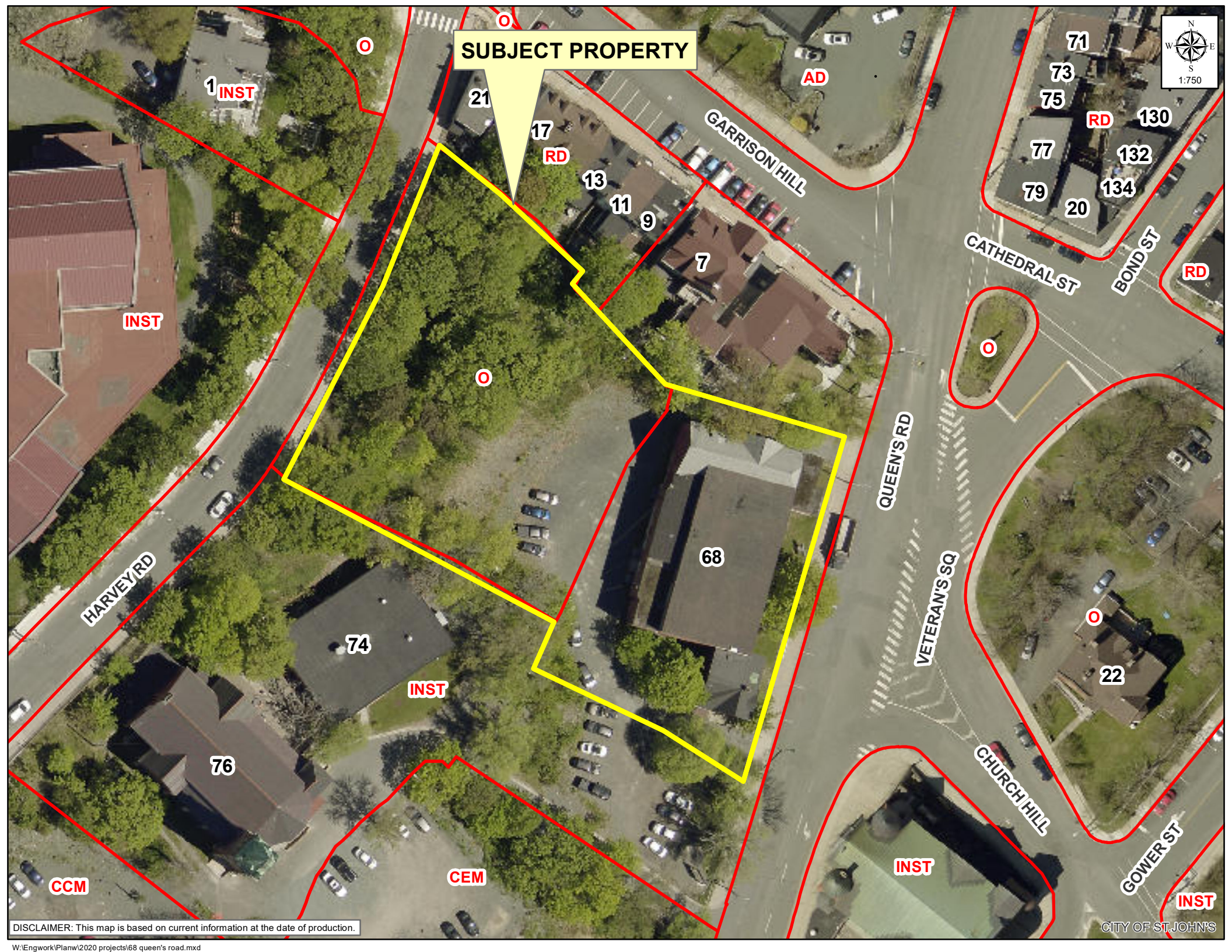




SUBJECT PROPERTY



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

W:\Engwork\Planw\2020 projects\68 queen's road.mxd

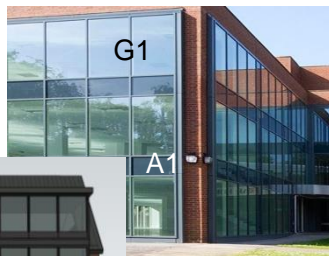
CITY OF ST. JOHN'S



Main Concept Components

- Up to 40 residences: one in the existing residence; three new townhouses; and a new residence building (to be known as The Parish Lane Residences).
- Protection and reuse of the Parish Residence.
- Vehicular and pedestrian access from Queen's Road and pedestrian access from Harvey Road.
- Tree and property protection.
- Fully landscaped.
- Primarily covered parking and accessible visitor parking.





Phase 3: Parish Lane Residence's Materials

The building structure will be concrete.
Cladding is masonry, glass, and machine coated aluminum.
Colours and textures of exterior materials will be selected to blend with and complement the development.

Glass window wall and punched windows

Machine coated aluminum.

Patios and balconies will be integral with the structure, and recessed into corners versus projected from the corner.
Railings will be glass and aluminum.

Roof: standing seam metal roof, muted colour.
Other than dormers, there are no roof top structures

Materials

- M1 Calcium silicate rain screen, Aris Clip 'Merlot'
- M2 Calcium silicate full bed stone, Arriscraft 'Montecito'
- C1 Composite Rainscreen
- G1 Clear glass
- A1 Machine coated aluminum
- R1 Standing Seam metal



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 1, 2021

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 1, 2021..

Adopted by the City Council of St. John's on the ____ day of [Click or tap to enter a date..](#)

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____

Town Seal

Canadian Institute of Planners Certification

I certify that the attached St. John's Municipal Plan Amendment Number 1, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____

MCIP/FCIP Stamp

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 1, 2021

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 1, 2021.

Adopted by the City Council of St. John's on the ____ day of [Click or tap to enter a date..](#)

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____

Town Seal

Canadian Institute of Planners Certification

I certify that the attached St. John's Development Regulations Amendment Number 1, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____

MCIP/FCIP Stamp

CITY OF ST. JOHN'S

Municipal Plan Amendment Number 1, 2021 and Development Regulations Amendment Number 1, 2021

BACKGROUND

The City of St. John's wishes to allow an Apartment Building at 68 Queen's Road. A Municipal Plan Amendment to redesignate land from the Open Space Land Use District to the Residential Land Use District and a Development Regulations Amendment to rezone land from the Open Space (O) Zone to a site-specific Apartment Harvey Road (AHR) Zone is required to accommodate the development. See Council Decision Note dated February 2, 2021 and November 17, 2021 for Background Information on St. John's Municipal Plan Amendment Number 1, 2021 and Development Regulations Amendment Number 1, 2021.

Initially this amendment also included rezoning land at the front of the property from the Institutional (INST) Zone to the Residential Downtown (RD) Zone for the purpose of developing three (3) Townhouses. At the February 9, 2021 Council meeting, Council directed to split the amendments into two separate amendments. On August 20, 2021, the front of the property was re-designated to the Residential Land Use District and rezoned to the RD Zone. St. John's Municipal Plan Amendment Number 1, 2021 and Development Regulations Amendment Number 1, 2021 only applies to the rear of the property.

PUBLIC CONSULTATION

The proposed amendment and associated public meetings were advertised on three occasions in The Telegram newspaper on October 31, November 7, and November 14, 2020. A notice of the amendment was also mailed to property owners within 150 metres of the application site and posted on the City's website and social media. Two virtual public meetings were held on November 17 and 18, 2020. Submissions received are included in the Council Decision Note dated November 17, 2021.

ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT

A portion of land at the rear of 68 Queen's Road is designated "Public Open Space" under the St. John's Urban Region Regional Plan. The proposed amendment would require a Regional Plan amendment to redesignate the land to "Urban Development". St. John's Urban Region Regional Plan Amendment 1, 2020 was advertised concurrently with the municipal amendment. Notices were also mailed to municipalities within the urban region. Submissions received are included in the Council Decision Note dated November 17, 2021.

ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 1, 2021

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

- 1. Redesignating land at the rear of 68 Queen's Road [Parcel ID# 45901] from the Open Space (O) Land Use District to the Residential (R) Land Use District as shown on Future Land Use Map P-1 attached.**

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 1, 2021

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

- 1. Rezoning land at the rear of 68 Queen's Road [Parcel ID# 45901] from the Open Space (O) Zone to the Apartment Harvey Road (AHR) Zone as shown on City of St. John's Zoning Map attached.**

- 2. Adding the following to Section 10 – Zones
“APARTMENT HARVEY ROAD (AHR) ZONE**

(1) For the purpose of this Zone, Building Height shall be defined as the vertical distance measured in metres from the established elevation of Harvey Road to the highest point of the roof surface and shall include mechanical structures, smokestacks, steeples, parapets, purely ornamental structures above the roof and any other rooftop elements.

(2) PERMITTED USES

**Accessory Building
Apartment Building
Community Garden
Daycare Centre in Residential Use
Home Office
Park**

(3) DISCRETIONARY USES

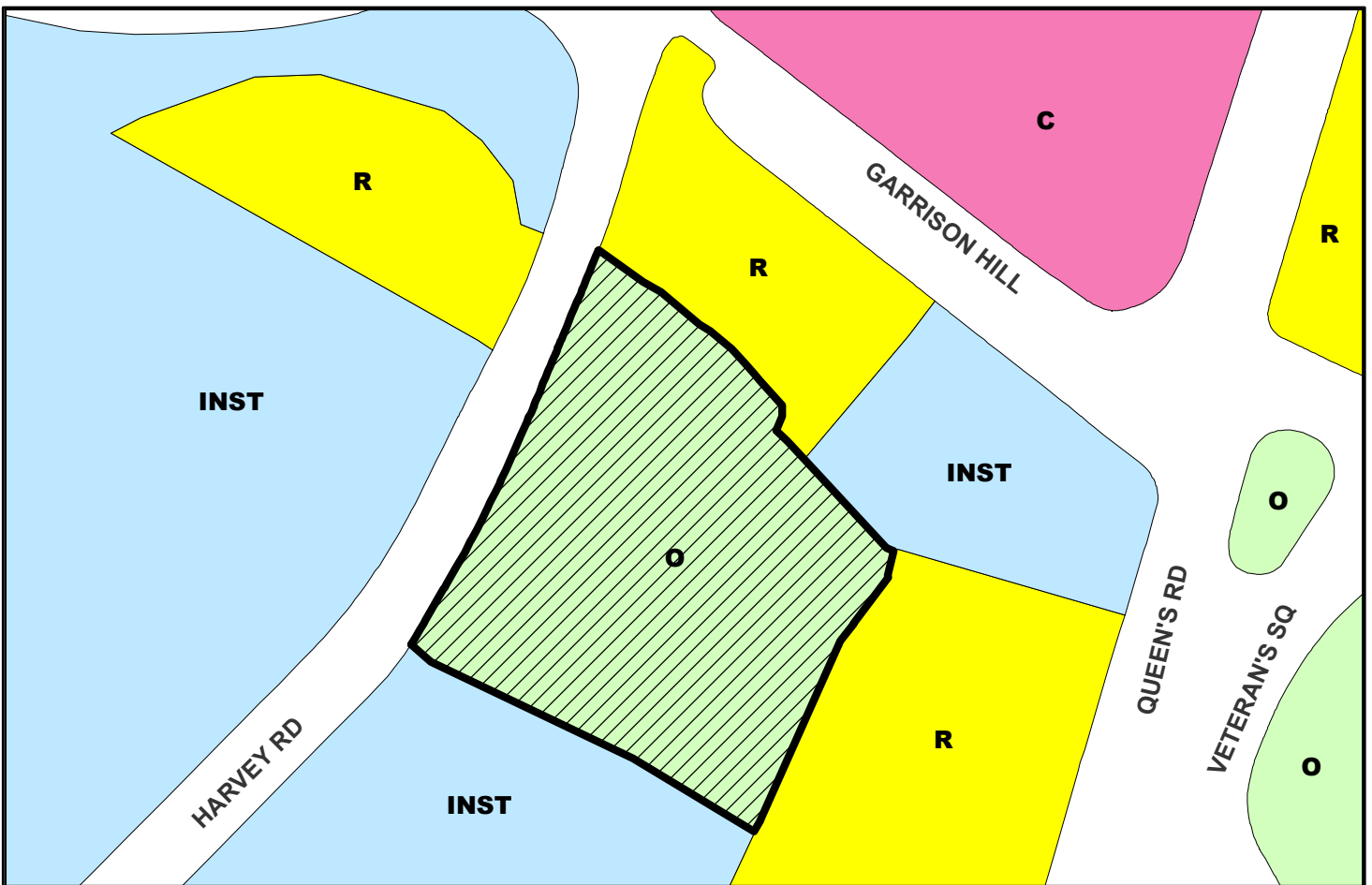
**Home Occupation
Public Utility**

(4)

(a) THE FOLLOWING DOCUMENTS SHALL FORM PART OF THE ZONE REQUIREMENTS FOR THE APARTMENT HARVEY ROAD ZONE (APPENDIX AHR)

- i. Parish Lane Development Figure A: Floor to Floor Heights**
- ii. Parish Lane Development Figure B: Building Setbacks**
- iii. Parish Lane Development Figure C: Building Profiles**
- iv. Parish Lane Development Figure D: Relative Heights**

**(5) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE
DISCRETION OF COUNCIL”**

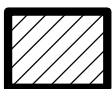


CITY OF ST. JOHN'S MUNICIPAL PLAN Amendment No. 1, 2021

[Future Land Use Map P-1]

2021 11 17 Scale: 1:1000
City of St. John's
Department of Planning, Development
& Regulatory Services

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



AREA PROPOSED TO BE REDESIGNATED FROM
OPEN SPACE (O) LAND USE DISTRICT TO
RESIDENTIAL (R) LAND USE DISTRICT

**68 QUEEN'S ROAD
Parcel ID 45901**

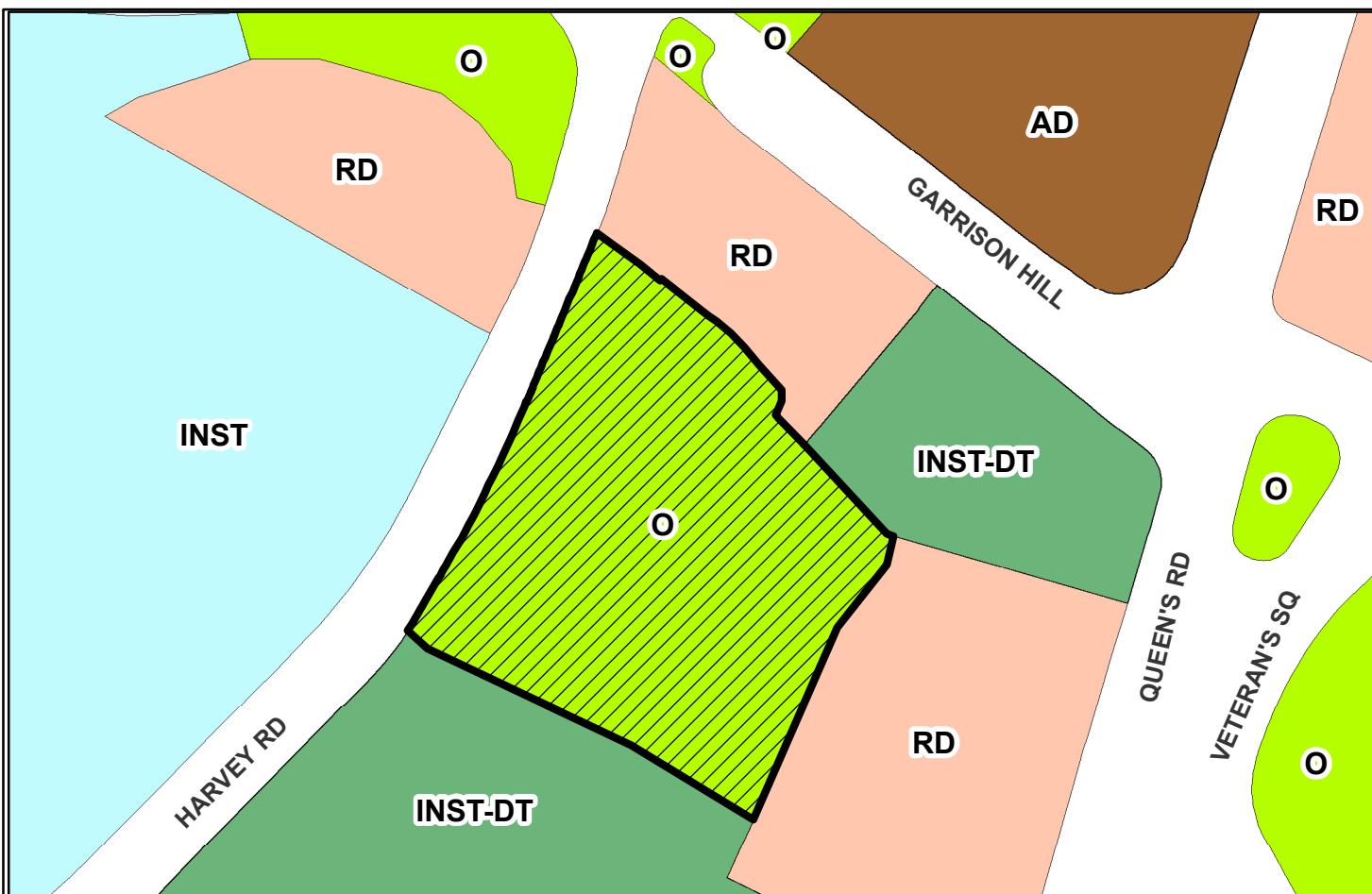
M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

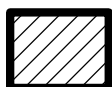


CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS Amendment No. 1, 2021

[City of St. John's Zoning Map]

2021 11 17 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
OPEN SPACE (O) LAND USE ZONE TO
APARTMENT HARVEY ROAD (AHR) LAND USE ZONE

**68 QUEEN'S ROAD
Parcel ID 45901**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

Figure A: Floor to Floor Heights

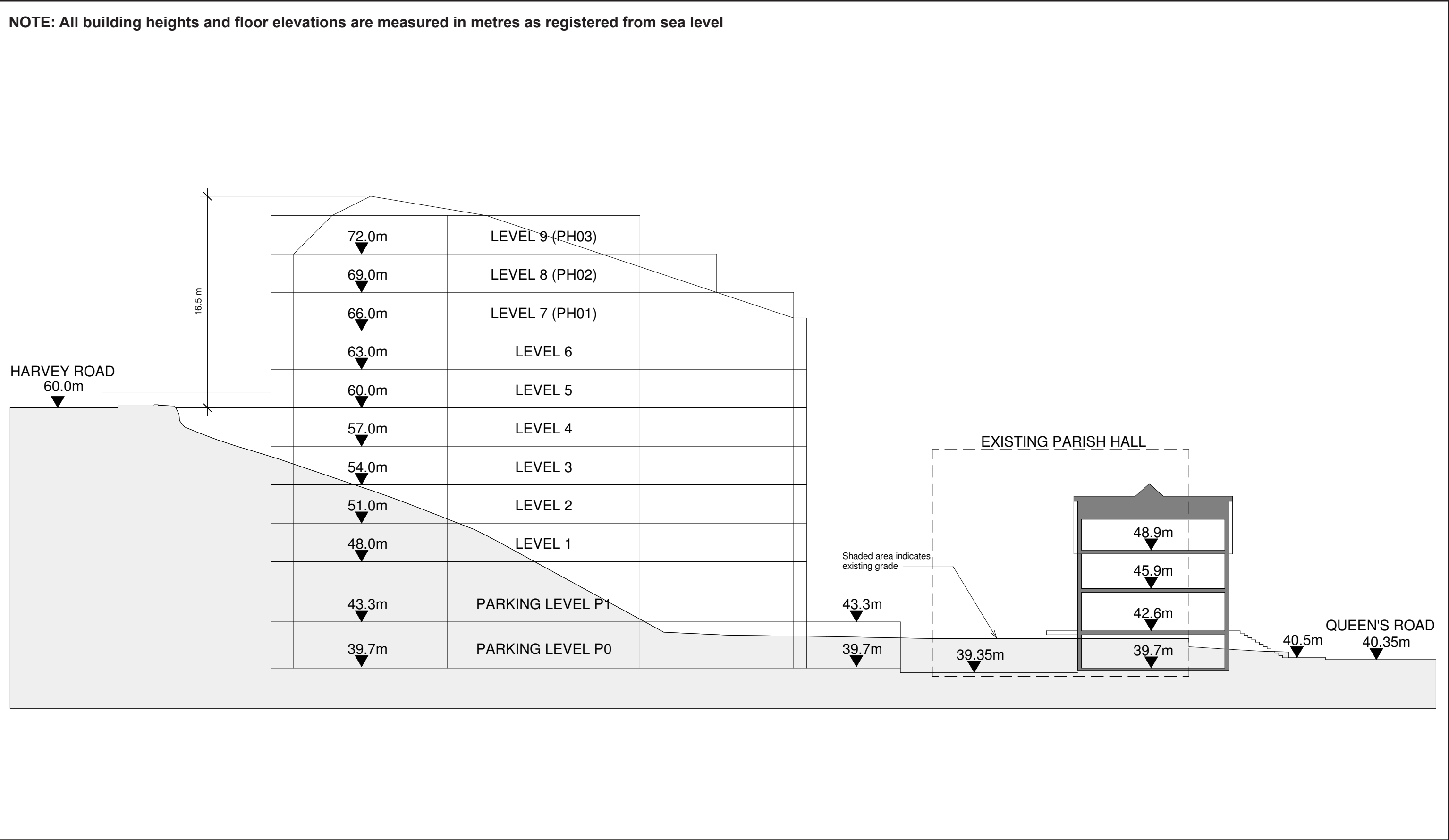


Figure B: Building Setbacks

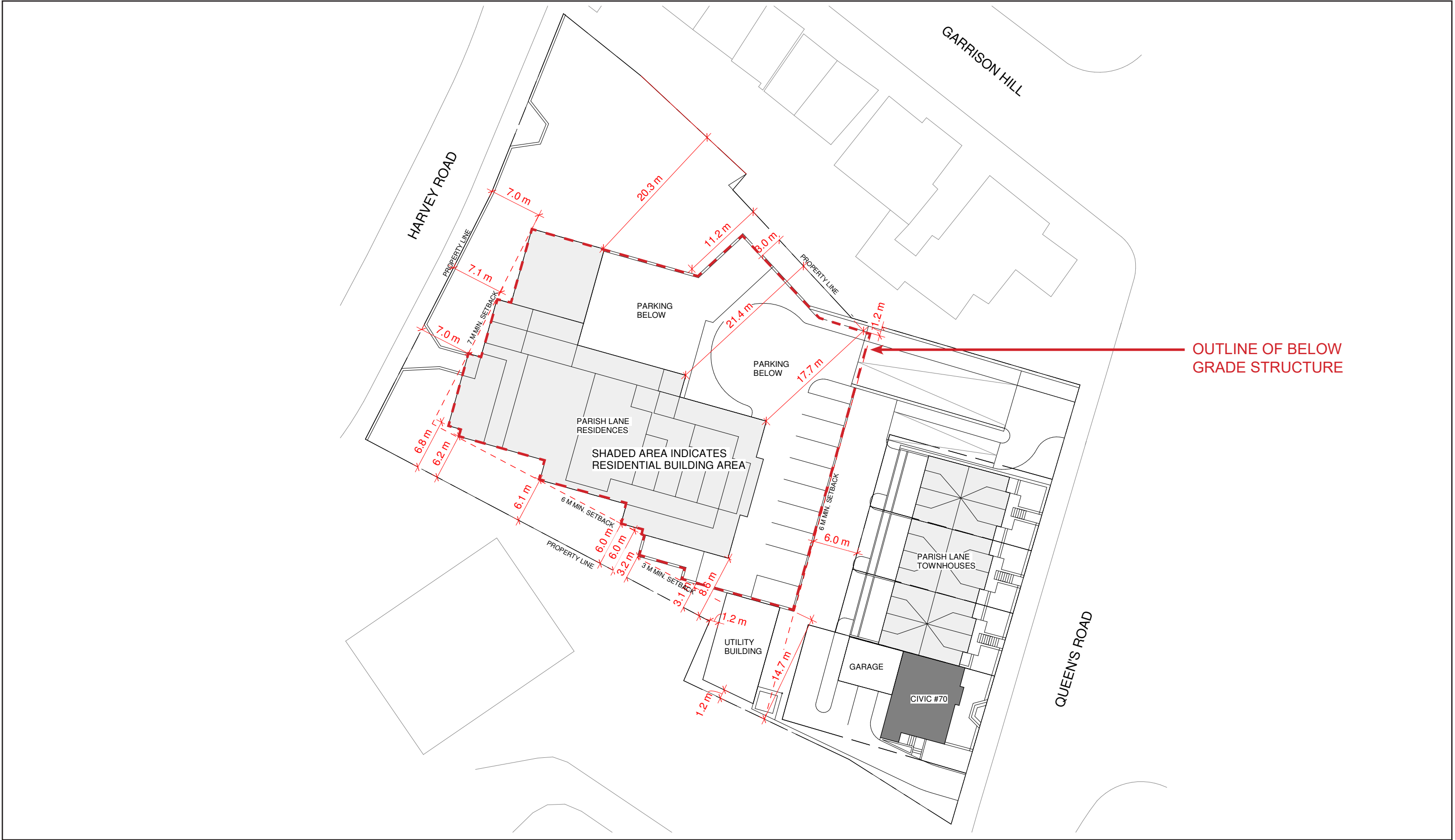


Figure C: Building Profiles

NOTE: All building heights and dimensions are measured in metres. The established elevation of Harvey Road has been set as 60.0m as registered above sea level. This was determined by averaging the elevations across the property along Harvey Road. The building heights shown are measured from that established elevation registered from sea level.

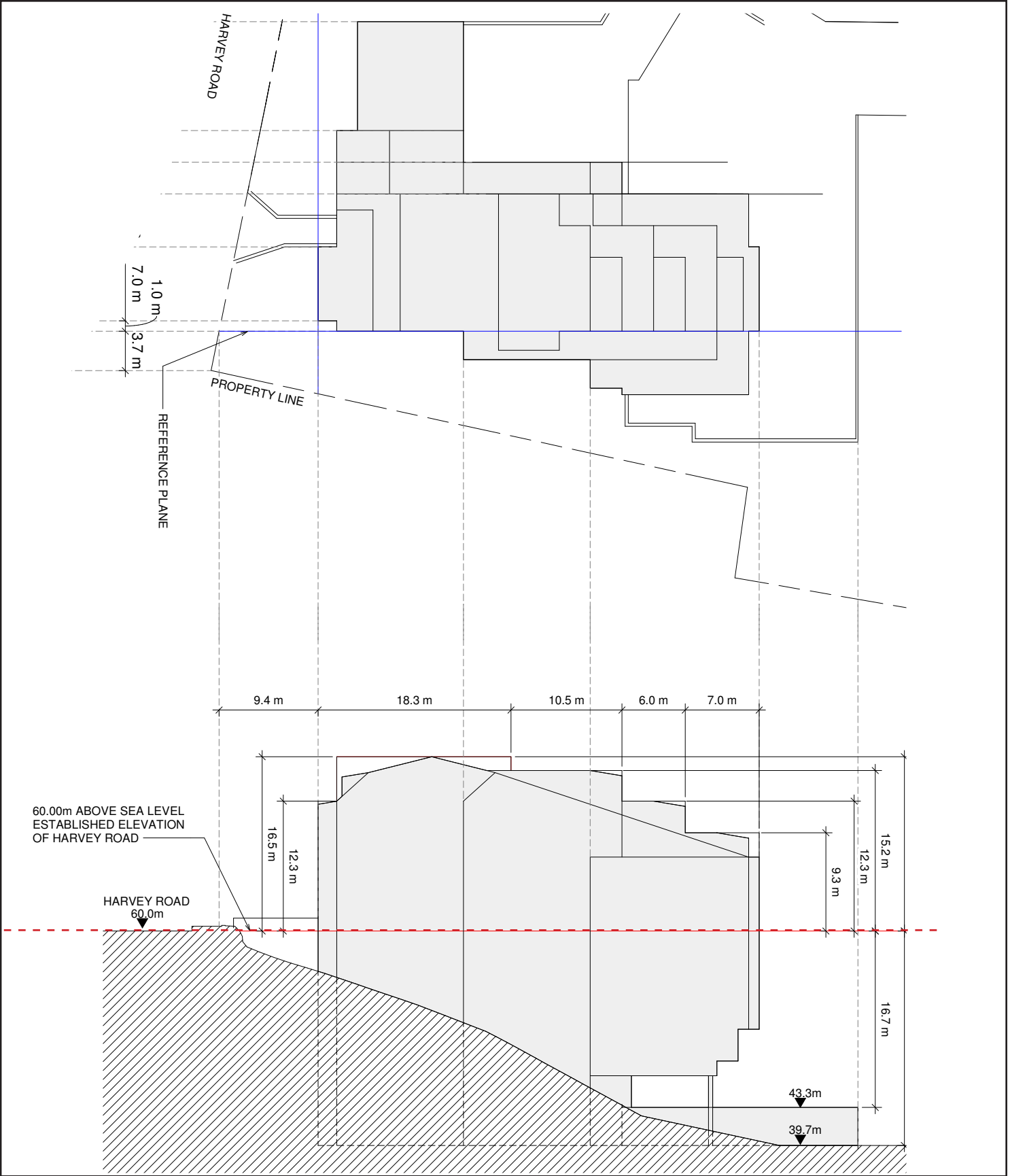
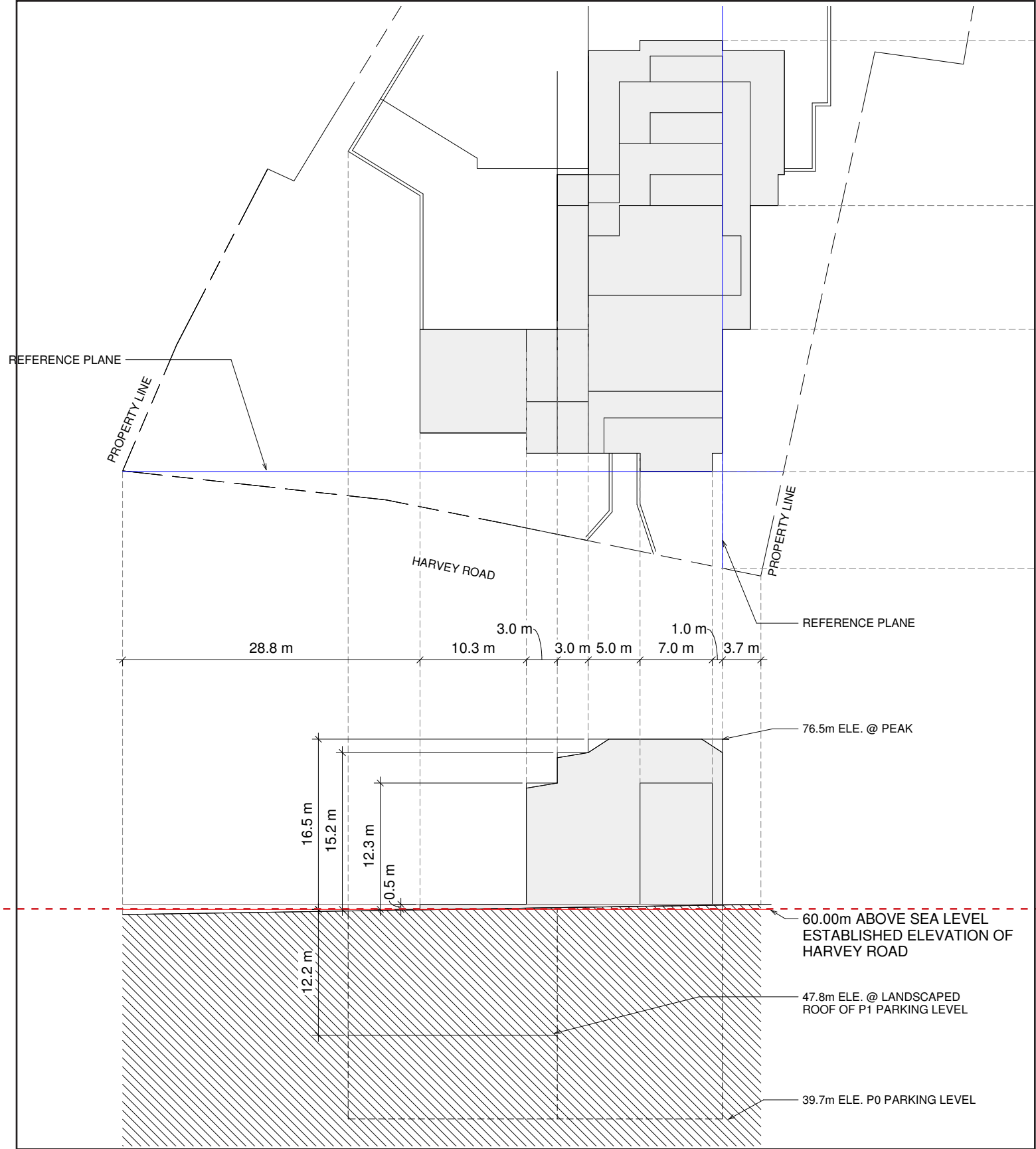


Figure D: Relative Heights

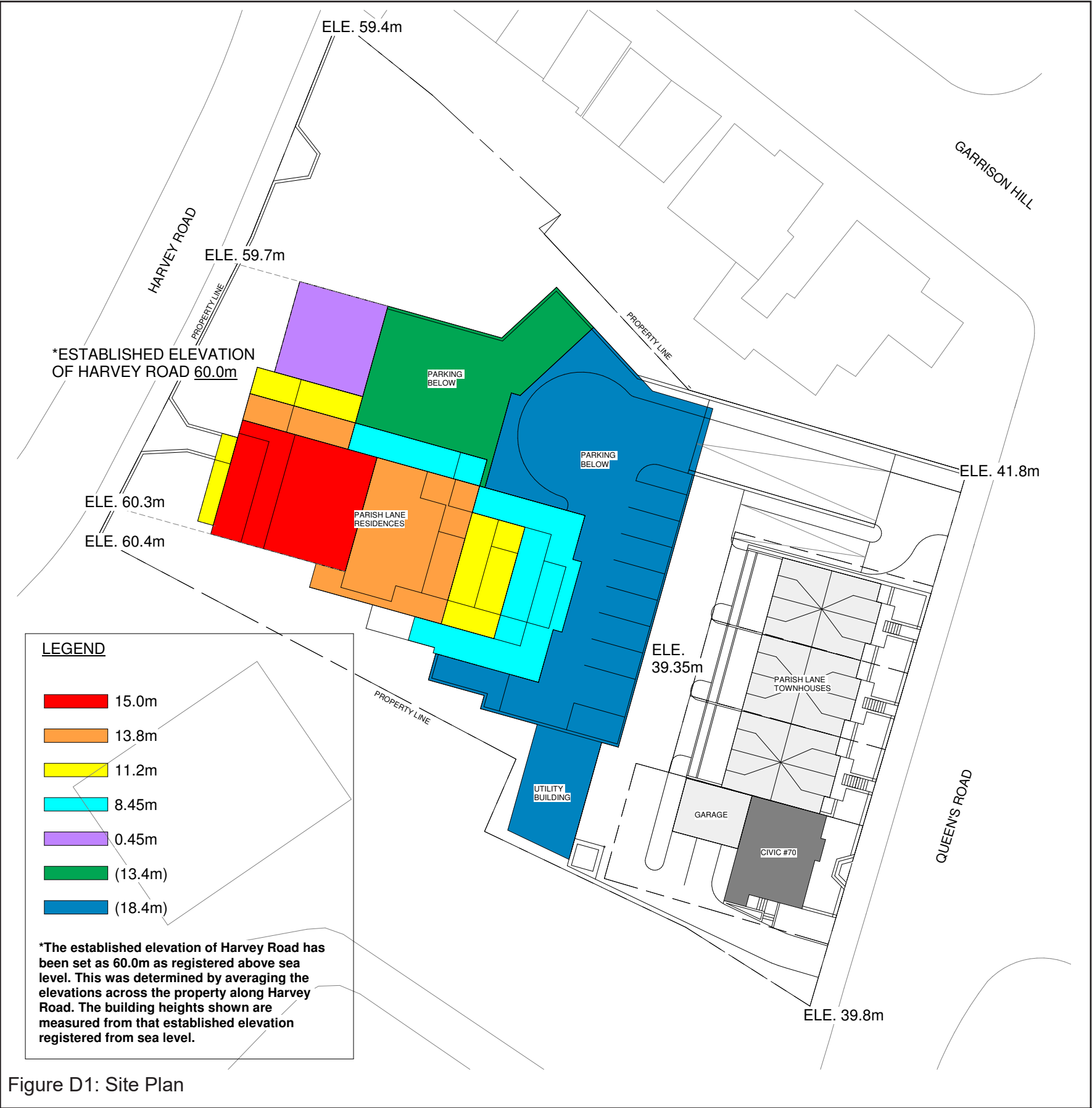


Figure D1: Site Plan

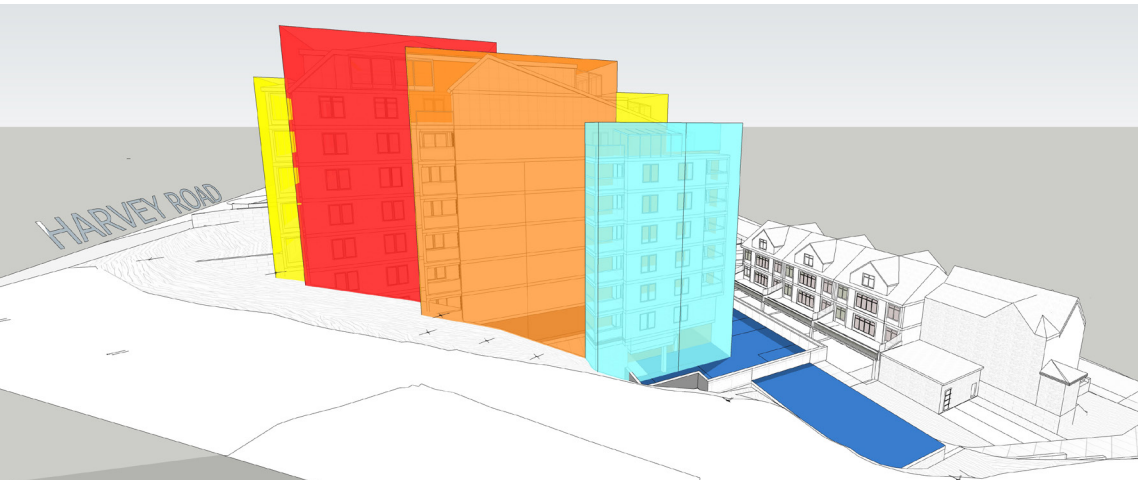


Figure D2: West Elevation

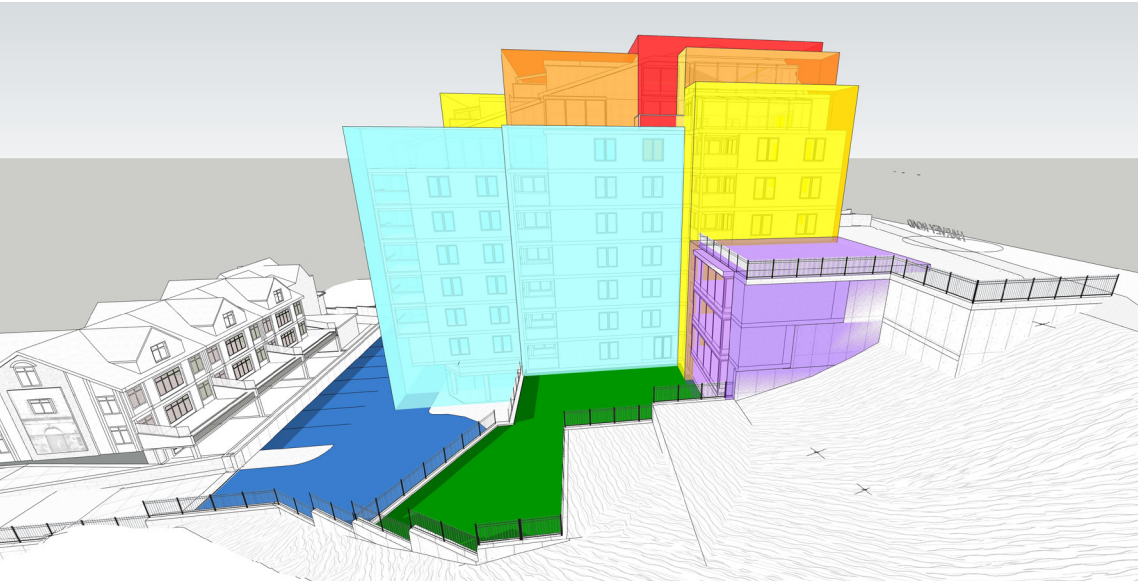


Figure D3: East Elevation

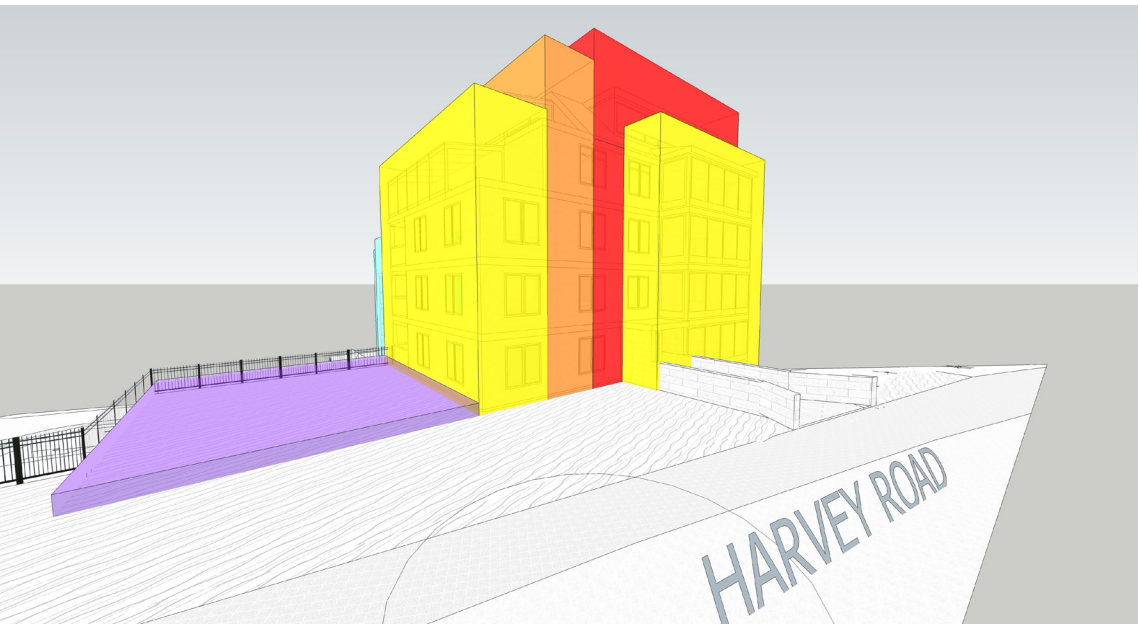


Figure D4: North Elevation - Harvey Road

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976
AMENDMENT #1, 2020

City of St. John's:

**Regional Plan amendment to accommodate redevelopment in the area of
the Anglican Cathedral Parish Hall, Queen's Road**

October 2020

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 1, 2020

Under the authority of section 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Minister of Environment, Climate Change, and Municipalities:

- a) adopted the St. John's Urban Region Regional Plan Amendment No. 1, 2020 on the ___ day of _____, 20__;
- b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. 1, 2020 by advertisement inserted on the ___ day of _____, 20__ in *The Telegram* newspaper, and on the ___ day of _____, 20__ in *The Telegram* newspaper; and
- c) set the ___ day of _____, 20__, at _____ pm, at _____ for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Minister of Environment, Climate Change, and Municipalities hereby approves the St. John's Urban Region Regional Plan Amendment No. 1, 2020, as adopted on the ___ day of _____, 20__.

Minister of Environment, Climate Change, and Municipalities

Signed and sealed before me at St. John's, Newfoundland and Labrador
this ___ day of _____, 2020.

Witness

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT 1, 2020

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Minister of Municipal Affairs and Environment hereby adopts St. John's Urban Region Regional Plan, 1976 Amendment No. 1, 2020.

Minister of Environment, Climate Change, and Municipalities

Signed and sealed before me at St. John's, Newfoundland and Labrador

this ____ day of _____, 2020.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan, 1976 Amendment 1, 2020 was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

AMENDMENT 1, 2020

BACKGROUND

Framework for the Proposed Amendment

In response to a proposed development application, the St. John's City Council is considering an amendment to its Municipal Plan and Development Regulations. The *Urban and Rural Planning Act, 2000* (the "Act") sets out the process for amending a Plan and Development Regulations. The St. John's Urban Region Regional Plan, 1976 ("the Regional Plan") sets out a framework for growth and development within the St. John's Urban Region. Amendments to Municipal Plans prepared by municipalities in the St. John's Urban Region must conform to the Regional Plan.

If Council wishes to proceed to amend its Municipal Plan and Development Regulations to allow for the redevelopment of property in the area of the Anglican Cathedral Parish Hall site and surrounding lands for a residential housing development (a 36-unit apartment building and 3 townhouses) at the subject property, a corresponding amendment to the Regional Plan map is required.

The proposed municipal amendments being considered by Council involve amending from Institutional (INST) to the Residential Mixed (RM) Zone to accommodate the proposed townhouses, and from the Open Space (O) Zone to a new site-specific Apartment zone on Harvey Road to accommodate the proposed apartment building.

The accompanying Regional Plan amendment would change the land use designation for a specific parcel of land located on a portion of the site at 68 Queen's Road, from 'Public Open Space' to 'Urban Development'. This Regional Plan amendment would enable the City to re-designate and re-zone the subject property to accommodate its redevelopment.

History and Relevance of the Regional Plan Map Designation

The Regional Plan is broad in scope and intended to be a framework enabling local level planning and municipal development control at a finer grain of detail. A project undertaken by the Department in 2014-2015 to legally update the SJURRP paper map to a modern digital map changed the regional designation for many parcels of land throughout the region to directly reflect municipal designations. The new digital map was intended to ensure compliance between regional land use designations and municipal land use designations; however, in some areas of the region, when the new digital map came into legal effect, Regional Plan Amendment 3, 2014 introduced a level of detail that reflected the municipal plans but did not correspond to the regional plan policies.

In the original Regional Plan, much of St. John's was historically designated 'Urban Development'. The subject property was captured in this designation; however, this was changed to the 'Public Open Space' designation to directly reflect the City's land use designations as part of an overall digitization amendment to update the Regional Plan Map. When the Regional 'Public Open Space' designation was applied to the City's "Open Space (O)" zones, they were so designated to reflect the municipality's open space zones and districts, not to conform to regional planning documents.

As a result, the Regional Plan designates a portion of the proposed development area as 'Public Open Space'. The Regional Plan policies for 'Public Open Space' is limited to specific public provincial and national parks in the Region, including Signal Hill, Cape Spear, CA Pippy Park, Butterpot Park, and Cochrane Pond Park. It is not the intent of the Regional Plan to capture privately held or municipally zoned open space lands within the Regional 'Public Open Space' designation as these are accommodated in the 'Urban Development' designation.

Context and Authorities

The subject property is located within the St. John's Ecclesiastical District, an area characterized by rich built heritage structures that are recognized individually as well as collectively, and are not only municipally significant, but also provincially and nationally designated. The City has been in consultation with government departments, agencies, and interest groups for input: Parks Canada, the Department of Tourism, Culture, Arts and Recreation (now TCAR, formerly TCII), the Heritage Foundation of Newfoundland and Labrador, and the Rooms. Provided the proposed redevelopment is not in contravention of Federal or Provincial requirements, the Municipal Council has discretion and authority to control development, heritage preservation, and urban design.

If the Council wishes to accommodate the proposed residential redevelopment plans for the area, amendments would be required to alter the municipal zoning, the municipal future land use designation/district, as well as the regional plan designation. The Council therefore requested that the Minister authorize the consultation process to consider undertaking an amendment to the Regional Plan to apply the 'Urban Development' designation to the subject property.

The Minister is agreeable to the City undertaking the consultation process in consideration of the proposed amendment to the land use designation in the Regional Plan. The Regional Plan map amendment is to be processed simultaneously with the City's mapping amendments to its land use zones and districts as directed by its Municipal Plan and Development Regulations.

PUBLIC CONSULTATION

The City of St. John's conducted early consultation in contemplating if and how Council wished to proceed to amend its municipal plan and development regulations. Background information and details of consultation are included in the City's documentation.

As the proposed amendment triggered an amendment to the Regional Plan, the Minister authorized the City to undertake consultation regarding the change to the Regional Plan map required to enable the City's amendments.

The St. John's City Council published a notice in *The Telegram* newspaper on _____, 2020 soliciting comments on the proposed SJURRP Amendment 1, 2020, as well as the associated proposed amendments to the City's municipal plan and development regulations. The City also uses its website and social media forums to post information about amendments, and invite input.

Update to reflect comments or objections received.

The City also follows the standard protocol for amendments to the Regional Plan by writing the other 14 municipalities subject to the St. John's Urban Region Regional Plan regarding its proposed amendment. *Update to reflect municipal responses received.*

From a Provincial interest perspective, input is sought from Government departments and agencies to ensure compliance with Provincial requirements, policies, regulations, and laws. Provided there are no contraventions from the Province's perspective, concerns raised that are local in nature are within the responsibility and development control purview of the City Council.

City Council has requested the Minister's consent to undertake consultations to inform consideration of the proposed amendment. Following consultations, if the City Council wishes to proceed with the amendment, it would then submit the amendments and documentation respecting the consultation process for provincial review. Pending the outcome of provincial review and release, and adoption of the amendments by the respective authorities (the Minister is the authority for the Regional Plan; the Council is the authority for the Municipal Plan and Development Regulations), notices of adoption and public hearing would be published, and the commissioner's hearing would be the final opportunity for objections.

ST. JOHN'S REGION REGIONAL PLAN, 1976 AMENDMENT NO. 1, 2020

The St. John's Urban Region Regional Plan map is amended as follows:

- Proposed SJURRP re-designation from 'Public Open Space' to 'Urban Development' to enable future residential development in the area of Queen's Road, as shown on the attached map.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 1, 2020 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.





St. John's Urban Region Regional Plan Amendment No. 01, 2020 St. John's

- From 'Public Open Space' to 'Urban Development'
- Urban Development
- Public Open Space



St. John's Urban Region Regional Plan Amendment **REGISTERED**

Number _____

Date _____

Signature _____

Signed this ____ day of _____, 20 ____.

Minister of Environment, Climate Change and Municipalities

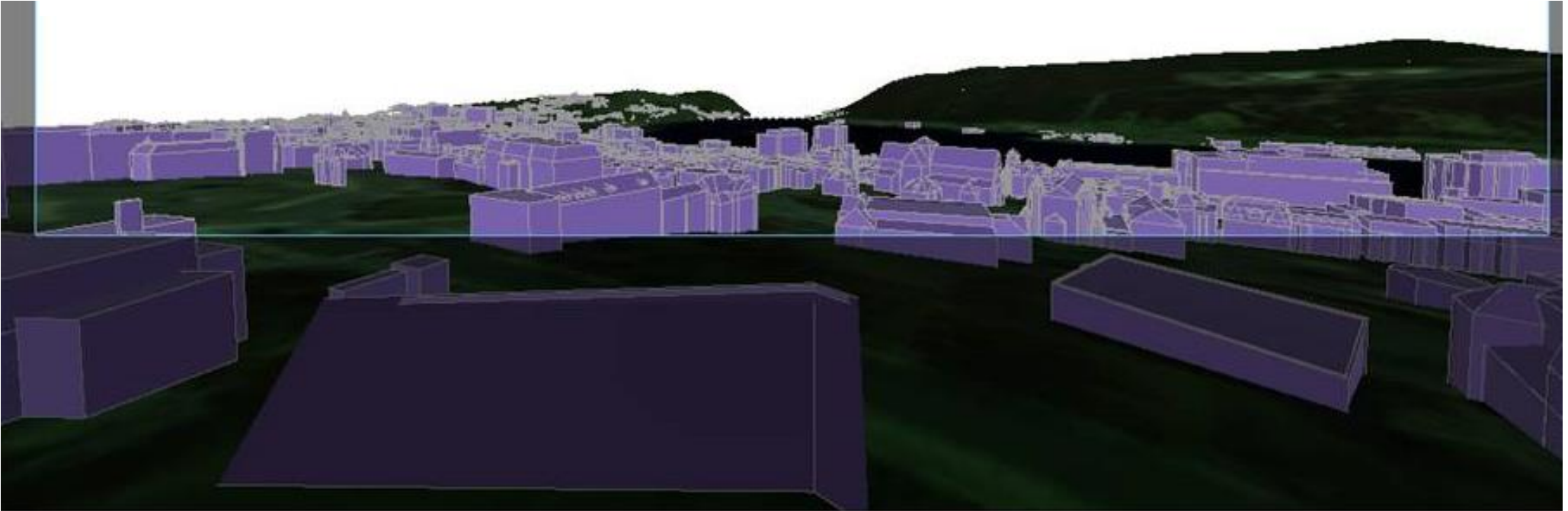
CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 01, 2020 has been prepared in accordance with requirements of the *Urban and Rural Planning Act, 2060*.

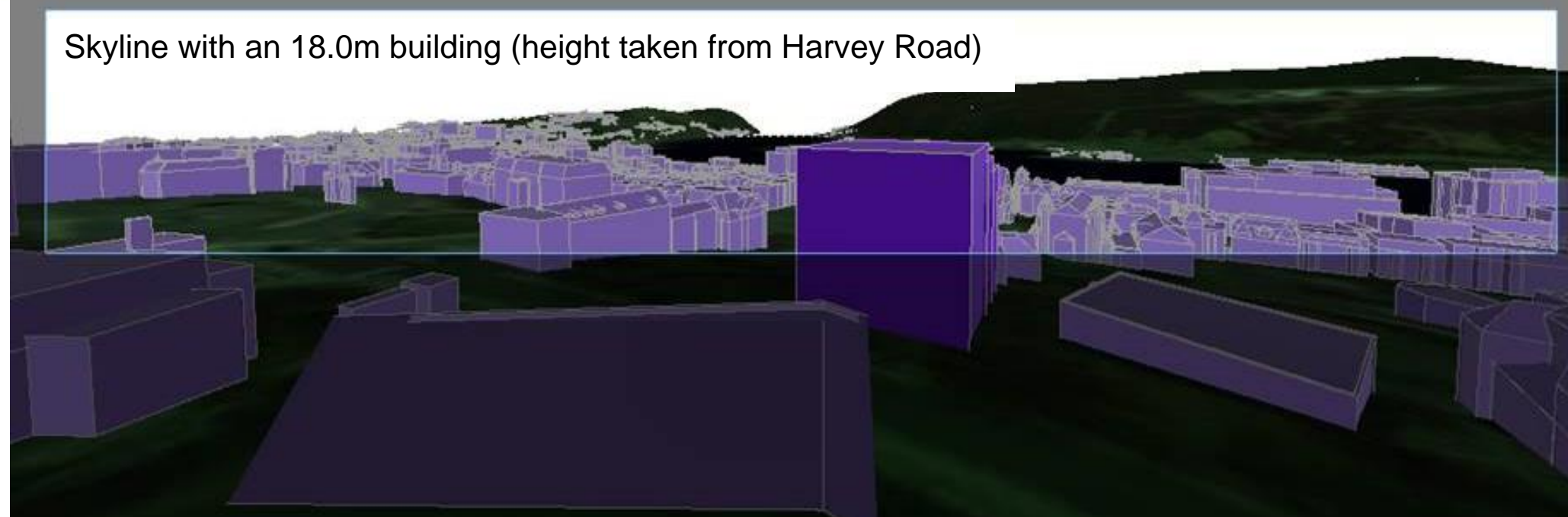
MCIP: _____



Skyline with no development



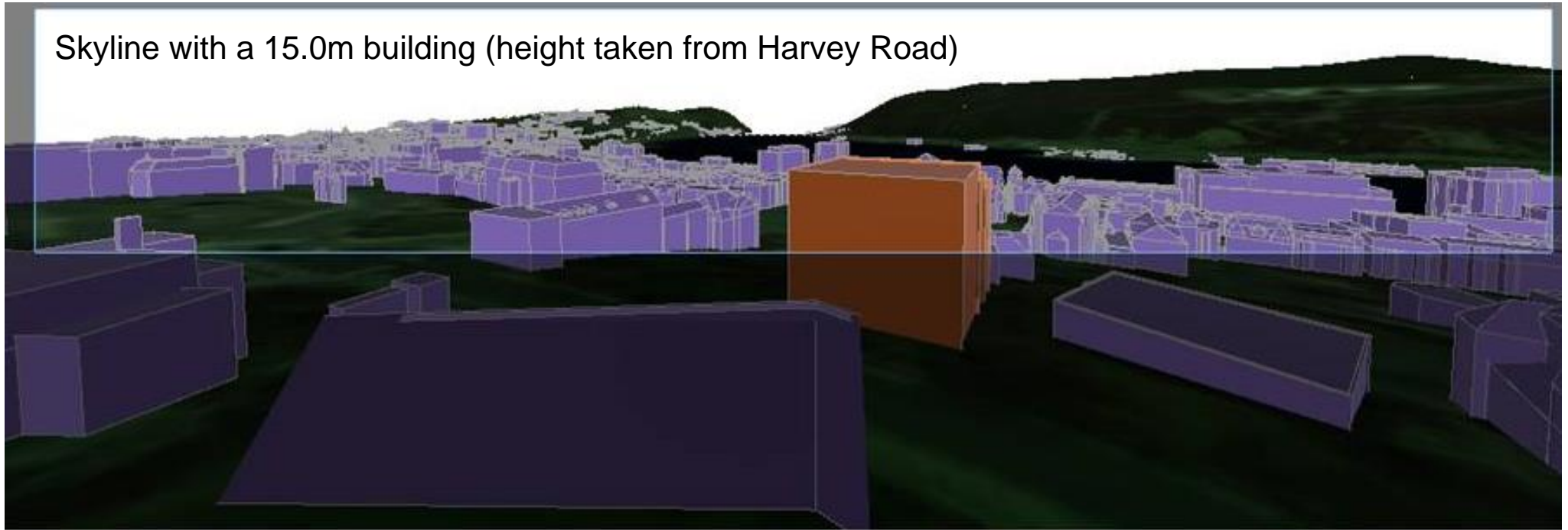
Skyline with an 18.0m building (height taken from Harvey Road)



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



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



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

