

Karen Chafe

From: Elaine Henley
Sent: Friday, February 5, 2021 2:26 PM
To: [REDACTED] Maggie Burton; CityClerk
Cc: CouncilGroup; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) 68 Queens Road rezoning - please keep it open space

Good Afternoon Ms. Daniels:

We than you for your feedback and will ensure that your submission, together with all others, will be presented to Council for consideration prior to a final decision being reached on this application. Your personal information, including name, will be redacted.

Elaine Henley

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

From: [REDACTED]
Sent: Friday, February 5, 2021 1:58 PM
To: Maggie Burton <mburton@stjohns.ca>; CityClerk <cityclerk@stjohns.ca>
Cc: CouncilGroup <councilgroup@stjohns.ca>
Subject: (EXT) 68 Queens Road rezoning - please keep it open space

To Councillor Burton:

Hi, Maggie. I'm certain you know where I stand on decisions to make way for a 10 story building in the open space at 68 Queen's Rd (wherever we are in that process- which is not a question, such is rather immaterial to my underlying concern). I'm also certain you have done diligence in hearing people out, weighing the pros and cons and sinking a lot of energy into understanding this particular issue.

I will, however, say again that this space is magic. These trees have offered to our home and our neighbours a place where we have built community. This is an elusive quality as far as technocratic planning decisions are concerned, but I am not exaggerating when I say that the little patch of trees has borne witness to people coming together, planting gardens, making supper, laughing, discussing, planning, playing, making art, watching more-than-human inhabitants and passers-by and peaceful solitude (and this, of course, is only my memory). This kind of space is tremendously valuable to what makes a good home, neighbourhood and community. I say this as someone with deep working commitments in building stronger and more equitable communities with others in this province, especially around children's right to play outside.

I've become more acutely aware in the last several years that public space is always richer than private, and open space is richer than the alternative. From a utilitarian perspective, the zoning request and plan the proponent is offering is narrow in its vision. That open space could house a lot more people, if it were to house people.

You are in an unenviable position, because yes, condo owners pay more taxes than trees. I get that. But as a student of community development and history, my hope is that we could hold on to these particular trees - and the wild space they create - for longer.

With respect,

██████████

██████████

St. John's, NL

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████

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Karen Chafe

From: Elaine Henley
Sent: Friday, February 5, 2021 10:37 AM
To: [REDACTED]; CouncilGroup; cityclerck@stjohns.ca
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Parish Lane Rezoning Application -Queens Road

Good Morning:

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

Elaine Henley

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

From: [REDACTED]
Sent: Friday, February 5, 2021 10:04 AM
To: CouncilGroup <councilgroup@stjohns.ca>; cityclerck@stjohns.ca
Subject: (EXT) Parish Lane Rezoning Application -Queens Road

Mayor and Councillors,

Residents of St.John's have lived in the downtown area of the City for centuries. The application by Parish Lane Development to rezone property and build a 36-unit residential apartment at Harvey Road is a continuation of a familiar type of development in the downtown area. The four townhouse units proposed by the developer on Queens Road are the most typical residential homes in the downtown and for the purposes of this submission, are not weaved into the overall development as the bigger picture is the multi-unit development.

During the most recent decades, a number of properties in close proximity of the proposed development have been developed into multi-unit residential types of housing. The Parish Lane proposal does not mark a paradigm shift in residential development in downtown St.John's. Multi-unit residential occupancies of

religious orders have been in the same neighbourhood since the 1800's. Presentation Convent and the former St. Bon's Monastery of Christian Brothers are examples nearby multiple tenancy buildings.

While the former Anglican parish hall is located in the Eccleastical District, this building is not a component of that district. The building is not period reflective of the other places of worship or architecture in this district. The original parish hall was destroyed by fire and a new hall was reconstructed with 1970's architectural elements. That building has little heritage value or merit. Demolition of the hall seems the one viable option regardless of the type of new development that will occupy a redeveloped site.

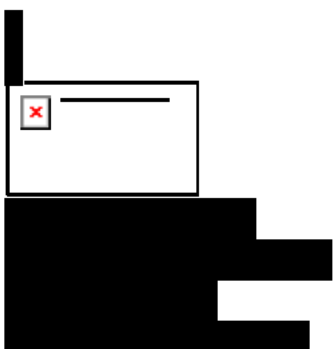
The hall's usefulness as an accessible building has been lost.

There are many examples of buildings and properties having been redeveloped to residential use in the downtown of the city. At 39 Queen's Road, the former Congregational and Seventh Day Adventist Church was converted to apartments almost 40 years ago. The Star of the Sea Hall at Henry Street, a building that lost its original use as a theatre and meeting place, had its title as a Heritage Building undesignated by Council in 2010. That building was removed to make way for an attractive high-density apartment which occupies the site today. Other redeveloped properties in the downtown area, some of which were located on vacant land, can be cited as examples of multi-unit residential developments. These developments sit very close to the most common type of development of the downtown district, which is row housing. The eight private dwellings on Garrison Hill would feel little encroachment to their property from the Parish Lane Development.

Parish Lane Development will provide residences for the downtown. Finally, this is a development where people will make their home. Not a place for commerce or another type of high-intensification application. Parish Lane proposes the most conforming and growing use in this part of downtown.

I support this application, the proposed development for the reasons outlined.

[Redacted text block]



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Karen Chafe

From: Elaine Henley
Sent: Friday, February 5, 2021 2:15 PM
To: [REDACTED] Shawn Skinner; CityClerk; CouncilGroup
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Rezoning proposal of 66-68 Queen Road
Attachments: MG letter to council -Parish Lane Pros+Cons -5Feb2021.pdf

Good Afternoon:

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

Elaine Henley

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

From: [REDACTED]
Sent: Friday, February 5, 2021 11:50 AM
To: Shawn Skinner <info@shawnskinner.com>; CityClerk <cityclerk@stjohns.ca>; CouncilGroup <councilgroup@stjohns.ca>
Subject: (EXT) Rezoning proposal of 66-68 Queen Road

Good morning,

In reference to the upcoming discussion and vote on the proposed land zoning changes at 66-68 Queens Road, please find my letter attached on the topic.

Thank you for your attention.

Sincerely,

[REDACTED]

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St. John's City Council
10 New Gower Street
St. John's NL A1C 1J3

5 Feb, 2021

Re: the upcoming vote on the rezoning of the land belonging to 66-68 Queen's Road

Dear St. John's City Councillors,

While considering the requested rezoning changes of the property at 66-68 Queen's Road, it is important to be clear that there are a number of distinct issues that are being voted on at once. One is the request to change the zoning of the land at the front of the property from Institutional to allow the building of 3 townhouses. **An entirely different issue** is the request to change the zoning of the back of the property from Open Space, to allow a 10 story residential apartment complex. These are separate issues and should be considered individually on their own merits and detriments.

I am supportive of the rezoning of the Institutional portion of the property (fronting Queen's Road) to allow the development of townhouses.

I am very much against the changing of the zoning from Open Space of the back of the property (backing onto Harvey Road).

I have been very engaged in this issue since its inception and thought it might be helpful to present the various arguments, as I see them, into one document. Please find below the arguments for changing the Open Space zoning (Pros) compared to the arguments against changing this land zoning designation (Cons):

Pros

- New high density luxury housing
 - Increased tax base for the city*
 - Centralized services for **up to 36** property units= reduced service cost to city **
 - High density housing has some eco-benefits***
- Please see below: Counter notes on the apparent benefits of this land zone change and associated proposed development, for expanded notes on the asterisked points above.

Cons

- The people are speaking! Our **petition has 4637 signatories objecting to this proposed zoning change** and associated development.
- There is a very serious question about the **accuracy of the portrayed property lines**. The zoning maps dating from pre-1969 show very different property boundaries than that on the current survey. **This discrepancy needs to be explained** before any decisions are made.
- **Loss of the last naturalized green space** in the downtown area and all associated benefits. The proposed development would effectively raze the existing green space (despite claims to the contrary of the developer). While this is a privately owned green space, as an un developed Open Space, it provides benefits to the community and city.
 - Climate benefits
 - Wildlife benefits
 - Social benefits
 - Health benefits
 - Visual benefits inc. tourism
- **Loss of public space** –recognizing that this land is privately owned, it has historically been untended by the property owner.
 - The local residents use and care for it with a yearly cleanup
 - People walk their dogs there
 - Children explore in summer and slide in winter
 - This space is not vacant land, but is used and enjoyed by the community, both up close and from a distance
- **Historic and heritage space**- this land has never been anything other than a green/open/wild area. The

responsibility of maintaining a heritage district is not only for maintaining heritage structures, but also of heritage spaces

- **Corruption of Historic Ecclesiastic district-** this land is in the center of a designated National Historic Site and should not be adulterated.
- **Effect on tourism-** Many comments received (both verbal and written) indicate tourists really appreciate the unadulterated historic buildings mixed with green space.
- Loss and desecration of **view from the rooms and Harvey Road.**
- Negative impact on **downtown streetscape.** The St. John's community expects that the heritage and historic value of downtown St. John's will be upheld. New development is expected and beneficial. However, this specific building proposals is entirely out of scale to the existing community structures.
- The City council has declared a **Climate Emergency-** acceptance of this zoning change will show that this is no more than words.
- By voting in favour of this, the City Council would be **Ignoring the many references in their own City policies** to protect, preserve and promote green spaces and public spaces (private or public)
 - St. John's Urban Forest master Plan
 - Open spaces master plan
 - St. John's Municipal Plan
 - SJMP Appendices
 - Envision St. John's Municipal Plan -Draft Plan Feb 2019
- **Local neighbourhood will be negatively affected** in a large way if zoning changed and development proceeds
 - Higher traffic

- Years of construction and disruption
- Loss of green space
- Disruption of skyline with another oppressive modern looking building that does not blend in with the local heritage structures.
- A ten story building has no place among 2-3 story houses
- Garrison Hill properties in particular–
 - Shadowed by sun in day- starting at noon
 - Light pollution at night from parking lot
 - Years of construction
 - Loss of privacy
 - Loss of property value
- There is always a risk that this development could fall through (it has happened before) or change and result in a development that is more unsightly and oppressive than is currently being proposed
 - Once the land is re-zoned, then the restrictions on what a land owner can do or build are massively reduced as long as they are within the zoning limitations, even the specific zoning limitations the developer is proposing. There is no requirement for the developer to stay with the pretty pictures they are sharing with the public now.
- This development proposal does nothing to address the urgent need of social/affordable housing or social services in the high population density of downtown.

Counter notes on the apparent benefits of this land zone change and associated proposed development:

* Increased tax base:

- The developer's tax income estimates should be critically viewed as they would be a very best case scenario and are unlikely to be realized.
- There are numerous other avenues for the city to increase their income that should be entertained (eg vacant commercial building tax cuts) before losing a heritage space for a tax grab is considered.
- It is understandable that the city is feeling an income pinch now, but note that any income from these proposed units would not start for years.
- Should the vacant commercial buildings (currently 28%) not be encouraged to convert to housing before more new luxury housing is built?

** It should be noted that the developer is careful to say "up to 36 residences" in the LUAR. The real number could be well below this, with corresponding reductions in benefits to the city for housing density.

*** High density housing has an "eco-friendly" side – it bundles people in one spot to share services.

- **But** this is countered by the non-eco-friendliness of new buildings and demolishing an old one instead of re-using an existing building. It can take decades to equalize the ecological costs and benefits.
- Countered by the loss of green and open space.
- Countered by the fact that these are high end luxury condos which have large parking spaces planned large amounts of parking and associated vehicles.

As a citizen of this city, I am **not anti-development**. I am **pro considered and appropriate development**. I do not believe this proposal is either considered or appropriate and I believe the changing of the zoning of the open space area would be a terrible and permanent loss to the city. Given all that would be lost by rezoning this land compared to the small benefits to the city if it is approved, and the massive public response against this proposal, this rezoning request should be denied.



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, February 5, 2021 2:34 PM
To: [REDACTED] CityClerk
Cc: CouncilGroup; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: (EXT) Queens Rd development

Good Afternoon:

We thank you for your feedback. Given the agenda and all submissions have already been posted, I am forwarding your email directly to Council for consideration.

Elaine Henley

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

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

From: [REDACTED]
Sent: Friday, February 5, 2021 12:02 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) Queens Rd development

Dear City Clerk and Councillors:

I have attended the Basilica Cathedral of St John the Baptist church for years and still continue to do so. The contrast of the very modern Rooms with the Basilica shows how both architectures can blend and merge seamlessly.


The proposed development on Queen's Rd can only serve to enhance the City's Ecclesiastical District and I see no conflict between the two.

And as with any new development comes tax dollars. Can The City afford to turn down potential revenue? As a property tax payer I for one am in full support of this development. May I suggest that there would be many, many other taxpayers of St John's who would also support this project if they were aware.

Accordingly, I believe the City should approve this project.

Regards,

[REDACTED]



PS I respectfully request that my address and phone number are not made part of the public record. Also, if possible, I would rather that my name not be part of the public record either but will understand if that has to be the case if my support is to be heard.

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