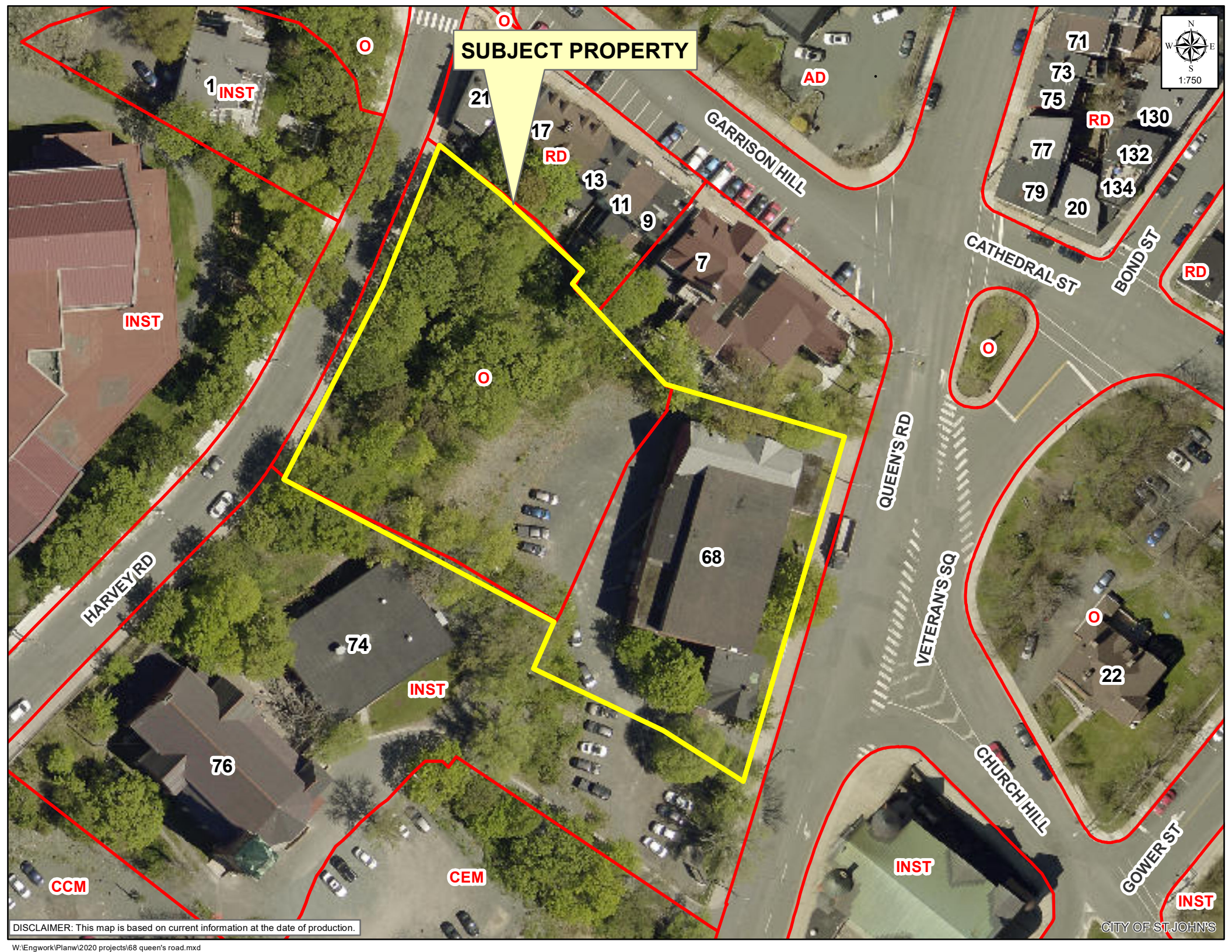
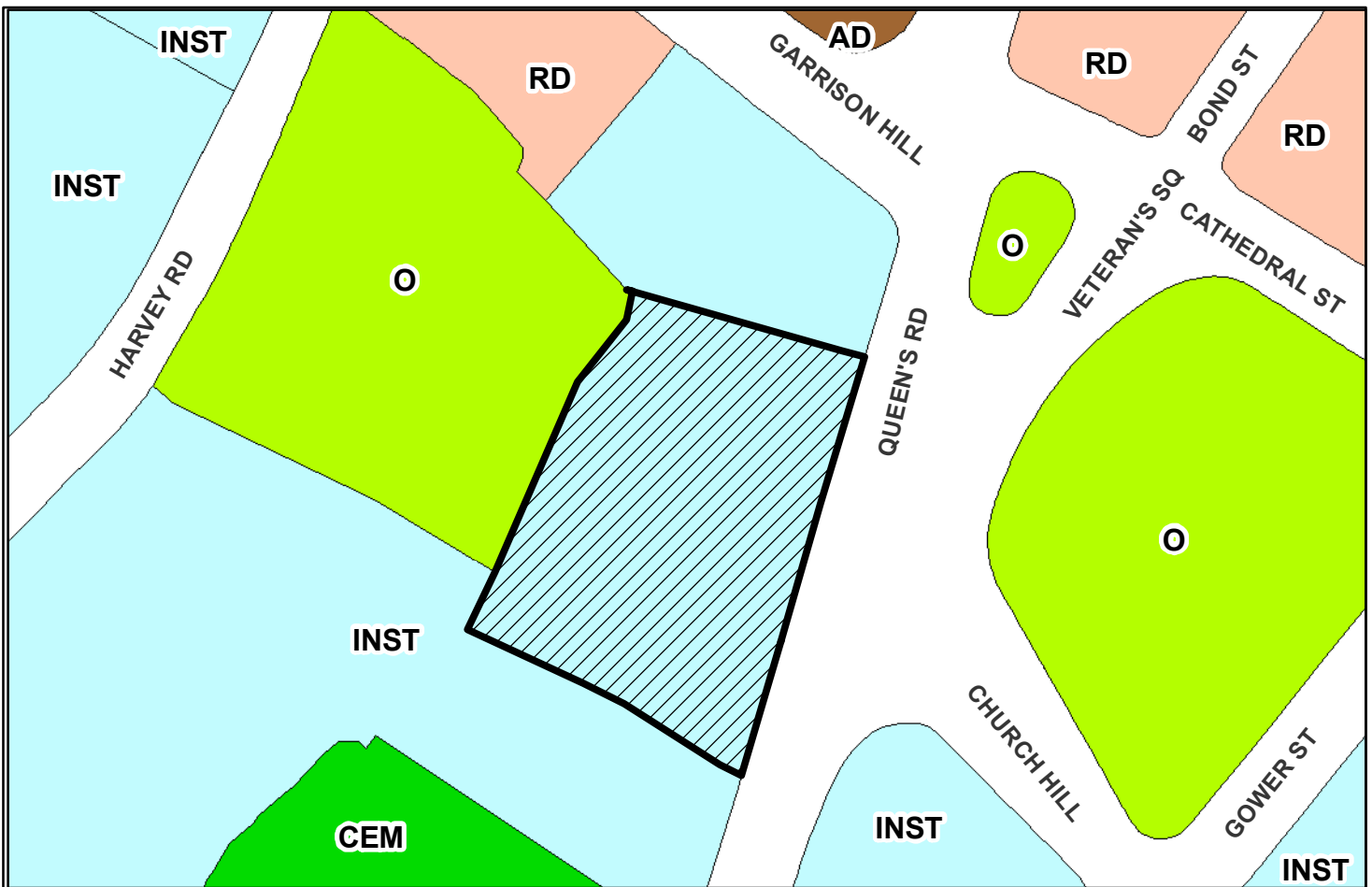




SUBJECT PROPERTY



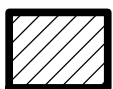
DISCLAIMER: This map is based on current information at the date of production.



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

2021 01 19 Scale: 1:1000
City of St. John's
Department of Planning, Development
& Regulatory Services

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



AREA PROPOSED TO BE REZONED FROM
INSTITUTIONAL (INST) LAND USE ZONE TO
RESIDENTIAL DOWNTOWN (RD) LAND USE ZONE

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

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

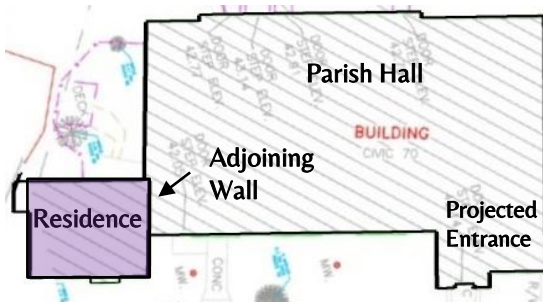


Existing Buildings. Currently the site includes The Cathedral Parish Hall and Residence, which share a common wall. Both are designated Municipal Heritage Structures.

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

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

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



Original



Schematic only, to be refined during Detail Design.



As is



As proposed



PROTECTION AND REUSE

Demolition

The intention is to deconstruct as opposed to demolish. This includes areas close to the Residence, including elements of the original entrance and other areas deemed to be of interest.

Landfill diversion will be an important consideration with several specific techniques:

- **Recycling:** items such as steel trusses from 1970's era renovations;
- **Repurposing:** items such as heavy timbers and construction stone will be used in landscape design; and
- **Reuse:** items such as interior doors, hardwood flooring and cabinetry, if useful, will be offered for pick up or through Helping Hands or offered for free pick-up.

Original Brick

The red brick has been identified as a significant heritage component of this building and the surrounding institutional buildings. A visual survey indicates that the original brick on the Parish Hall, and some on the Residence has already been replaced. Some brick has significantly deteriorated and crumbles upon touch.

- **Strategy.** Original brick, pilasters and keystones will be salvaged by hand deconstruction. Viable pieces will be used for repair of the Residence and as part of an interpretative sculptural element.
- **Storage of salvage materials.** This original material will be stored on pallets offsite in St. John's metro area in a weather protected building.

Newer brick will be used in the landscape, reused through pick up, and/or landfill ballast.

Construction stone will be used in landscape and/or landfill ballast.

Timbers will be used in landscape and/or reuse through free pick up.





Protection Strategy

The Cathedral Parish Hall and Residence, are two connected structures. Both are designated Municipal Heritage Structures. The Residence and the projected entrance are the most original, significant, and visible components.

The Residence will be protected and restored as a single-family home.

The Projected Entrance has been recorded and will be disassembled and stored with key elements being reused.

Sequence of Demolition and Construction

Phase 1 and Phase 2

- Restoration of Residence
- Install all the necessary water and sewer infrastructure servicing all phases of the proposed development prior to the City installing the final course of asphalt on Queen's Road (currently scheduled for the summer of 2020).
- Site cleanup, erection of safety barriers and fences, tree protection and grubbing of areas directly affected.
- Digitally record and catalogue, deconstruct by hand, clean and store essential stone components.
- Deconstruct the remainder of the Hall.
- Design and permits, Phase 2
- Construction of Phase 2 and associated work.

Phase 3

- Complete site development and construct Parish Lane Residences



Additional Information Residence Process

- A renovation permit has been issued, and the Residence is presently being renovated.
- The renovation of the Residence has revealed that the common wall with the Parish Hall is structurally sound and will be maintained.
- **The proposed townhouses will be attached to the existing residence, but will be an independent structure.**

Additional Information Projected Entrance

- By hand removals of non-original materials.
- Digital 3D scans and drawings are complete. Design a sculptural and interpretative element incorporating these components.



Phase 2: Queen's Road Townhouse's Materials

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

Glass window wall and punched windows

- Machine coated aluminum.

Patios and balconies will be integral with the structure.

Railings will be glass and aluminum.

Roof: Asphalt shingles to match the residence



Materials

B1 Clay stack brick, Shaw red range

C1 Composite rainscreen

G1 Clear glass

A1 Machine coated aluminum

E1 Existing brick

S1 Natural and cultured stone

Cladding technology is evolving.

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

Solid Materials

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

Rain Screen

Composite panels, fibre cement, CSMU

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

Statement of Significance



68 Queen's Road - Cathedral Parish Hall

Formal Recognition Type

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

Description of Historic Place

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

Heritage Value

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

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

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

Character Defining Elements

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

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

Notes of Interest

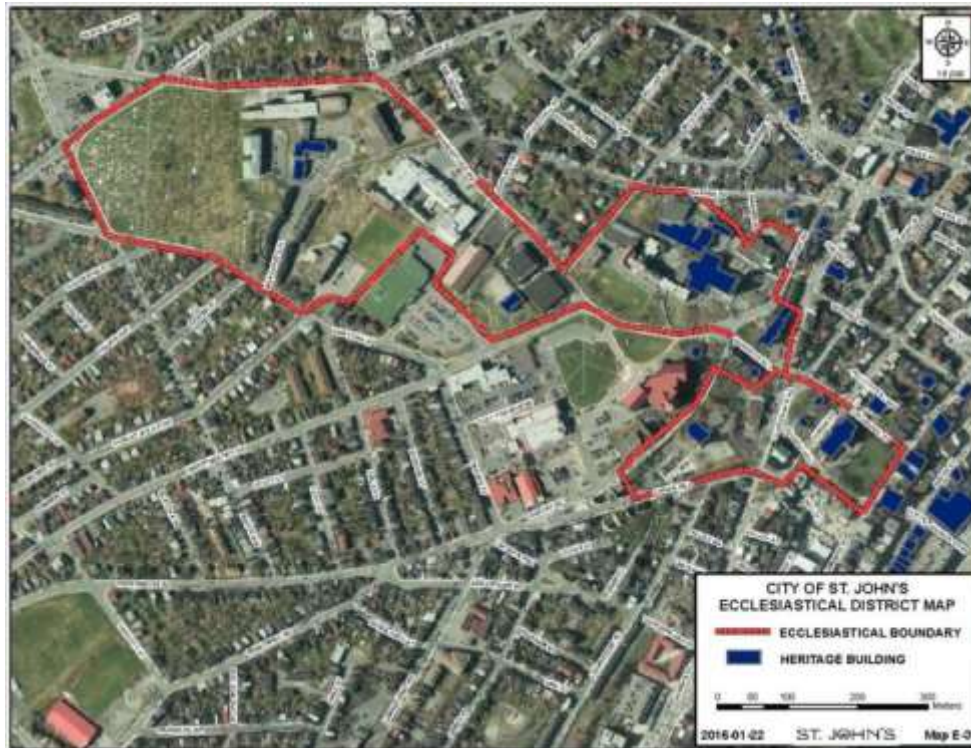
A very unusual shape building, in that there is a house like addition on the left gable end of the building.

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

Location and History

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

Statement of Significance



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

St. John's Ecclesiastical District

Formal Recognition Type

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

Description of Historic Place

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

Heritage Value

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

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

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

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

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

Character Defining Elements

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

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

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

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

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

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

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

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

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

- religious, educational and community uses for cultural purposes.

Location and History

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

Additional Photos

