:** CouncilGroup <councilgroup@stjohns.ca>  
**Subject:** (EXT) Parish Lane Development

Good day Council Members.

Regarding the proposed Parish Lane development, since I am unable to attend the next round of public consultations, could you please include my input here, as you consider approval of the project.

As a resident from outside the downtown, please consider that St. John's development affects all residents and not just those who reside in the downtown. I desire to have selective view planes and green belts preserved too. However, in this instance, we need to appreciate that we can't afford to keep turning away developers and the tax revenues derived from their projects, just to appease those who have a myopic viewpoint, yet are in the minority in relation to the greater population of the city.

When I view the Skylines of other confident, iconic coastal North American cities, such as Boston, San Francisco, Vancouver, Montreal and even Halifax, I resent it when sound, attractive and very accommodating development proposals are defeated, simply because of those few who cannot move past the quaint, old village model vision of our downtown. It's simply holding back progress and badly-needed tax revenue that could be used to fund capital works and other projects and equipment throughout our city.

In my opinion, the developer already has done a great deal to acquiesce to the needs of those in opposition to the project. While I oppose the current, gloomy appearance of the brick facade, which may continually remind us of the perennial mistake made by council's approval of the original Atlantic Place structure, I do think that the latest changes to

Parish Lane are positive and this is mostly an attractive development which I can, and do, support. If the original arches design can be incorporated as well as a more attractive, lighter-coloured facade, similar to The Rooms, then that support would be unwavering.

I look forward to council making the right decision for the city's development and marketing progress, whether for business or esthetics. Tomorrow's heritage is today's design.

Thank you for your consideration.



Get [Outlook for Android](#)

**Disclaimer:** This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



email: [office@lbmcoc.ca](mailto:office@lbmcoc.ca)  
website: [www.lbmcoc.ca](http://www.lbmcoc.ca)

November 25, 2020

Anne-Marie Cashin, MCIP  
Planner III-Urban design and Heritage  
Department of Planning , Engineering & Regulatory Services  
City of St. John's  
P.O. Box 908,  
St. John's NL  
A1C 5M2

Via email: [acashin@stjohns.ca](mailto:acashin@stjohns.ca) ;

Dear Ms. Cashin::

**St. John's Urban Region Regional Plan Amendment No 1, 2020**

The Town Council of Logy Bay-Middle Cove-Outer Cove reviewed the above noted amendment at its meeting of November 23, 2020. The Council has no objections to Regional Plan Amendment No. 1., 2020

Yours very truly,

A handwritten signature in black ink that reads "Stephen B. Jewczyk". The signature is written in a cursive style with a large, looped 'J'.

Stephen B. Jewczyk, FCIP  
Town Planner

Copy: Kim Blanchard, Department of Environment, Climate Change and Municipalities  
Janine Walsh, P. Tech., Town Clerk/Manager  
Karen Stacey, Administrative Assistant

## Karen Chafe

---

**From:** CityClerk  
**Sent:** Friday, November 20, 2020 10:40 AM  
**To:** [REDACTED] CityClerk; Mayor; Sheilagh O'Leary; Maggie Burton; Sandy Hickman; Shawn Skinner; Deanne Stapleton; Ian Froude; Wally Collins; Dave Lane; Debbie Hanlon  
**Cc:** Ken O'Brien; Ann-Marie Cashin; Andrea Roberts; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Submission for the proposed Parish Lane Development

Good Morning:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

---

**From:** [REDACTED]  
**Sent:** Friday, November 20, 2020 8:25 AM  
**To:** CityClerk <cityclerk@stjohns.ca>; Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>; Sandy Hickman <shickman@stjohns.ca>; Shawn Skinner <sskinner@stjohns.ca>; Deanne Stapleton <dstapleton@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; Wally Collins <wcollins@stjohns.ca>; Dave Lane <dlane@stjohns.ca>; Debbie Hanlon <dhanlon@stjohns.ca>  
**Cc:** Ken O'Brien <kobrien@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>  
**Subject:** (EXT) Submission for the proposed Parish Lane Development

November 18th, 2020

Mayor Breen and Councillors  
City of St. John's  
10 New Gower Street  
P.O Box 908  
St. John's NL A1C 5M2

Dear Mayor Breen:

I fear that due to the City's interest in wanting to accommodate the proposed 10 story condo building, associated with the Parish Lane Development, you are creating a "Site Specific Harvey Road Development Zone" that does not have real usable frontage on Harvey Road. More troubling is the fact by doing this you are allowing a development to occur in your Heritage Area 1 Zone that is out of scale and design to its Queens Road neighbours.

The Northern portion of the proposed development has a "pedestrian entrance only" on Harvey Road and while splitting

zones for properties on Kenmount Road or in the Goulds, where 2 real frontages can exist, the Northern entrance of this development is not real frontage.

This development's real frontage is where it's civic address is located which is stated as Queens Road and it here where condo owners will enter and exit the building. Queens Road is also where deliveries will be made and where garbage and recyclables will be collected directly in front of the entrances to Gower Street Church and St. Andrew's. It is also off of Queens Road where 8 parking spaces for visitors for the development will be located.

I would also like to point out historically Holloway school had two pedestrian entrance ramps off of LeMarchant road but it's zoning was related to its civic address and frontage on Long's Hill.

The Kirk property also had a pedestrian entrance off of Lemarchant Road but for 180 years it's frontage, zoning and civic address has been related to Queens Road and the proposed condo will now sit laterally and directly adjacent to the Kirk and its Hall.

The LUAR says the civic address for the development is Queens Road and even the advertisement for your public consultation says the development is for Queens Road.

To say that this is a "Harvey Road Development" is not correct and it is being done to allow a 10 storey development on the site, and a precedent setting development, in the Heritage Area 1 District of our historic downtown.

This Harvey Road zone should not be allowed, based on a "pedestrian only" entrance as this is not real usable frontage.

The zone for this entire development including phase 3 should therefore be part of a zone associated with Queens Road and its historic streetscape.

Thank you for your consideration of this matter.

[REDACTED]

Sent from my iPad

**Disclaimer:** This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

**From:** CityClerk  
**Sent:** Wednesday, November 4, 2020 4:02 PM  
**To:** [REDACTED] CityClerk  
**Cc:** Maureen Harvey, Shanna Fitzgerald, Andrea Roberts, Ann-Marie Cashin, Ashley Murray, Dave Wadden, Jason Sinyard, Karen Chafe, Ken O'Brien, Lindsay Lyghtle Brushett, Planning  
**Subject:** RE: (EXT) Parish Lane Development and Bike Master Plan

Good Afternoon:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

---

**From:** [REDACTED]  
**Sent:** Wednesday, November 4, 2020 2:00 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Parish Lane Development and Bike Master Plan


**PARISH Lane [68 Queens RD](#)**

**As a resident of St. John's, my comments regarding the proposed development of Queens Rd; I agree with the proposal of the low rise townhouses on Queens Rd., However, I strongly oppose the multi unit high rise. This area of downtown is not conducive for a this type high concentration of traffic.**

**Also of concern is the  
Bike Master Plan;**

- 1. Issues are environmental.**
- 2. potential law suits related to dangerous ice conditions (asphalt is much more prone to develop slippery surface than gravel.**
- 3. future maintenance costs.**
- 4. increase risk of pedestrian/bike accidents.**

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



Sent from my iPad

**Disclaimer:** This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.





November 15, 2020

Elaine Henley  
City Clerk  
City of St. John's  
PO Box 908  
St. John's NL A1C 5M2  
cityclerk@stjohns.ca

Dear City Council Members:

**RE: Re-Designation Application for 66 - 68 Queen's Road - Cathedral Parish Hall**

We are writing regarding the proposed St. John's Urban Region Regional Plan Amendment No. 1, 2020 to re-designate land at 66-68 Queen's Road from Public Open Space to Urban Development.

As longtime residents of downtown St. John's, and owners of [REDACTED] we are very interested in opportunities for St. John's to become a more vibrant and walkable city. However, we are of the opinion that giving up public open space in the downtown core to development would be shortsighted and contrary to Council's stated goals. In destroying the last natural green space in the downtown, the city would lose the opportunity for this forest to be enjoyed by future generations. We sincerely hope that this is not the decision of Council.

Our concerns can be broken down into two categories:

- Preservation of Green Space for Future Generations; and
- Preservation of the architectural scale of the neighbourhood.

**1. Preservation of Green Space for Future Generations**

We applaud Council for taking a strong stand to preserve the City's natural environment and combat climate change, through the Climate Mitigation and Adaptation Declaration, and the 2019 - 2029 Strategic Plan. We see this Regional Plan Amendment application as an opportunity for Council to translate these policy goals into positive action. In our opinion, the proposal to rezone the Open Space directly contradicts Council's previously stated strategic priorities. On November 4th, City Council unanimously voted to declare a climate emergency, "for the purpose of deepening our commitment to protecting our community, economy, natural assets, and ecosystems from changes in climate" (s. 4). This declaration is consistent with the 2019 - 2029 Strategic Plan's goal of creating "A city that is sustainable today and for future generations; economically, environmentally and financially" (s. 9), including preserving and enhancing "the natural and built environment where we live" (p. 10). We also note the Envision Draft Municipal Plan (February 2019) goal of improving the urban forests "for their ecological, aesthetic and economic value" (p. 3-1, 3-2), and the Municipal Plan 2003 goal of protecting the natural environment, in particular open spaces (p. III-39) and steep slopes (p. III-40).

Rezoning the Open Space would mean losing the only natural forest in downtown St. John's. This forest is currently home to numerous 100 year old trees (36 trees with a diameter of above 0.2m, according to the Land Use Assessment Report (LUAR) revision 5B (July 2, 2020), Appendix p. 23), as well as wildlife and birds. The LUAR contemplates that over 30% of these trees would be removed, while 21 other trees would be pruned and the brush forest manicured.

We note that the LUAR tree inventory contemplates 11 trees with a diameter above 0.2m being removed, while the Old Earth Arborists Budget Proposal describes the removal of 12 mature trees, which would increase the percentage of removed trees described above to 33%.

Once this forest is damaged, no forestry policy will replace the benefit of this green space, for the community, to counter greenhouse gas effects, and for the wildlife that it supports. We think that it is the responsibility of council to preserve this forest for future generations. If it is replaced with a condominium and parking lot, our children and grandchildren will shake their heads at the shortsightedness of this decision.

We think that council should consider the possibility that this forest could be preserved as a public space, where residents can enjoy a slice of nature in the downtown area, consistent with Council's stated goals of developing pedestrian paths in the downtown (Municipal Plan, p. IV-52), improving open spaces (Envision, p. 10-11), and acquiring Institutional land in order to maintain its public use (Municipal Plan, p. III-32; Envision, p. 4-6; 8-15). These measures are essential for a green future, and to maintain quality of life in the downtown. If this re-designation goes ahead then this possibility will be gone forever.

## **2. Preservation of Architectural Scale of Neighbourhood**

We are disappointed that the revised LUAR does not attempt to preserve the heritage elements of this Heritage 1 designated property. The Ecclesiastic District is "one of the oldest sections of town" (Master List of Heritage Buildings, p. 306) and it is our opinion that special care should be taken to preserve it. Further, we are concerned about the impact of this development on the scale and liveability of the neighbourhood.

Garrison Hill is a corridor for tourists walking from the Harbour to the Rooms, and is frequently photographed. If approved, the Harvey Road phase of this development will loom far above the existing houses, undermining the historical feel of the street. In fact, the proposed design is much higher and larger than would be normally be permitted in a downtown apartment zone (Development Regulations, s. 10.15). Ensuring that new development is compatible with existing neighbourhoods is an essential part of preserving those neighbourhoods (Envision, p. 10-11), and the Municipal Plan specifically calls for the maintenance of the "unique and special elements that define" the Ecclesiastic district, including maintaining "openness of landscape". Approving the rezoning would directly contradict Council's stated goal of protecting the architectural scale of downtown (Municipal Plan, p. IV-49; Envision p. 10-9) and respecting the spacial relationship of the neighbourhood (Envision, 4-8). If the quality of life in existing houses downtown is harmed through close proximity to large scale development, residents will be unlikely to maintain these houses at the same level. The decline of this neighbourhood will mean a downtown that is less desirable for everyone - including the potential condo residents.

To summarise the above, we ask that Council consider rejecting the application to re-designate land at 66-68 Queen's Road from Public Open Space to Urban Development, in order to preserve the green space adjoining Harvey Road for public use, for the enjoyment of future generations and as part of the implementation of Council's climate strategy.

Thank you for considering our views.

[REDACTED]



November 19, 2020

**Via e-mail to:** [acashin@stjohns.ca](mailto:acashin@stjohns.ca)

Ms. Ann-Marie Cashin, MCIP  
Planner III – Urban Design and Heritage  
Department of Planning, Engineering, & Regulatory Services  
City of St. John's  
P. O. Box 908  
St. John's, NL A1C 5M2

Dear Ms. Cashin:

**REFERRAL – CITY OF ST. JOHN'S  
PROPOSED ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT NO. 1, 2020 IN  
REGARD TO AN APPLICATION TO RE-ZONE LAND TO THE RESIDENTIAL MIXED (RM)  
ZONE AND A SITE SPECIFIC APARTMENT ZONE FOR THE DEVELOPMENT OF 3  
TOWNHOUSES AND A 36-UNIT APARTMENT BUILDING AT 66-68 QUEEN'S ROAD**

In response to your letter of November 6, 2020, regarding the above-noted proposed amendment, pursuant to direction received from the Minister of Environment, Climate Change, and Municipalities on October 16, 2020, the City of Mount Pearl thanks you for the opportunity to provide commentary on the above-noted proposed redesignation of land from "Public Open Space" under the St. John's Urban Region Regional Plan to "Urban Development" to enable the rezoning of land on Queen's Road from Institutional (INST) to Residential Mixed (RM) and from Open Space (O) to a new site-specific Apartment Zone on Harvey Road to accommodate the development of 3 townhouses and a 36-unit apartment building at 66-68 Queen's Road in the City of St. John's Municipal Plan, Development Regulations, and corresponding maps.

The information available has been reviewed and the City of Mount Pearl has no objections to the Regional Plan redesignation of land from "Public Open Space" to "Urban Development" as the proposed amendment does not impact any lands other than the specific land within the City of St. John's and there are no changes required to the text of the St. John's Urban Region Regional Plan to accommodate the proposal.

**Department of Community Development**

3 Centennial Street | Mount Pearl, NL | A1N 1G4 | T 709-748-1029 | F 709-748-1111 | [www.mountpearl.ca](http://www.mountpearl.ca)

**To:** Ms. Ann-Marie Cashin, MCIP, Planner III, City of St. John's  
**Re:** Commentary Regarding Proposed SJURRP Amendment No. 1, 2020  
**From:** Alanna Felt, Planner  
**Date:** November 19, 2020  
**Page:** 2 of 2

---

Once again, the City of Mount Pearl thanks the City of St. John's for the opportunity to participate in the public consultation referral process. Please contact me at 709-748-1151 or by e-mail at [afelt@mountpearl.ca](mailto:afelt@mountpearl.ca) if you require anything further.

Kindest regards,



---

Alanna Felt  
Planner, Department of Community  
Development

AF

cc Jason Collins, Director of Community Development  
Sharon Ralph, Executive Assistant  
Catherine Howell, Manager of Development and Planning  
Mona Lewis, Deputy City Clerk

## Karen Chafe

---

**From:** CityClerk  
**Sent:** Tuesday, August 4, 2020 9:40 AM  
**To:** [REDACTED]; CityClerk  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) development adjacent to the Kirk property

Good Morning [REDACTED]

We thank you for your feedback and advise that the item(s) referenced below have been forwarded to the City's Department of Planning, Engineering and Regulatory Services.

In the interim, all submissions regarding the proposed development will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Sunday, August 2, 2020 7:27 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) development adjacent to the Kirk property

Good morning

I would like to provide feedback on the most recent plans for this site. I think it is a vast improvement on the previous plan. My only suggestion is that the city require appropriate landscaping to be completed. It should include green space that is easily maintained with plants and trees sized according to the space, and made of local species which are likely to tolerate the conditions of the site and local weather.

On a separate but related issue:

Unfortunately the city recently modified the adjacent pavement and sidewalk on Queens Road which narrows it excessively, with no consideration for the turning radius of vehicles. This is so narrow that it is dangerous. Drivers coming around Gower Street United onto Queens Road are unable to tell how far the elevated sidewalk extends into the road and therefore traffic swings out into westbound traffic on Queens Road. This problem is even more significant when there is snow on the ground. I expect that more traffic entering Queens Road from the project will only enhance problems for drivers in that location. The Narrow area of road needs to be widened again.

[REDACTED]

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

**From:** CityClerk  
**Sent:** Monday, November 23, 2020 1:48 PM  
**To:** [REDACTED] CityClerk  
**Cc:** Andrea Roberts, Ann-Marie Cashin, Ashley Murray, Dave Wadden, Jason Sinyard, Karen Chafe, Ken O'Brien, Lindsay Lyghtle Brushett, Planning  
**Subject:** RE: (EXT) Parish Lane Development – 66-68 Queen's Road

Good Afternoon:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

---

**From:** [REDACTED]  
**Sent:** Monday, November 23, 2020 12:39 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Parish Lane Development – 66-68 Queen's Road

**RE: Parish Lane Development – 66-68 Queen's Road**

Dear City Clerk, Councillors and Mayor:

I have heard arguments that the proposed development at 66-68 Queen's Road will destroy an "urban forest". Having walked the proposed development site I do not understand this representation and felt compelled to register my views. Certainly there are some beautiful trees on the site, particularly along the properties' boundaries, but calling this site an "urban forest" is really a stretch.

We are heartened that the developer has undertaken to engage professional arborists to manage and improve the long term viability of the trees on this site.

On balance, this is a well thought out development proposal and should be fully supported by our City.

Regards,

[REDACTED]

[REDACTED]

**Disclaimer:** This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.





December 4, 2020

Ann-Marie Cashin  
Planner III, Planning Engineering, and Regulatory Services  
City of St. John's  
P.O. Box 908  
St. John's, NL A1C 5M2

Dear Ms. Cashin:

**Re: Proposed St. John's Urban Region Regional Plan Amendment No.1, 2020**

In response to your letter dated November 6, 2020 regarding the City of St. John's proposed St. John's Urban Region Regional Plan Amendment, please be advised that this proposal was reviewed by the Planning and Protective Services Committee on November 19, 2020. The above noted amendment was presented and reviewed by the Paradise Town Council at the December 1, 2020 regular meeting of Council. It was resolved that the Paradise Town Council has no objections to the proposed St. John's Urban Region Regional Plan Amendment 1, 2020.

Should you require any additional information, please contact the undersigned.

Sincerely,

A handwritten signature in blue ink that reads "Darren Randell".

Darren Randell  
Planner

## Karen Chafe

---

**From:** CityClerk  
**Sent:** Monday, November 30, 2020 9:34 AM  
**To:** [REDACTED] CityClerk  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Proposed Development of former Parish Hall on Queens Rd

Good Morning:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

Elaine Henley

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Friday, November 27, 2020 5:09 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Proposed Development of former Parish Hall on Queens Rd

Good Day,

Please support the development proposed former parish hall on Queen's Road.

I saw the difficult decision of Council to cut back on Metrobus services. No one in the City likes to see these type of actions, but given the drop in ridership and shrinking city revenues, there was really no option.

Now you have a decision in front of you to increase the long-term tax base of the City in a material way.

In addition to the increased tax base, I think the development would bring new life to the old city.

For these reasons, I'm strongly in support of the application to rezone this area of Queen's Road.

Thanks for your consideration,

[REDACTED]

Sent from my iPhone

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** CityClerk  
**Sent:** Thursday, December 3, 2020 9:46 AM  
**To:** [REDACTED] CityClerk  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT)

Good Morning:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

---

**From:** [REDACTED]  
**Sent:** Wednesday, December 2, 2020 8:51 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT)

I have been resident of downtown for a long time and most recently lived within a few hundred meters of the proposed development.

It is my strong view that we need more people living, walking, and shopping in our downtown core.

I love the proposed architecture of this project and feel it would be a great addition to our community.

[REDACTED]

Please vote in favour of this project

**Disclaimer:** This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

# The Proposed Parish Lane Development in the Ecclesiastical District Issues and Concerns

1 December 2020





# The Churches of the Ecclesiastical District

A presentation on behalf of

The Basilica Cathedral of St. John the Baptist – Shannie Duff, Anne Walsh

Gower Street United Church – Patrick Griffen, James Hiller

St. Andrew's Kirk – David Baird, Heather MacLellan

We ask that this presentation form part of the official record of stakeholder consultations on the Parish Lane development and that it be made available to members of Council prior to the decision on the rezoning of the land for this development.

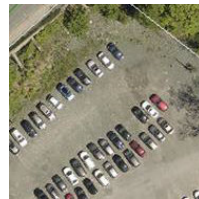
## Topics

1. Introduction of the Issues
2. Historical Cultural Values and Benefits
3. Density and Scale Matter
4. Zoning Matters
5. Appropriate Development





# 1. Introduction



## 2. The Historic Cultural Landscape




- The District - its unique landscape and its institutional buildings - represents more than three centuries of important early Canadian and North American charity, educational, religious, social, political and spiritual endeavours.
- More than 300 years ago our churches started building a presence in this District.
- Before that, Missionary Societies from England established their charity, education and religious programs there.
- The District's heritage value continues today in all these themes: it is living history.



The District has been recognized as historically important for our citizens by all three levels of government.

- On July 12th, 2005 the City designated the full Ecclesiastical District, a Municipal Heritage District, with an amendment to the *City of St. John's Act #29-2005-04/26/11*.
- The municipal designation outlines the historical value of the District quite eloquently with statements such as
  - " the District is commemorated for the role and dominance of religion in the history and development of the Capital City "
  - " the District is a lasting reminder of the institutions responsible for the construction of the District and their contributions to our society "
  - " the District has an aesthetic value through scale and the placement of buildings on the landscape “.



On behalf of the City of St. John's Municipal Council and its Heritage Advisory Committee, we extend full support to the application of the Heritage Foundation of NL for the consideration of the St. John's Ecclesiastical District to the Historic Sites and Monuments Board of Canada.

- Mayor Andy Wells, Letter, 13 July 2005

- In 2008, the area was designated as the Ecclesiastical District National Historic Site of Canada by the Federal Minister Responsible for Parks Canada following the recommendations of the HSMB of Canada.
- With this important designation, Parks Canada recommends that the national standards for heritage conservation be applied by all levels of government.
- Consistent with these values, the City made commitments in its 2019 Envision Plan, stating:

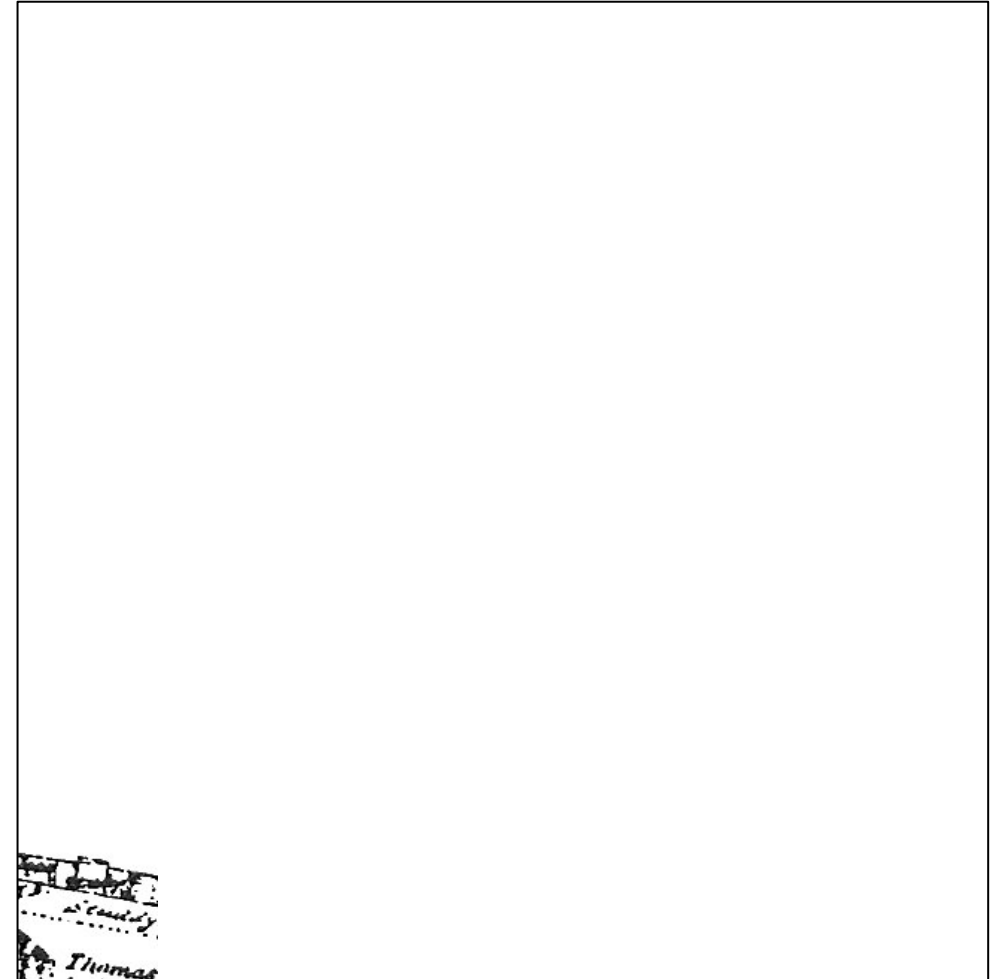
"The City's Heritage Area (including the Ecclesiastical Precinct) as set out by the Historic Sites and Monuments Board, will continue to be protected under the new St. John's Heritage ByLaw".
- The proposed Parish Lane site was zoned "Open Space" to help protect the legacy of the District.



We are encouraged by these commitments to one of the earliest and continuing religious historic cultural landscapes in North America. We believe it is worthy of, and can achieve, UNESCO World Heritage designation. This would be a significant achievement for the City.

## Why is this City Heritage Area 1? Why is this a National Historic Site? Why should it be a World Heritage Site?

- The District presents a distinctive cultural landscape. Its character-defining features - such as its cluster of churches and other institutional buildings, its open spaces and its graveyards - uniquely represent the significant role St. John's played in establishing European religious institutions in North America.
- The area also played a key role in the educational, charitable, philanthropic, social and political development of the City of St. John's, the Colony and the Province for more than 300 years.



With its beginnings in the area in 1699, it has come to represent in its totality a complete, authentic package of religious character features. It is where

- Early European missionaries to North America, such as the Society for the Propagation of the Gospel, brought care and education for both adults and children
- The largest missionary educational institution in the world - the British Newfoundland School Society - centred its operations with more than 300 schools around the globe
- The oldest Anglican congregation in North America resides
- The largest Roman Catholic Basilica of its day in North America was built
- An early influential Presbyterian Church of Scotland and its congregation lives
- The oldest Methodist (later United) congregation in the City was established
- Denominational Educational Schooling started in NL
- The Sisters of Mercy and Presentation Sisters built their institutions
- One of the finest stained glass collections in the world is housed
- Thousands of the City's human remains are interred in its four graveyards, some of the oldest in the Province
- Religious leaders have been recognized in their own right as persons of national historic significance
- Magnificent ecclesiastical art pieces such as Italian marble sculptures, landscape sculptures, rare books and gold vestments are housed
- Some of the finest examples of Romanesque and Gothic Revival architecture in North America are located, designed by some of the best architects of their day
- Architecture, in its own right, is designated of national historical significance.

## Values and Benefits

- The District's significance is valued by citizens for its unique presence in Heritage Area 1 as one of the oldest living districts left in the city, older than Government House, Bannerman Park, the Colonial Building and the Court House. It is one of the oldest authentic living cultural landscapes in North America.
- It is a valuable asset of importance to international tourists as both a municipal and federally designated heritage District, a top designation for tour and cruise ship operators, for faith tourism and for our tourism business operators.
- It is a place which we believe can become a World Heritage site for the City, one of the few such designations in North America in an urban setting. This is a very positive opportunity for the churches and the City to work together to achieve an important mutual benefit.
- The District is a valuable asset for the City. The District has grown and will continue to grow in value over time. It must not be diminished, damaged or given away to the few by allowing out-of-scale development that harms its character. The District must continue to be protected so it can continue to attract economic, social and cultural benefits for our citizens.

"One should not emphasize one character defining element over the other and the treatment of that resource should always be minimal and then further developed based on Standards and Guidelines."

- Parks Canada Standards and Guidelines



### 3. Density and Scale Matter



## Out of Scale

- The development as proposed is directly contrary to the Municipal Plan Part IV. It does not protect the architectural scale of the downtown Heritage Area 1 and will not be in harmony with it.
- The size of the proposed development – even as revised – is out of scale with the churches and other built heritage of the area.
- At nearly 150 feet in height, the proposal is larger than Tiffany Towers on Torbay Road and is 2/3 the size of the Confederation Building, larger than TD and Sir Humphrey Gilbert Buildings on Duckworth Street, and the BIS. The historic Queens Road streetscape and will be diminished and it will significantly impact important views from the south and from The Rooms.
- Dwarfing those structures, blocking views in and of the surroundings, altering the viewplane means it simply would not fit.

### St. John's Municipal Plan Part IV

#### 2.1.6 Protect the Architectural Scale of Downtown

Protecting the architectural scale of Downtown by maintaining and developing the St. John's Heritage Area and ensuring harmonious integration of new development.

...

#### 2.2.5 Protect the Architectural Scale of Downtown

The City shall maintain and develop the St. John's Heritage Area (as identified in **Part III, Section 7**) as the historic architectural focus of the City and ensure harmonious development of the Downtown by:

1. adopting regulations to:
  - a) protect significant public views from streets and open spaces;
  - b) control blockage of sunlight in streets and public open spaces;
  - c) control the density, height and siting of buildings;
  - d) control the relationship of buildings to streets and open spaces;
2. providing guidelines for improving the design of buildings, streets, and open spaces to provide greater convenience and enjoyment to the public.

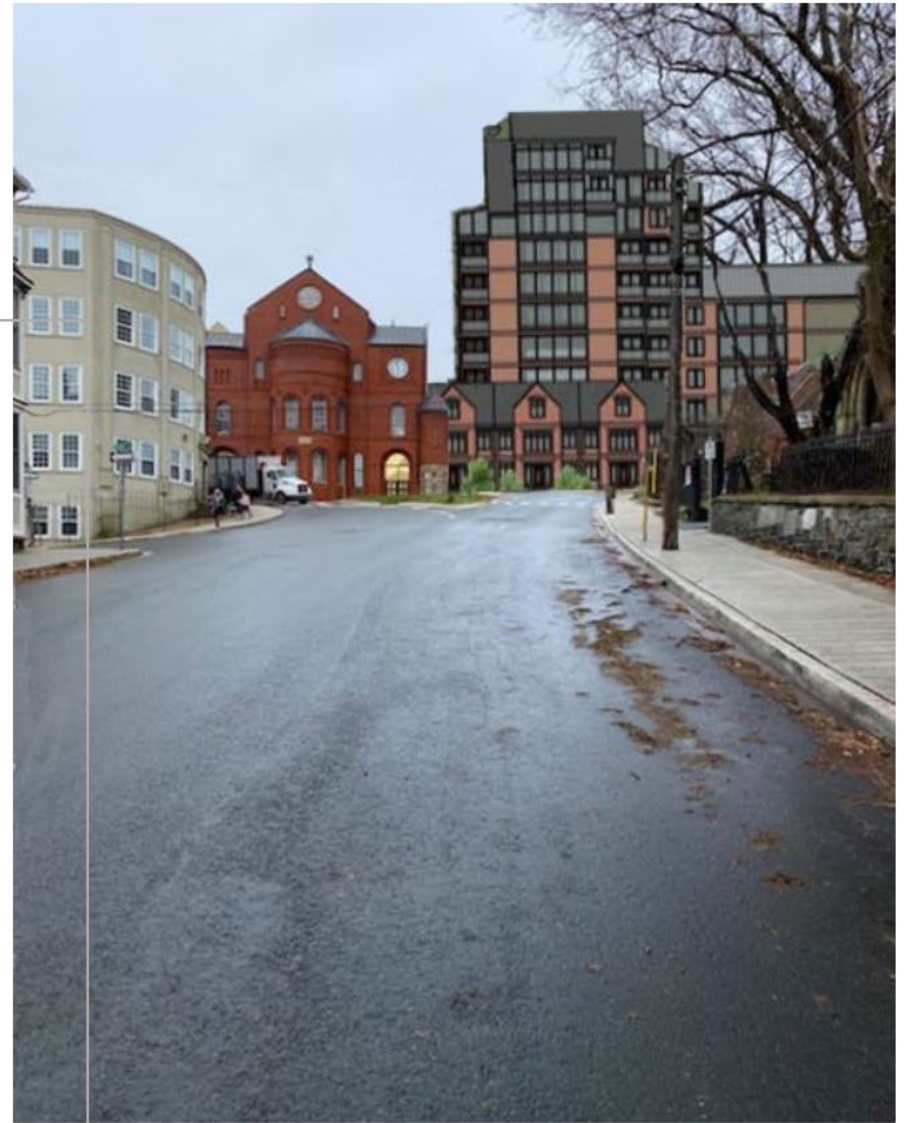
## Out of Style

- It is not in character with, or complimentary to, the existing architecture or landscape of the Ecclesiastical District.
- While we applaud the adaptive reuse of the remaining house facing Queen's Road and the proposed townhouses adjacent to it, the main presentation will be an apartment tower, its servicing, resident traffic, parking issues and potential retail uses.
- The District's ecclesiastical buildings were designed by some of the world's best architects of the day. What is being proposed architecturally for the condo tower is not world class architectural design done in sympathy or in scale or design to the ecclesiastical buildings.
- The tower being proposed does not blend with the District and is precedent setting for this Heritage Area 1 neighbourhood.

Given the value of this District to the Churches, the neighbourhood, the City, the Province, to Canada and international tourism we should expect that any developer would follow either the municipal, federal or international heritage standards to design a structure that would fit.



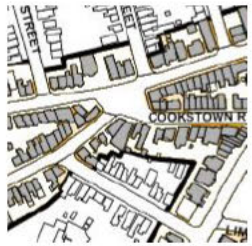
The modern condo tower will dominate the historic landscape and the ecclesiastical structures and architecture.





QUIT CIRCLING.

## 4. Zoning Matters



### **St. John's Municipal Plan Part IV**

(From Section 7 – Heritage)

#### 7.2.3 Ecclesiastical District

The City recognizes the heritage character of the many Christian churches and associated schools, convents, monasteries, parish buildings, and institutional buildings that form an Ecclesiastical District within the Heritage Area.

#### 7.3 LAND USE DISTRICT POLICIES

The City shall establish the St. John's Heritage area (Map III-3) to identify and protect the historic built heritage of St. John's, and to ensure that building renovations and new development is in character with or complementary to older buildings.

## Zoning Type

The "high density mixed commercial zone" proposed by the developer with a commercial potential does not fit in the middle of a working and valuable historic church and tourism district.

- The land was Heritage Area 1 Open Space when the Developer purchased it so he should have realistic expectations when proposing such an out-of-scale condo development with such inherent risk associated with it.
- The proposed "high density Apartment Zone" by the Planning Department, for the Open Space Zone will also allow the development to go to ten storeys.

Both proposed "high density" zones will detract from the current architectural dominance of the cluster of historical ecclesiastical buildings in this landscape by allowing a ten-storey development that is out of scale with the rest of the ecclesiastical buildings in the District and the neighbouring areas.



## Other Church Issues

A "high density" ten-storey development would also create operational issues for the churches and other stakeholders who use this area. It is already congested and has been recently realigned creating significant parking issue for the churches.

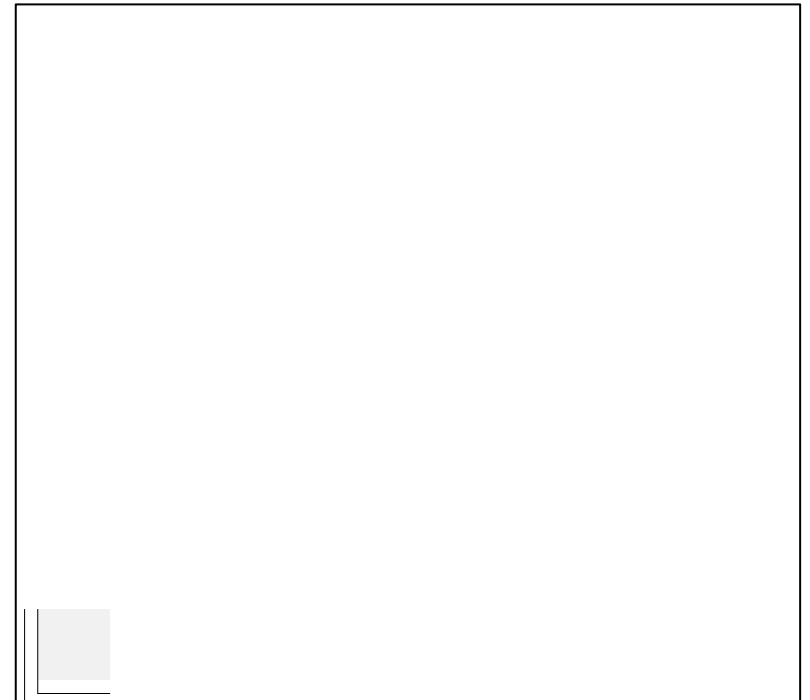
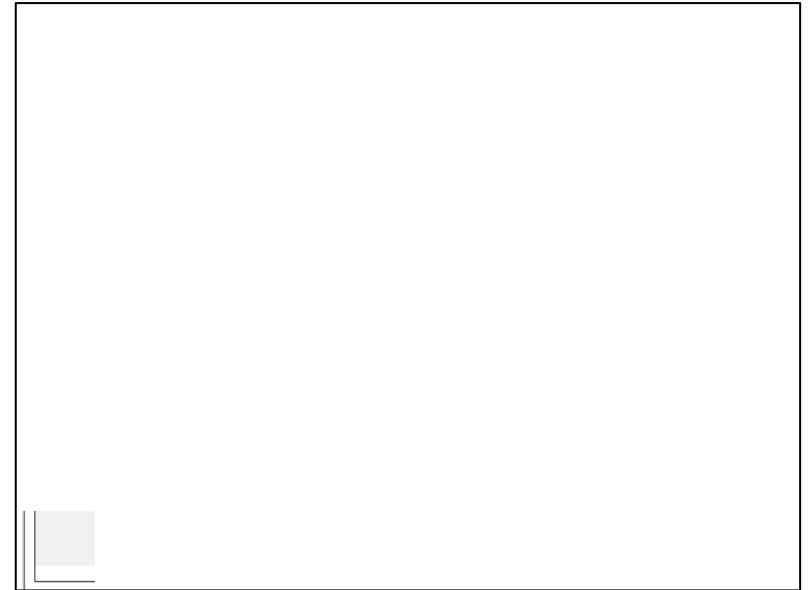
- The placement of the building on the landscape will possibly destroy the Kirk's historic trees on its Eastern boundary.
- Even an Apartment Zone high density has minimal side yards of only 6 meters which are not adequate to protect the Historic viewscapes of and from the Kirk.
- Garbage, recycling, waste disposal, transformer, and utility access will be placed at church entrances.





- The proposed eight-visitor parking spaces are inadequate considering the scale of the development; we will see spill-over and use of spaces and lands traditionally used by the congregations of the churches.
- The construction that will be needed, for a building of that height, may cause vibrations that could damage the stability of our churches, their fragile and rare stained glass and exterior old masonry envelopes.
- The planned underground structures appear to be closer than 6 meters to the Kirk boundary.
- Congestion during construction will disrupt all activities in the area for 2 – 3 years.

The wrong zoning will harm the District's cultural balance as a unique enclave where history, current function and open space matter.



# 5. Recommendations: Appropriate Development for the Area



## Heritage preservation

355. (1) The council may, by by-law, designate buildings, structures, lands or areas in whole or in part, as heritage buildings, structures, lands or areas for the purpose of preserving evidences of the city's history, culture and heritage for the education and enjoyment of present and future generations.

- City of St. John's Act

## St. John's Municipal Plan Part IV

### 2.1.6 Protect the Architectural Scale of Downtown

Protecting the architectural scale of Downtown by maintaining and developing the St. John's Heritage Area and ensuring harmonious integration of new development.

...

### 2.2.5 Protect the Architectural Scale of Downtown

The City shall maintain and develop the St. John's Heritage Area (as identified in **Part III, Section 7**) as the historic architectural focus of the City and ensure harmonious development of the Downtown by:

1. adopting regulations to:
  - a) protect significant public views from streets and open spaces;
  - b) control blockage of sunlight in streets and public open spaces;
  - c) control the density, height and siting of buildings;
  - d) control the relationship of buildings to streets and open spaces;
2. providing guidelines for improving the design of buildings, streets, and open spaces to provide greater convenience and enjoyment to the public.

## Short-Term Recommendations

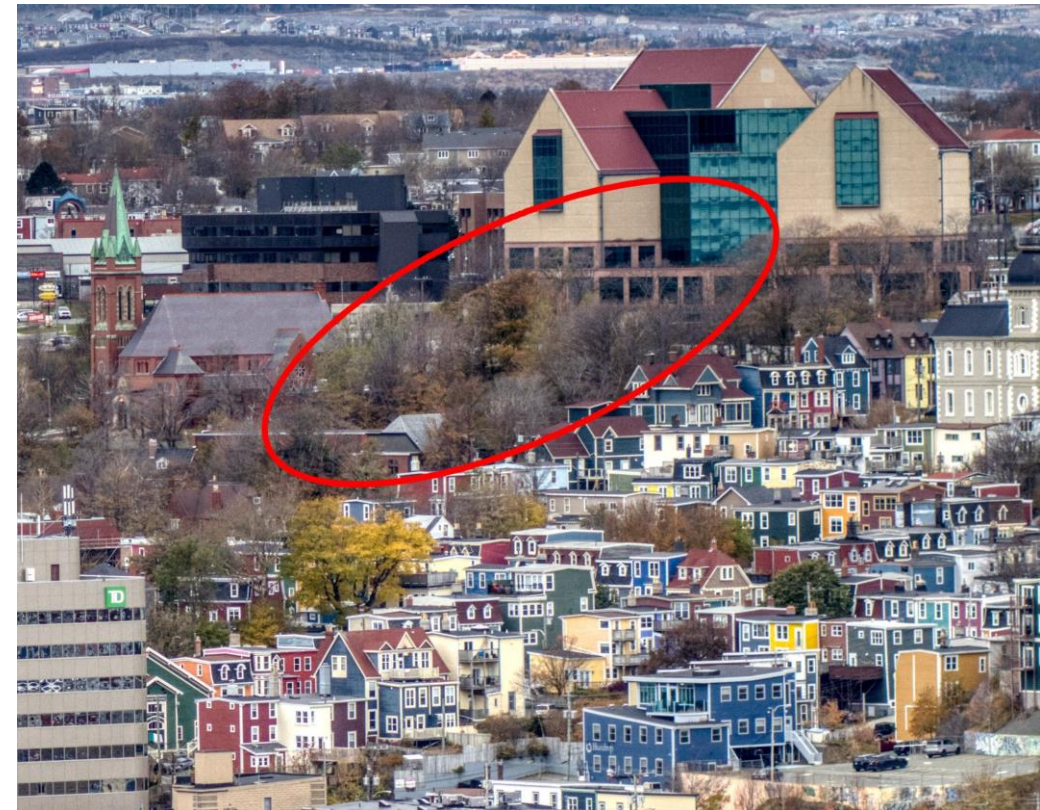
1. That any development on the site to be complementary and sympathetically designed in scale and detail to the historic Ecclesiastical District, in harmony with national and international heritage standards.

- That the City apply a "residential medium density" zoning allowing a maximum of four storeys, as measured from its civic address on Queen's Road,
- That the lower profiled buildings be stepped up the hill to help protect the District's heritage value and viewscape,
- That any new development on this site ensure the preservation of some level of historic open space.

2. That the City ensure in any approvals it gives that development will not:

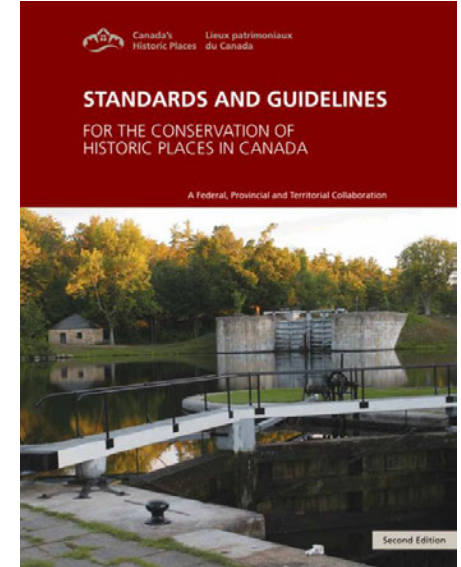
- Impair our parking, hinder our entrance areas, harm our historic trees,
- Allow activities that might damage our structural stability or our priceless stained glass art works, etc.

3. That the City continue to protect the Ecclesiastical District National Historic Site and work with all four churches towards the development of a World Heritage designation application.



## Longer-Term Recommendations

1. We represent a significant component of the cultural heritage of the District, the city, the province and the nation, which holds social and economic value for all citizens. In recognition of this significance, we urge the establishment of a more formal strategic relationship, led by the Mayor, to advance these values.
2. We recommend the creation of an "Ecclesiastical District Planning Zone" similar to planning provisions in place for Quidi Vidi and the Battery.
3. We recommend, as part of the planning process for the Ecclesiastical District, that appropriate heritage standards be adopted to guide any new development in this District and protective measures be put in place for the District.
4. We ask that the City adopt the national "Standards and Guidelines" - which have already been adopted by federal, provincial and territorial governments - to inform development in the District.



This area is not yours or ours: it is a legacy entrusted to us by past generations of this city. We will pass it on to future generations. We must not be the ones to break the trust.

# Thank You



7/10/2

*We own  
properties in  
the area, we  
support this  
Application*

FIRST METRO COMMERCIAL REALTY CORP.



**Re: 68 Queen's Road, Cathedral Parish Hall Property**

**Application**

The City has received a Land Use Assessment Report (LUAR) for a rezoning application at 66-68 Queen's Road (Cathedral Parish Hall).

**Description**

Following a public meeting on November 27, 2019, for a rezoning application for 66-68 Queen's Road (the Cathedral Parish Hall), the applicant has changed the design of the proposed development. The revised Land Use Assessment Report (LUAR) is now available for public review. The applicant is proposing four (4) townhouses along Queen's Road and a 36-unit residential building along Harvey Road.

The proposed development would require rezoning and amendments to the St. John's Municipal Plan. The City is publishing the revised report now so that people have a chance to read it. Later, we will advise on the dates for the public consultation process.

**Time, Date & Location**

To be determined. A second public notice will be published once the details have been confirmed.

**Comments**

Provide your comments to the Office of the City Clerk including your name and address to: cityclerk@stjohns.ca P.O. Box 908, St. John's, NL, A1C 5M2.

Comments received become a matter of public record and are included in the Council agenda for the date a decision on the application will be made. Any identifying information (including your name) will be removed prior to your comment being released publicly. If you are writing on behalf of a group, organization, business, etc. and wish to remain anonymous, you must indicate as such with your submission.

Collection of personal information is authorized under the Access to Information and Protection of Privacy Act, 2015 and is needed to consider your comments on this application. Questions about the collection and use of your information may be directed to the City Clerk at 709-576-8202 or cityclerk@stjohns.ca.





December 11, 2020

*File No. Correspondence/Referrals*

Ann-Marie Cashin, MCIP  
Planner III – Urban Design & Heritage  
Department of Planning, Engineering & Regulatory Services  
PO Box 908  
City of St. John's, NL  
A1C 5M2

Via email: [acashin@stjohns.ca](mailto:acashin@stjohns.ca)

**REFERRAL BY CITY OF ST. JOHN'S  
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT 1, 2020**

Dear Ms. Cashin,

Please be advised that further to your correspondence dated November 6, 2020 pertaining to above referenced matter, the Council of the Town of Torbay discussed the referral at its regular public meeting of November 30, 2020, and wishes to advise the following:

- *The Town of Torbay has reviewed proposed background and amendment documents.*
- *The Town has no objection to proposed St. John's Urban Region Regional Plan Amendment 1, 2020.*

Should you have any questions, or require clarification, please do not hesitate to contact the undersigned. Thank you very much for providing opportunity to review.

Sincerely,

A handwritten signature in black ink that reads "Julia Schwarz".

Julia Schwarz, MCIP, CSLA  
Director of Planning & Development

C.c. (By Email)      Craig Scott, Mayor  
Ann Picco, Acting Chief Administrative Officer/Deputy Clerk

**From:** [CityClerk](#)  
**To:** [REDACTED] [CityClerk](#)  
**Cc:** [Maureen Harvey](#); [Shanna Fitzgerald](#); [Andrea Roberts](#); [Ann-Marie Cashin](#); [Ashley Murray](#); [Dave Wadden](#); [Jason Sinyard](#); [Karen Chafe](#); [Ken O'Brien](#); [Lindsay Lyghtle Brushett](#); [Planning](#)  
**Subject:** RE: (EXT) 66-68 Parish Lane  
**Date:** Tuesday, November 3, 2020 10:47:43 AM

---

Good Morning:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

---

**From:** [REDACTED]  
**Sent:** Monday, November 2, 2020 10:38 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) 66-68 Parish Lane

To Council Members: Although I will not be participating in the virtual meeting (it will mostly attended by those opposed) I would like to express my approval of the proposed project. It is an attractive and beneficial project and I hope it goes ahead. I'm sure I don't need to elaborate the advantages not just to us residents of the city core but to the City as a whole.

Regards,

[REDACTED]

**Disclaimer:** This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.



Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Elaine Henley  
**Sent:** Tuesday, November 17, 2020 9:22 AM  
**To:** [REDACTED] CityClerk; CouncilGroup  
**Cc:** Maureen Harvey; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Parish Lane Development

Good Morning [REDACTED]

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

---

**From:** [REDACTED]  
**Sent:** Tuesday, November 17, 2020 7:42 AM  
**To:** CityClerk <cityclerk@stjohns.ca>; CouncilGroup <councilgroup@stjohns.ca>  
**Subject:** (EXT) Parish Lane Development

Good morning!

I am writing to you in regards to the public meeting about 66-68 Queen's Road (Parish Lane Development).

First, I want to address that this developer has been harassing the residents of this neighborhood and beginning development before receiving approval from the city. I believe city council has already received complaints of this nature from residents in the immediate area around the proposed development area.

Next, I want to address my belief that St John's needs our beautiful, century-old trees more than it needs condos that will likely remain vacant. I work in property management and generally, the people of St John's are trending towards the cheapest apartments, multi-family living arrangements, and/or roommate arrangements. This development will likely remain vacant or be sublet to people who can't afford it (increasing wait times for hearings at Residential Tenancies). I believe that the families, like mine, who live downtown deserve to keep all of the small amount of free space we have.

If more housing is needed around downtown, there are many other solutions and vacant buildings that could be repurposed/renovated for that.

Thank you for your time,

[REDACTED]

**Disclaimer:** This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** Karen Chafe  
**Sent:** Tuesday, December 1, 2020 1:51 PM  
**To:** Karen Chafe  
**Subject:** FW: (EXT) Updated Letter Re: Parish Lane

---

**From:** [REDACTED]  
**Sent:** Tuesday, December 1, 2020 10:05 AM  
**To:** CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>  
**Cc:** Ken O'Brien <[kobrien@stjohns.ca](mailto:kobrien@stjohns.ca)>; Lauren Smee <[lauren.smee@gmail.com](mailto:lauren.smee@gmail.com)>  
**Subject:** (EXT) Updated Letter Re: Parish Lane

Hi Elaine,

I'm wondering if you could replace (in the Council package) the letter we submitted regarding the Parish Lane proposal with the updated one below. We submitted the letter before we realized that the zoning change request had changed (from Commercial Central Mixed to Residential Mixed for one part of the site). Most of the letter is identical but we did want to amend the related section. Thanks!

[REDACTED]

**Letter follows:**

Dear Councillors

As you may remember from previous correspondence during the first round of consultation on the Parish Lane project, our family are the resident owners of [REDACTED]. We're writing today to respond to the revised Land Use Assessment Report for the "Parish Lane" project, submitted following the first public hearing on the project and the ensuing design charette process.

We have been active participants in every phase of consultation on this project, attending the City's public meeting, a Happy City focus group, and the charette itself, as well as a site walkthrough with city planning staff and discussions with councillors. As such, we are by now quite familiar with the details of the project!

In advance of the November 2019 public meeting, we did send a letter to you all with our thoughts on the project, but given the substantial changes to the proposal we thought it important to share our thoughts on the current version.

At the broadest level, our thinking about this site is as follows: we welcome increased density in the area and the animation of the streetscape on Queen's Road in particular. This is a wonderful neighbourhood and more people should get to live in it. High-end residential units would not be our first choice for a site use - we would rather see a mix of commercial, institutional, and affordable residential space - but we do acknowledge that those options are not on the table at the moment. Given that, having more people living downtown is to the good.

We would, however, remind Council that this area is home to many people with pretty big challenges in their lives - precarious housing, addictions, and low income among them. We do worry that one result of building a higher-end residential project here would be to put pressure on these folks, particularly those who spend a lot of time out on the streets, as the new residents with different expectations may feel uncomfortable and put

pressure on the City or the RNC. This is a classic challenge with projects like this, but it's important to state it, and to note that we would be very upset if already-marginalized folks were further marginalized by the impacts of this project.

With regards to the new design itself, we feel it is important to give credit where credit is due. The site plan and design that emerged from the charette process is substantially improved from the first version. This is yet another piece of justification for process changes that mandate these kind of consultations early on - something it is nice to see the proponent support.

We appreciate in particular the reduction of surface parking and the reorientation of the site plan to provide more space between the homes of Garrison Hill and the planned buildings. The overall aesthetic is also a better fit to the history of the site. The staging of the project has also been flipped around so that Queen's Road is done first and the larger building later, which means less likelihood of a years-long empty pit on Queen's Road, and less risk of demolishing the green space for no reason if the market doesn't end up warranting a second building. It's a shame that the Kirk and the Parish lane proponent couldn't come to an agreement on a shared site access, however - the new proposal for the Queen's Road frontage uses up a lot of space for driveways. That said, overall from a design perspective the new proposal is much better. Having the slope of the building follow the topography of the hill makes more visual sense and reduces the "looming" effect somewhat.

It should also be noted in assessing our reaction that the re-orientation of the site plan has perhaps the greatest positive impact on our home - thanks to the site layout, we gain more separation from the project than our other neighbours do.

That all said, as you all well know, Council is not really voting on the details of the design - the City's ability to hold the proponent to design details is pretty limited once zoning approval is granted. You're voting on the **rezoning** and the planning rationale for that. Here, we have some real concerns, at least with part of it.

It is worth emphasizing that this proposal is in fact *two* proposals: the first, to rezone the existing Parish Hall structure and its footprint from Institutional to Commercial Central Mixed and the second to rezone the abutting green space from Open Space to a new "CCM Parish Lane" spot zoning. We would encourage Council to consider these separately.

### **Rezoning 1: from Institutional to Residential Mixed**

For the portion of the site zoned "Institutional" (which comprises the Parish Hall building itself and the parking areas around it), we entirely agree there is a compelling rationale for rezoning to permit new development on the site.

- **The original proposal for "Commercial Central Mixed" was fine with us:** The wide range of permitted uses and the scale permitted under this zoning seemed very much appropriate for the site, which has typically had a wide range of uses. If this project were to fall through, we would be comfortable with that zoning being in place for future developers of the site. Should a compromise be reached that involves protection of the Open Space lands, we would welcome the higher densities that CCM offers, rather than the proposed "Residential Mixed" zoning.
- **This part of the rezoning largely fits with the new Envision municipal plan objectives**, particularly sections 4.1 (Housing), 5.4 (Retail), which focus on the development of a denser and more mixed-use character to the city. There is also focus, in the Municipal Plan, on transit-oriented development, and the site in question is among the best-served by transit in the city.

### **Rezoning 2: from Open Space to CCM Parish Lane**

Regardless of the design proposed for the project, the rezoning of the rear portion of the land (up to Harvey Road) out of "Open Space" appears to contradict objectives of the Envision St. John's Municipal plan, including:

- **3.1.11 Protect and expand the urban forest in existing city neighbourhoods and integrate it into new neighbourhoods as they are planned and developed, consistent with the City's Urban Forest Plan.**

- **4.6.11** *Encourage the retention and use of existing privately-owned recreation facilities and open space to supplement municipal parks and facilities.*

After reviewing the LUAR we would also have questions regarding the details of a site-specific zoning here (“CCM Parish Lane”). A spot zoning that imposed some additional constraints on size and massing would likely be better for the neighbourhood than the original proposal to move to CCM, but without the wording of that specific spot zoning it is difficult to assess whether it would be effective. In any case, moving to a spot-zoned solution would not solve the conflicts with municipal plan objectives we’ve noted above.

Beyond the zoning specifics, it is also worth highlighting the inherent value in green spaces in the centre of the city, and particularly in ones that aren’t tended or landscaped. As neighbours to this site, we of course love having a patch of woods to back onto. One of our parents recently moved into our upper apartment, and is continually struck by the amount of nature she has access to through her kitchen window. The green space here was a big factor in choosing to buy our home, and we had thought that the “Open Space” zoning provided some security to its preservation. We would not have expected the same of land zoned as residential, institutional, or commercial.

For what it’s worth, It has been heartening to see so many people who don’t live on our street also see value in this space - at last glance, the petition on this topic (which, notably, is specifically focused on the land zoned “open space”), had somewhere around 4,500 signatures. That is the largest petition we can recall on a development issue in the city, and while (as with all such petitions) not all the signers are from St. John’s, a great many clearly are. This should factor into council’s decision-making here, we believe.

## **Conclusion**

To summarize: we believe that the compromise that would best fit the many interests identified through this process would be to accept the rezoning of the “Institutional” part of this lot to CCM, and reject the rezoning of the “Open Space” component. This would allow for a valuable redevelopment and densification of an underused site while preserving a valued natural amenity for future generations. Although we have not focused on the heritage impacts of this proposal, we do think that this solution would also be a better fit in that regard.

From an administrative standpoint, this would also allow the project to proceed much more promptly, as it would not require the development of an entirely new zoning, nor would it require a lengthy process to amend the (Provincial) St. John’s Urban Regional Plan which (as we understand from City documentation) also captures the “Open Space” designation.

We recognize that Council has many interests to balance in this decision, but in this case there is a solution that isn’t “all or nothing” - we hope that you would pursue it.

**Disclaimer:** This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John’s may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

# St. Andrew's Church (The Kirk)

The Presbyterian Church in Canada  
Phone 726-5385  
Fax 726-5740  
Email: standrews@nl.rogers.com



September 1, 2020

Mayor Breen and Councilors  
City of St. John's  
10 New Gower Street  
P.O. Box 908  
St. John's NL A1C 5M2

Dear Sirs:

**Re: Rezoning Application / Proposed Redevelopment  
68 Queen's Road, St. John's NL  
(Former Anglican Cathedral Parish Hall)**

I am the Chair of the Board of Managers of St. Andrew's Presbyterian Church (the "Kirk"), 76 Queen's Rd., St. John's. I am writing to you at the direction of the congregation.

As you know, the congregation of St. Andrew's has played a very active role in the development of our City and Province for over 180 years. Our church has stood on its present site in the heart of downtown St. John's since we rebuilt after our Duckworth Street church was destroyed in the Great Fire of 1892. Our current church is therefore over 100 years old and was designated a St. John's heritage building in 1989 and a Provincial heritage building in 1997. In 2005 the City of St. John's designated the Ecclesiastical Precinct (including the Kirk as one of its defining features) as a municipal heritage district for its aesthetic and heritage value. The Government of Canada declared it a National Historic Site of Canada in 2008.

The Ecclesiastical Precinct is a 61-acre National Historic District in downtown St. John's comprising 27 character defining features including the Cathedral Parish Hall, its landscape, the Kirk property, and people of prominence associated with the National Historic Site district. It is anchored by four principal church sub-precincts: the Anglican Cathedral, the Roman Catholic Basilica Cathedral, Gower Street United Church, and St. Andrew's (The Kirk) Presbyterian Church. The district contains churches, parish halls, residences, convents, schools, cemeteries, libraries, a bishop's palace, cultural spaces, historic landscapes, artifacts and archival materials. It is one of the oldest living in-use spiritual, cultural and inter-denominational historic landscapes in Canada. It is in the middle of the tourism and heritage districts of the City of St. John's and annually attracts over 50,000 visitors, not including cruise ship visitors.

The City committed to the preservation of this historic and culturally significant area in 2003 by adoption of the 2003 City Plan and your adopted Envision Plan, particularly your Tourism and Heritage Zone 1 District. We are greatly encouraged by the City's commitment to the support of our area and the historic buildings in it. We, like the other churches in our area, have committed a great deal of work and a very large amount of our limited funds to the restoration and preservation of the historic St. Andrew's Presbyterian Church. We, like many other churches, have issues with declining congregations and cash flow pressures. Also like many other churches, we have a long historical perspective to view these pressures - there have always been pressures on churches and likely always will be. We remain committed to the preservation of our historic church.

QUEENS ROAD AT LONG'S HILL, P.O. BOX 6206, ST. JOHN'S, NEWFOUNDLAND AND LABRADOR A1C 6J9

Our feeling that we are and have for a very long time been an honoured and respected part of this City has recently suffered a severe blow in the form of the requested rezoning of the former Anglican Cathedral Parish Hall and the proposed redevelopment of that site immediately adjoining the eastern boundary of our property. We recognize that churches and society in general must change and adapt with the times. We are therefore not against redevelopment of the Cathedral Parish Hall site, provided that such redevelopment is appropriate in scale and appearance to blend in with the existing buildings and neighbourhood and not destroy the historic character of the area.

We note that the developer's original proposal included a lower height residential building fronting on Queen's Road in place of the former Cathedral Parish Hall and a high rise condominium tower at the rear of the property. This proposal upset many people living in and attached to the area as it required major losses to the existing green open space and destroyed the backyard privacy of home-owners on Garrison Hill. It also interfered with the view plane of downtown St. John's from the Rooms. The developer has now dealt with these concerns in part by removing the lower height residential building on Queen's Road and replacing it with 3 townhouses, by relocating the condominium tower to the West to a position immediately adjacent to our property, and by greatly increasing the tower size to incorporate the units lost from the originally proposed Queen's Road low rise development. Access to both buildings continues to be from Queen's Road. However, we note with great concern that the developer now proposes to divide the development into 2 separate parcels with access to the condominium tower stated to be from Harvey Road, rather than Queen's Road. This is nonsense and amounts to game playing by the developer to avoid height restrictions from Queen's Road for the condominium tower whose main entrance, delivery and parking access remain from Queen's Road, not Harvey Road.

We are further concerned that the proposed rezoning of this site is not appropriate to the site or to the area. The original proposal included 26 condominium units in the tower, but has now been increased to 36 units. The developer requests rezoning of the property to CCM (Commercial Central Mixed). If approved by the City, such zoning will permit not 36 condominium units but up to 96 units and allow other commercial and residential development in the future with no side yard restrictions. Your proposed rezoning of the site to Apartment (3) High Density is also not appropriate as it will permit development of a building entirely out of scale for the area, eg. Sir Humphrey Gilbert Building between Water Street and Duckworth Street. This proposal will entirely change the character of the whole neighbourhood and is not respectful of the existing historic buildings or area. We further note that a zoning change does not require a developer to proceed with a particular development proposal but allows a developer or subsequent purchaser to proceed with any development permitted by the revised zoning.

With respect, we strongly recommend that you instead change your recommended zoning to a site specific "apartment medium density" zone (similar to your specific zoning for the Battery and for Quidi Vidi Village) which would permit a building height up to 6 storeys, measured from Queen's Road. This would be much more reasonable in scale and more in keeping with the neighbourhood. Although the actual height and size of the proposed condominium tower has not been disclosed, we understand that the presently proposed condominium tower would dwarf and completely overwhelm our church and likely exceed the height of our bell tower. The reduced building height would also reduce traffic and parking pressures in the neighbourhood, already recently reduced by the new Queen's Road layout.

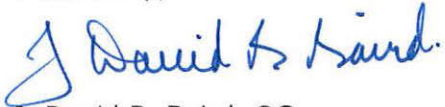
We are further concerned that the design of the proposed condominium tower does not meet the City's Heritage Area 1 Standards as outlined in the City's Development Regulations, pages 55-59 as to its exterior appearance. The proposed development has already been adjusted to



accommodate the view plane of The Rooms and the concerns of Garrison Hill residents. If built as presently proposed, it will overwhelm our church and bell tower. The Federal Government has seen fit to incorporate the major downtown churches in the Ecclesiastical Precinct to help preserve their varied and distinctive old and new world architectural features, uniquely found in a compact area of our City. The City is already on record in its desire to preserve this area. We therefore think it is entirely reasonable for the City to consider our concerns above and to help us to preserve those historic features. We would be pleased to meet with you as required to consider our concerns.

We await your reply and thank you for your attention.

Yours truly,



J. David B. Baird, QC  
Chair, Board of Managers  
St. Andrew's Presbyterian Church

**From:** CityClerk  
**Sent:** Wednesday, November 25, 2020 3:57 PM  
**To:** [REDACTED], CityClerk  
**Cc:** Andrea Roberts, Ann-Marie Cashin, Ashley Murray, Dave Wadden, Jason Sinyard, Karen Chafe, Ken O'Brien, Lindsay Lyghtle Brushett, Planning  
**Subject:** RE: (EXT) Queens Road Proposed Development

Good Afternoon:

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to reaching a final decision on this application.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

---

**From:** [REDACTED]  
**Sent:** Wednesday, November 25, 2020 11:06 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Queens Road Proposed Development

City Clerk:

I heard about the push back on the development proposal on Queens Road so I read in detail the LUAR submitted by the developer and the comments about the project.

The biggest issue seems to be development in Heritage Area 1 and the demolition of a heritage designated building. I would like to address both:

1. We all know there must be development in an heritage area. The issue is the architecture and integrity of the development. In the Queen's Road case, it is my opinion the architects have done a wonderful job of capturing the look and feel of the architectural context with the grade-level brick homes on Queens Road while the building on Harvey Road is a good balance of the iconic Rooms and the Kirk Church; and
2. Demolition of a heritage designated building. The building that occupied the site from 1892 to the mid-1960's was an architectural gem. Unfortunately that building does not exist anymore having been destroyed by fire and a subsequent rebuild. While the building is designated as heritage, except for a few interesting features in one section, there is nothing worth saving.
3. In addition, after listening to the Deputy Mayor on radio this morning stressing the requirement to cut back in every department so that the budget can be balanced , it seems prudent for Council to welcome developments that are not only good for the downtown but also contributing in a significant way by way of its attractive tax base .

Innovators are never satisfied with the status quo. They're the ones who constantly ask, 'What if?' and 'Why not?' They're not afraid to challenge conventional wisdom, and they don't disrupt things for the sake of being disruptive; they do it to make things better.

The Parish Lane proposal will make our City better.

Please approve this project.

Regards,

██████████

██████████

**Disclaimer:** This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

## Karen Chafe

---

**From:** CityClerk  
**Sent:** Monday, July 27, 2020 12:35 PM  
**To:** [REDACTED]; CityClerk  
**Cc:** [REDACTED] Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Response to proposed rezoning and application for 66-68 Queens Rd

Good Afternoon [REDACTED]

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

---

**From:** [REDACTED]  
**Sent:** Monday, July 27, 2020 11:14 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Cc:** [REDACTED]  
**Subject:** (EXT) Response to proposed rezoning and application for 66-68 Queens Rd

Hello Clerk and City Council Members,

Your Honours and Staff, we have been owners of our property for 20 years and seen many changes to our neighbourhood over the years. The area which we live in is very unique. It holds the history of the City from the rebuilding from the 3 major fires. Also, the large congregation of religious owned properties in the area. We wish to oppose this development on the grounds that the area has very limited green space to begin with, the natural fire break that is needed has been encroached on by over development for years. The size of the development and the lack of parking for the existing area is going to be overburdened again with what we can only see as greed of developers and by the city in tax dollars potential. In addition, the disruption to the residents and the already sparse police and city service presence that attracts a constant traffic of undesired solicitors and their clients will be amplified by the construction zone.

The lack of study and consultation of the residents of this area and the resulting change to the physical and overall makeup of this zone of the City is very disturbing. The addition of a large/tall building and its construction in this area will distract and take away from the character and the overall appeal of the area. The City Plan for growth in this area of the downtown core seems to be short sighted for the long term density of the residents and owners. The adding to residential to this area will turn to a concentration of residents with a lack of services and space that will cost more and return less in the long run.


We believe this would be better served as a child care area and or a space for city service for the residents in the form of a library/community centre and/or day care. The lack of a community centre and library in this area is disappointing and concerning for the future of our City. The closest library to this zone is A.C. Hunter at Memorial University. The area needs to be thought of in terms of the demographic of the surrounding area and its future growth, the space being rezoned for a residential units is only a play on old thinking and not on a progressive look to the future of St. John's.

Thank you,



**Disclaimer:** This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



Jan. 30, 2021

His Worship Mayor Danny Breen  
Members of Council  
City Hall,  
St. John's, NL

Your Worship and Members of Council,

I am writing to express my very deep concerns about the proposed Parish Lane development application which will see a 150 ft condo tower constructed on the site of the existing Parish Hall building on Queen's Rd. Given that the location of the development in a nationally designated Ecclesiastical district within Heritage Area One the greatest care should be taken that any new development should be appropriate and in keeping with the special character of this area.

Ideally, I would have liked to see an adaptive reuse of the parish Hall such as the Benevolent Irish Society Buildings and the Masonic Hall which both lie within this district and add greatly to the heritage integrity of this special area. However, I am not opposed to the redevelopment of the Parish Hall site as I realize that the property is in poor condition. I am asking that City Council, as trustees of the built heritage of St. John's abide by the commitments made in successive municipal plans over many years to protect these special designated areas from inappropriate development.

The massing and height of the proposed condo tower creates a very inappropriate intrusion in this most significant area of the cultural landscape of our historic downtown. It will create an unfortunate precedent for other development applications in designated heritage areas. If we do not protect the integrity of this most significant heritage area, what will we protect?

In my time as a member of Council, I served as Chair of the Planning Committee for many years. If my memory serves, I understand that the piece of land at the rear of the property under consideration, was zoned as Open Space by Council some years ago to protect the property from inappropriate development which would negatively impact the protection of this historic area and the view of historic St. John's from LeMerchant Rd. This view has become even more significant and accessible to citizens and visitors since the construction of the Rooms and is a tremendous asset that institution. The proposed development will seriously diminish that view scape.

It is generally realized that in a post Covid era, Tourism will be an increasingly important part of the Provincial Economy. The cultural landscape of historic St. John's is a very important asset for the City and historic St. John's is a significant part of part of our attraction as a tourist destination. Our built heritage and how it relates to the natural landscape is the visual evidence of how our city developed. It provides a unique and authentic sense of time and place which is unique and authentic. It is our story.

The important role of our religious denominations in the social and economic development of St. John's is an important chapter in that story. The significant legacy of their individual architectural buildings is in itself important. The way in which they are clustered in a single district is unique in Canada and provides those of us who live here and our visitors with a sense of time and space that is rare in our modern world. This is a valuable asset for our city and our province for St. John's. It deserves our protection.

What would be an appropriate development for that site ? One suggestion could be zone the Parish Lane site for a well designed townhouse development fronting on Queen's Road. A good example would be the townhouses on Queen's Road. This would meet many of the concerns that have been raised by the public and the surrounding institutions in addition to respecting the historic significance of the area. It would also be fairer to the many other developers who have invested in our historic downtown within the guidelines on the existing heritage regulations.

There are many areas in the City suitable for large scale developments. We have only one Ecclesiastical district . It has the potential to become an even more important asset for the City and the Province with a designation as UNESCO World Heritage Site. Please take these concerns into consideration in making a decision on this development.

Yours Sincerely,

A solid black rectangular box used to redact the signature of the sender.



**By email and mail**

February 2, 2021

City of St. John's  
10 New Gower Street  
St. John's, NL

**Attention: Mayor and Councillors**

Dear City Council:

**Re: Rezoning Application - 68 Queen's Road - MPA1900002 – Parish Lane Development**

Parish Lane Development Inc. (the "Proponent") offers the following perspective on the above-noted application.

The November 17<sup>th</sup> and 18<sup>th</sup>, 2020 public meetings represent the sixth and seventh series of public and focused meetings relative to this project. Each has contributed to the proponent's understanding of neighbourhood, public, and City concerns.

With the input of a three-part public consultation process, the project undertook a major redesign during the second quarter of 2020. As a result, we now have a significantly improved development application.

Our proposal for rezoning includes: (1) density and floor area ratios well below the norm for similar and recent developments in the downtown area; (2) more green space that can typically be achieved in a downtown urban environment; (3) greater setbacks from immediate residential homes; (4) minimal surface parking and ample underground parking; (5) lower height for buildings on both Queen's Road and Harvey Road; and (6) a nuanced design respecting view planes and heritage standards.

We would like to respond to several of the salient topics that have been raised through the consultation process.

**A. Ecclesiastical District**

1. We agree the area is a remarkable and special part of St. John's;
2. There is no reason why residential housing is not compatible with this area; and
3. We believe the proposed design significantly improves the current abandoned building located on the site.

**B. Heritage Area 1 and other guidelines**

1. Both the Heritage Area and Parks Canada Guidelines allow new construction;
2. These guidelines do not require that new structures imitate the old structures;
3. These guidelines use concepts such as: "*in balance*", "*in keeping*" and "*reflective of*"; and



4. These concepts were the drivers for the Parish Lane design resulting in a balance between competing and complementary forms, styles, ages, and scales in the area.

#### **C. Size and Scale**

1. There are two distinct scales in the area:
  - a) The larger institutional buildings; and
  - b) The smaller residential structures;
2. Parish Lane, with its two residential groupings and broken form, bridges the gap; and
3. The upper building relates to the larger forms while the townhouses on Queen's Road relate to the residential downtown scale.

#### **D. View from The Rooms**

1. The Rooms opposes the project fearing their customers' experiences will be compromised by the proposed development;
2. The view from The Rooms will change;
3. As can be seen from the attachment, 5.6% of the view field from the lowest customer platform of The Rooms will be impacted by the proposed development; and
4. The visitors to The Rooms will continue to have unimpeded views of Signal Hill, The Narrows, the northern waterline of the harbour, Garrison Hill and all the building forms east of Garrison Hill, Atlantic Place, and all the building forms to the west.

#### **E. Why this Site?**

1. This property was actively and visibly for sale by the Church for two years prior to the Proponent acquiring the site;
2. There was ample opportunity for advocates of alternative use, such as proponents of the Ecclesiastical District, neighbours, or even the City, to at least be proactive with discussions about its future use; and
3. The Proponent purchased the property in good faith as a residential venture.

#### **F. Impact on Churches**

1. The question was raised, "Why was this not in the TOR and why was it not discussed with them?"
2. The first public outreach by the Proponent was to all the four churches in the immediate neighbourhood during the fall of 2018;
3. There have been three follow-up meetings with the Kirk, the project's closest neighbour; and
4. Discussions for shared driveway were unsuccessful.

#### **G. Pandora's Box**

1. This legitimate issue keeps being raised "*What is to stop developer from changing the design*"; and
2. In this case, in conjunction with the City, detailed site-specific provisions are proposed to establish hard metrics of the size, setbacks and height of the proposed buildings.

#### **H. Density and Open Space.**

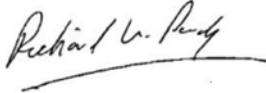
1. Relatively low density for downtown;
2. In fact, the proposal has similar density to the Garrison Hill residences and surrounding residential streets;
3. However, more effective open space per residence is possible with multi-unit than can be achieved with individual houses; and

4. There is only a small reduction in open space from the existing site.

In summary, this proposal has gone through unprecedented consultation and evaluation. Its current state is a testament to the power of people to come together and collaborate.

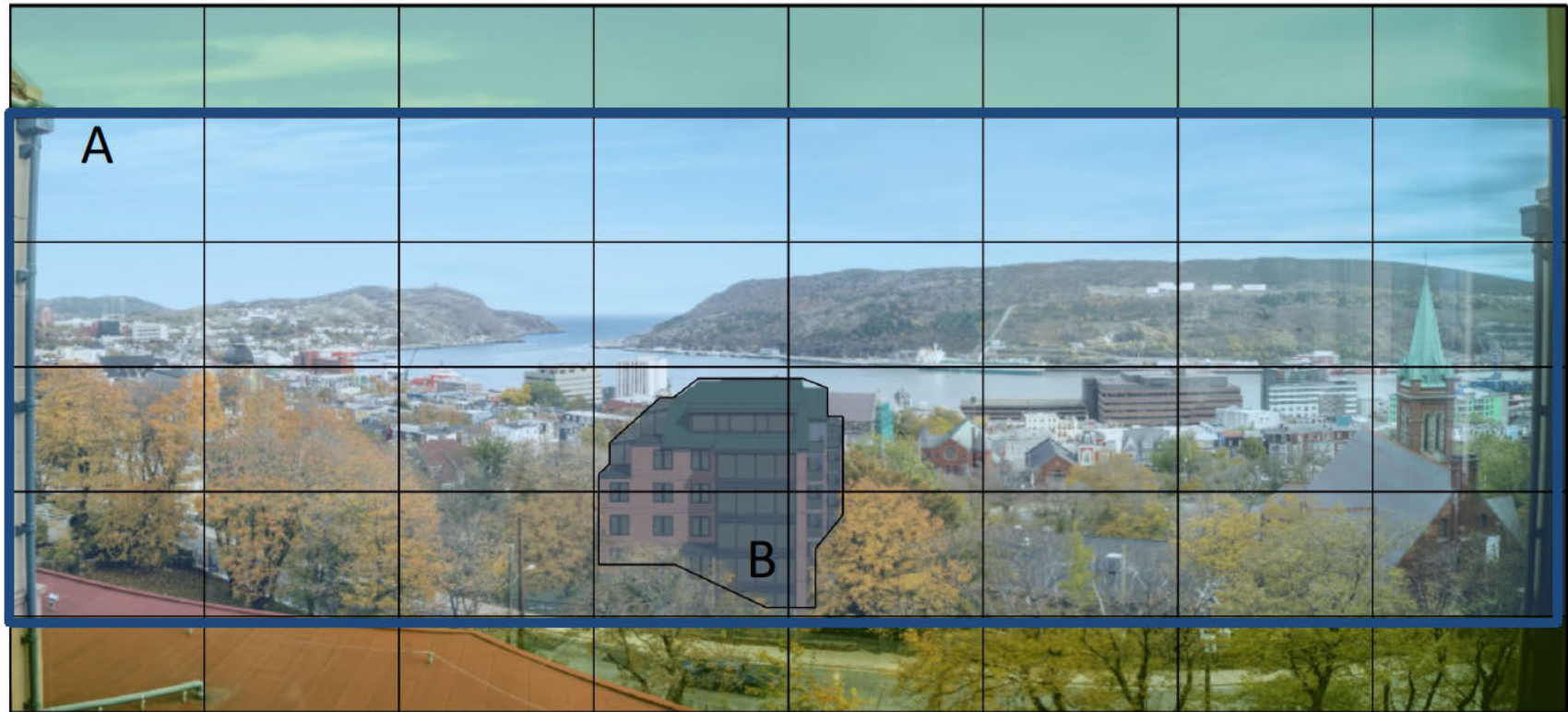
As such, this proposal is a winner for our City and our community and we seek your approval for the application before you.

Yours very truly,  
**Parish Lane Development Inc.**

A handwritten signature in black ink, appearing to read "Richard W. Pardy", with a horizontal line underneath it.

Richard W. Pardy  
Chief Executive Officer

**A** Reasonable interpretation of the View Field. **B** The Residences occupy 5.6% of the View Field.



This view is from Level 3, the lowest public viewing area. There is less impact from public areas on Level 4.