

**Public Meeting – 43-53 Rowan Street
Wednesday, July 3, 2019
Foran Greene Room, 4th floor, City Hall**

Present: **City of St. John's**
Marie Ryan, Facilitator
Ken O'Brien – Chief Municipal Planner
Garrett Donaher, Manager of Transportation Engineering
Lindsay Lyghtle Brushett – Planner III,
Maureen Harvey, Legislative Assistant

Proponents

Mr. Justin Ladha CEO, KMK Capital
Keith Noseworthy, KMK Capital
Trevor Moore, Pinnacle Engineering
Nikki Pool, KMK Capital
Peter Jackson, Powers Brown Architecture

There were approximately 100 people in attendance including Deputy Mayor O'Leary, Councillors Burton, Stapleton, Jamieson and Froude.

PURPOSE OF MEETING

The purpose of the meeting was to consider a text amendment to the St. John's Development Regulations which would amend the Commercial Mixed Use (CM) Zone to allow additional Building Height, Floor Area Ratio (FAR) and Residential Density within the Churchill Square Retail Area. An amendment to the St. John's Municipal Plan would not be required. Written submissions from the general public are appended to these minutes.

CALL TO ORDER AND BACKGROUND PRESENTATIONS

Chair Marie Ryan introduced herself and the head table. She advised she was present to facilitate the meeting, and to keep the process efficient, effective and respectful. She then invited the City's Planning Officials to speak about the proposed development which was followed by comments from the developer and feedback from the residents in attendance.

BACKGROUND – Presented by Lindsay Lyghtle-Brushett

Tonight's meeting is in relation to an application at 43-53 Rowan Street; former Dominion Supermarket and drycleaners. The proposed development by KMK Properties is for a 6 storey; mixed use building. The proposed building would have ground floor

commercial, and 5 storeys of residential, with a total of 78 units, which are proposed to be a mixture of one-and two-bedroom units.

The site is zoned Commercial Mixed Use under the St. John's Development Regulations and is located within the Churchill Square Retail Area as shown on Map H, which includes Churchill Square, Rowan Street and Rowan Place plus the buildings on all three sides of the square. In order to consider the proposed application a text amendment to the Commercial Mixed-Use Zone would be required in order to allow additional height, bulk and density for the proposed development. These changes would apply only to the Churchill Square Retail Area.

The total building height currently allows 15 metres (4 storeys) and is proposed to be increased to 21.5 metres (6 storeys). The other buildings in the square range from three storeys along the eastern side, to two storeys on the west. The Terrace on the Square building, which is also three storeys has an overall height of 22.5m as measured to the clock tower. Also on the western side of Rowan Place is the Bell Building which measures 18.8metres. The proposed building will be 21.5 metres as measured to the roof. The brick sides of the building where the elevators are located measure 23.5 metres; based on our definition of building height, mechanical structures and ornamental features are not used when calculating building height.

Floor Area Ratio currently allows for 1.5, while the proposed amendment allows an increase up to 4.75. This may be a bit lower based on the most recent design shows 4.70.

Residential density is 1 Dwelling Unit per 50m² of lot area and this is proposed to increase to 1 dwelling unit per 29m² of lot area.

As the proposed building is larger than existing buildings within the square, it was important to evaluate how the proposal would affect the overall character of the surrounding area and what the design may look like. Therefore, a Land Use Assessment Report was required for this application. The LUAR provides details on building use, elevations; landscaping; snowing clearing; parking; along with other items, some of which are highlighted on the various drawings.

As part of the Land Use Assessment Report the developer was asked to provided a preliminary layout showing possible modifications to Rowan Place, between Elizabeth Avenue and Milbanke Street. As you can see the preferred option of our traffic engineers was two way flow on Rowan Place with a row of perpendicular parking on one side and a row of parallel parking on the other side.

Another item in the LUAR was landscaping; here the developer was asked to provide a pedestrian corridor along the service easement (6 metres width) which runs between the proposed building and neighbouring property (Big Ben's pub, Quintanas restaurant and Cowan's Optical).

Although Churchill Square has not been designated as a heritage area, it is a longstanding significant area for the neighbourhood and the City. Therefore, as part of the LUAR process the design was referred to the Built Heritage Experts Panel, who were asked to provide information on the proposed design to help inform Council's decision.

Parking is another key aspect of this proposal. The parking in Churchill Square is owned by the City, while the parking located between the proposed building and the neighbouring pub/restaurant is privately owned. The building is proposed to extend into this parking area, while the 6m easement that remains is proposed for the pedestrian corridor.

Parking for the proposed commercial uses on the ground floor are accommodated within existing parking in the square. The proposed 78 residential units require 1 space per dwelling unit. The developer is proposing to provide 120 spaces: 40 underground parking spaces and has requested 80 spaces within the Churchill Square parking area. Staff reviewed this proposal and had no concerns with the use of these additional spaces, while the exact model for sale/payment of these permits would need to be determined.

PRESENTATION BY PROPONENT – JUSTIN LADHA

Mr. Ladha indicated that most of the background of this application has been presented by City Officials. He did, however, provide some history noting that several years ago there were discussions with Loblaws at which time there was no interest in having the property reinstated or rebuilt as a grocery retail outlet. Instead it was sold to Loblaws Real Estate Investment Trust with consideration for retail only. It was determined, at that time, that the cost of the investment would not yield enough of return to offset the cost of construction and operation.

Hence it was reviewed for multi-residential where there is a demand across the country. The property was purchased by KMK Capital who was willing to take on the risk and take the necessary steps to move the project forward.

Mr. Ladha stated his belief that the project has merit. It is unique and will be a quality product that will be managed and maintained locally. He indicated the units, both residential and retail, are intended to be rented. This will ensure the leaseholder is responsible for maintenance and upkeep.

DISCUSSION FROM THE FLOOR

Of the 27 people who spoke at the hearing, approximately 17 were opposed and 2 were in favour, while the remainder of the questions/comments left it questionable as to those opposed or in favour.

The Chair acknowledged the concerns which have already been submitted in writing and invited comments from those in attendance.

Recognizing that most of the remarks were duplicate in nature, these minutes will highlight the points made without reference to the person responsible for making them. The Chair, however, did encourage those who wished to have their comments registered and accountable to a respective person or persons, to make a written submission which, would be appended to this report.

Traffic Concerns

- A building of this size with so many residential units will increase traffic congestion.
- Vehicular traffic will be detouring to Millbank and/or Pinebud Avenue generating more traffic.
- Greater risk for pedestrians as so many students from MUN live in the area.
- Adequate consideration has not been given to tractor trailer movement in the area.
- Speed limit on side streets was changed from 30 to 50 km/hour. This development is not conducive to traffic at that speed on side streets.
- The development will likely impact the current traffic patterns.
- Consideration should be given to making Rowan Street a one-way street. Currently there is a bottleneck at the intersection of Maple and Pine Bud.

Proposed Building Height

- Will be substantially higher than what is in the area.
- Will ruin Churchill Park from a height perspective.

Parking

- 40 parking spaces proposed are designed for underground parking. This results in potential tenants having to access 80 spaces of an already over-used parking lot at Churchill Square. (Not to be included – I spoke to this (above) and there are not any of Garretts other comments included so we'll address this in the next memo to Council)

- Some residential tenants will likely have more than one vehicle, thereby increasing the parking requirements.
- While the City may have the intention to meter parking in Churchill Square, the residents find it insulting that the City would consider renting, selling or leasing existing spaces from Churchill Square.
- Motorists will attempt to use neighboring residential streets for parking.
- If the City imposes parking by permit only on side streets, it will prevent people from visiting residents.
- Not enough consideration given to times when the parking ban is in place.
- If Churchill Square Permit Parking is implemented, they will likely go to residents, thereby reducing the number of available spaces for shoppers of the Square.
- People who have been accustomed to free parking will have much resistance to paid parking, whether it be by permit or meter. Paid parking will drive people on to side streets. Retailers will lose money.
- MUN students who now access parking at Churchill Square, will no longer use this area and this will have a negative impact on side streets.
- Deliveries block parking spaces as do garbage trucks and tractor trailers.
- There will be an issue with snow storage during the winter period.
- One resident recognizes long standing parking issues. Wonders if the number of parking spaces required is accurate. Would be concerned if City hands over 80 parking spaces. Would like to see parking need based.

Rental of Residential Units

- Prices not yet set.
- Current vacancy rate is 50%. Not convinced there is a market for these units.
- Average size of residential unit is 800-1500 square feet.
- Developer noted that the target market for the residential units is people who are wishing to downsize.
- Developer should ensure that the rental units are reasonably priced to as to attract younger people, including students.
- Hopes that the price is geared to people other than those who are wealthy.

Commercial Tenants of the Development

- Potential commercial tenants' names not released as non-disclosure agreements exist.
- Impact of retail deliveries not factored into proposal. Will generate more traffic and congestion.
- Deliveries for retail tenants will be on an already busy Rowan Street.

- Noted by the developer that there will be one larger commercial tenant with a number of mixed retail and service vendors to compliment.

Building Design

- Does not adhere to other buildings in the area.
- Design does not compliment the area.
- A building with six stories represents at 50% variance from the Development Regulations which is felt to be excessive. This calls into question the need for the regulations at all, if the City is allowing more than the regulations permit.
- A six storey building will create excessive shading for existing structures.
- Current renderings do not show the building in relation to other existing buildings.
- Building appears to be massive for the small footprint.
- Residents questioned if a smaller building would be possible, to which the developer stated the building has been vacant for a very long time and the proposed size and design is the only way that the developer can make it work. Financing is not possible for a smaller building.
- One resident questioned whether the proposed building is LEED to which the developer responded it is not and that most non-government buildings are not LEED status. To do so would make it unsustainable for the developer.
- Questioned the impact of air conditioners on the surrounding area. The developer stated that the primary equipment for air conditions is proposed to go on top of the building and will be covered in screen. He does not anticipate any substantial noise.

Impact on Churchill Square

- Impact on Churchill Square will be negative
- Churchill Square will lose the “green space” potential that it has by increasing density.
- Churchill Square is an award-winning amenity for the City. This development will detract from that.
- Construction (i.e materials and workers) will make the area more congested.
- Questioned whether existing mobile vendors will not be permitted to continue. (i.e. Sale of Christmas trees is synonymous with Churchill Park)
- One resident questioned whether the infrastructure (i.e. power considerations) would be adequate to handle the load of this development. The developer gave assurance that this is not an issue.

Impact on Neighborhood

- Residents have invested so much in their neighborhood. 78 more rental units will adversely affect the neighborhood.

- If neighboring residents experience problems with the building and/or tenants, there is no recourse to enforce action.
- While it would be good to have a supermarket in the area, people need to be assured that they can walk safely on the streets. Higher density implies reduced security.
- Snowclearing will likely be impaired if people park on side streets, particularly overnight.
- Construction (i.e materials and workers) will make the area more congested. (The Developer noted that materials will be delivered offsite and brought in as needed. He also committed to reviewing the parking analysis and if necessary, workers will be required to park offsite and carpool)
- If approved, some residents believe that a second public meeting is warranted once the names of commercial tenants are known.
- Churchill Square was built as a model area with low density housing. This plan threatens low density. There is so much uncertainty about the type of vendors that are proposed. The area was meant to be a friendly neighborhood and a fantastic place to raise a family. There was a richness where great shopping, a supermarket, school and churches were close and accessible. Over time much has been lost. The closest supermarket is now Dominion in the former Memorial Stadium. Over time neighborhood spaces have been discarded for larger and more density populated buildings. A high rise building with dense population is not in keeping with the wish of the area residents.
- Developers are not local and as such have little respect for the neighborhood feel.
- The number of people in attendance at this meeting should be an indication for Council of the resident's objection to this development.
- Questioned why public consultation would not have taken place until now as it may have resulted in a different design with less density and a development that was more favorable to the residents.
- The developer should be required to scale the development to the neighbourhood.
- One resident, who is ready to retire, welcomes the proposal as he hopes to continue to live in the area.
- Caution was given to the City about its efforts to create higher density. It works well in some situations but not well in others.
- One resident believes that the more people that live in and around the Square, the more attractive it will be for commercial. Sees no problem with the development.

Impact on Commercial Tenants of Churchill Square

- During peak retail seasons (ie. Christmas) the availability of existing parking is minimal.
- Lower paid employees of the Square will find permit and/or metered parking a financial burden.
- If parking spaces are issued to residents of this development and there is overnight parking, spaces will not be available for employees in the early morning.

CONCLUDING REMARKS

It was noted that once the minutes of this meeting are prepared and combined with all other written submissions, the matter will be referred to Council at a regular meeting which will likely be later in the month.

While many submissions have been received, the Chair encouraged those who have not made submissions but wish to do so, to send them to the City for inclusion with this report.

When questioned on the time this matter will be brought before Council, it was noted it will be included in the Regular Meeting agenda which will be published on the City's website. In addition, residents who wished to be notified of its inclusion on the agenda were offered an opportunity to submit their name and address to the City Clerk's office.

ADJOURNMENT

The meeting adjourned at 9:00 pm.

Marie Ryan
Chairperson/Facilitator

Elaine Henley

From: [REDACTED] >
Sent: Thursday, June 13, 2019 6:32 PM
To: Planning; CityClerk
Subject: Re: Public Meeting - 43-53 Rowan Street (Churchill Square)

I think this is an appropriate and much needed use of the vacant building. It's in keeping with the rest of the structures of Churchill square and allows for ground level businesses

Please proceed with this development
[REDACTED]

Sent from my iPhone

On Jun 13, 2019, at 4:19 PM, St. John's e-Updates <eupdates@stjohns.ca> wrote:

City of St. John's Media Relations has issued the following:

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Public Notice

Wed, 2019/07/03 - 7:00pm

Public Meeting - 43-53 Rowan Street (Churchill Square)

The City of St. John's is considering a text amendment to the St. John's Development Regulations which would amend the Commercial Mixed Use (CM) Zone to allow additional Building Height, Floor Area Ratio (FAR) and Residential Density within the Churchill Square Retail Area.

This amendment was initiated by an application from KMK Properties for the redevelopment of **43-53 Rowan Street** (Churchill Square former Dominion Store) for a 6-storey mixed-use building that would have ground floor commercial and the upper 5 storeys as 78 residential Dwelling Units.

For further information, please phone 709-576-8220 or email planning@stjohns.ca.

The Public Meeting will be held on **Wednesday, July 3, 2019, at 7 p.m.**, Foran/Greene Room, fourth floor, City Hall. Any person wishing to make a submission on this application prior to the public meeting must provide a signed written statement, including your name and street address, to Office of the City Clerk either by mail: P.O. Box 908, St. John's, NL, A1C 5M2; fax: 709-576-8474 or by email: cityclerk@stjohns.ca. Written and verbal representations may also be submitted at the time of the public meeting. Written submissions received will become a matter of public record. Any identifying information beyond your name (civic address, email and/or other contact information) will be redacted (removed) prior to the information being released publicly. The Public Meeting will be chaired by an independent facilitator.

Elaine Henley

From: [REDACTED]
Sent: Tuesday, June 18, 2019 1:27 PM
To: CityClerk
Subject: 43-53 Rowan Street Churchill Square

To whom it may concern,

I think that the text amendment re 43-53 Rowan Street would be a positive thing for City Development. For Churchill Square Development and for employment opportunities for those working on the Project. I am all for it.

[REDACTED]
Owner of
[REDACTED]

Sent from my Galaxy Tab A

18th June 2019

A pessimist sees the difficulty in every opportunity; an optimist sees the opportunity in every difficulty. (Winston Churchill)

It's good to know that KMK plans to develop the Rowan street side of Churchill Square. The plan is in keeping with the Square's traditions. The 1950s building boom celebrated a victory for democracy with homes for the citizens who'd made that victory possible.

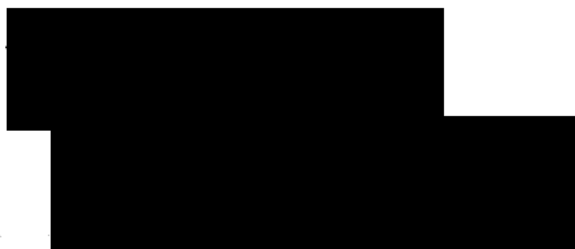
We already have 3 sides to the square - there's the park behind Churchill's statue, the newly repaired apartments, and the Terrace with its shops and cafés. Now it's time to finish the fourth side. The work is already started, as anyone who's enjoyed a Guinness at Ben's or a Corona at Quintana's will know. (More world war tradition - thousands of Irish and Mexicans joined in the great victory!)

The 4th side could become a triumph - provided that cars don't squeeze out people. The square was built for people to meet and to market as well as to push coins into parking meters. When the new side has new stores and apartments, where will the workers and tenants put their cars? Where would our visiting marketing farmer, or the potato-chip van, stand? We don't want to lose them. Likewise we'd expect that any small businesses evicted by construction would have first options for economic rentals within the new building.

The answer, and the proof of the new developers' sincerity, would be an underground car park for the store workers, and for the tenants above them (who might well be the same people). A bicycle park would help too.

People prefer to go shopping in a neighborly place, where some room to stroll makes it an occasion rather than a chore. Enlightened self-interest!

Yours sincerely,

A large black rectangular redaction box covering the signature area.

[Faint, illegible handwritten text, likely bleed-through from the reverse side of the page.]

Maureen Harvey

From: Elaine Henley
Sent: Wednesday, July 10, 2019 1:02 PM
To: [REDACTED]; CouncilGroup
Cc: Maureen Harvey; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: proposed building - Rowan Street (Churchill Square)

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: Wednesday, July 10, 2019 11:40 AM
To: CouncilGroup <councilgroup@stjohns.ca>
Subject: proposed building

Hi ,
Its [REDACTED] in Churchill Square.

I am sending you this note to let you know that I am in full support of the proposed apartment building in Churchill Square.

Anything that will bring more traffic to the square is a huge plus for everyone.

Thank you
[REDACTED]

Sent from [Mail](#) for Windows 10

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Maureen Harvey

From: CityClerk
Sent: Monday, July 8, 2019 2:07 PM
To: [REDACTED]
Maureen Harvey; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: 43-53 Rowan Street Application For CM Zone Amendment

Good Afternoon [REDACTED]:

We thank you for your email and will await further documentation outlining your concerns with this application.

Elaine

Elaine Henley

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

From: [REDACTED]
Sent: Friday, July 5, 2019 6:43 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: 43-53 Rowan Street Application For CM Zone Amendment

Dear sir/madam

Notice to Submit

I have been out of town this month and have just received and perused information available on the City of St. John's website regarding the above noted development and application for an Amendment to (CM) zone.

I do not agree with the amendment and have other concerns about the development of this property and it's impact on me and my neighbors. I will submit my concerns in writing early next week, once I've had a chance to fully review the documents.

Yours sincerely,
[REDACTED]

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Maureen Harvey

From: CityClerk
Sent: Thursday, July 4, 2019 3:35 PM
To: [REDACTED]; CityClerk
Cc: Maureen Harvey; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: Support for 6-storey mixed-use building at 43-53 Rowan Street

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

Elaine Henley

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

From: [REDACTED]
Sent: Wednesday, July 3, 2019 5:04 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Support for 6-storey mixed-use building at 43-53 Rowan Street

The availability of affordable housing is a key metric in attracting young people or immigrants or any people of less means to settle or stay in a community. Without this, communities don't grow and don't attract employers or businesses or services. One of the best ways to provide affordable housing is to allow or create smaller housing units, often through re-zoning. The current immediate neighbours are not the only ones with a stake in this. This affects me, a resident of the city in another area, who wishes more areas would become more dense and affordable. It affects teenagers in China who may want to live in this area in a few years' time while attending the university. It affects anybody who may have wanted to live near Churchill Square in the past but couldn't find affordable housing there. The community belongs to all of us, so we must share it.

Cars are killing us in at least 3 distinct ways:

- crashes violently killing passengers and bystanders alike
- emissions ruining the environment and polluting the air we breathe, plus the oil industry wreaking havoc on the natural world
- being carted around constantly is a major driver of the obesity epidemic facing the western world, leading to countless chronic health issues in large swaths of the population

If you don't embrace density, you embrace sprawl. Sprawling suburbs and inefficient land use (single-family zoning, car parking, low-rise buildings) are major drivers of car-dependence and climate change. Density encourages public transit and cycling infrastructure, and pedestrianism, all of which reduce carbon emissions and car congestion, while greatly improving road safety, public health, and both public spending and individual/family budgets.

Low-density zoning is literally, without exaggeration, ruining the world, killing hundreds of thousands of people every year, and bankrupting the Canadian population.

The Churchill Square area is perfect for this kind of progressive development. There is good access to transit, the university, downtown, shopping, restaurants, etc. That building has been sitting empty for nearly a decade (very poor land use), and an ideal use of land we could use in St. John's is precisely this: dense housing on top of street-fronting retail/commercial space (great land use). The more changes we see like this in our metro region the better, and there is hardly a better place to start. If you can't support dense housing in this location, you need to ask yourself where you want it. Otherwise, consider the consequences (outlined above) of poor, low-density land use.

Increasing density and providing more alternatives to car-dependency are not uncharted territory or hypothetical ideas. We don't get to forecast the downsides of these changes outweighing the good, because these ideas are proven to work time and time again. There are plenty of world-class cities with vibrant, happy, diverse, dense neighbourhoods like the one being proposed in this plan. In fact, I would argue that all attractive, thriving cities have these. Many cities are taking steps toward safer, more efficient, active transport, and nowhere have residents in any serious plurality demanded that those steps be reversed; these are the kinds of changes that people oppose until they see the results.

Thanks,

[REDACTED]

[REDACTED]

[REDACTED]

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NEWFOUNDLAND & LABRADOR
HISTORIC TRUST
— est 1966 —

July 2, 2019

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

Re: 43-53 Rowan Street (Churchill Square)

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

On behalf of the board and members of the Newfoundland and Labrador Historic Trust, we express general support for the redevelopment of the 43–53 Rowan Street site (the former Dominion store), with concerns about the proposed design for the new building. Redevelopment of this long-vacant site will positively contribute to neighbourhood densification and will help to continue Churchill Square's long and vibrant tradition of mixed use.

While we support the redevelopment of this site, this should not be construed as support for the proposed design. We believe that the proposed design can be improved in a number of significant ways:

- By relocating the stepback of the building from the rear to the front as recommended by both the Built Heritage Experts Panel and initially by City staff. Such a change would, according to an April 10th Decision Note, be “in line with urban design principles to create a human scale of development” and “in line with Envision St. John's,” our new municipal plan (adopted in principle). According to Committee of the Whole minutes from April 3rd the developer has already acknowledged that “from a financial perspective, [he] has no concerns with relocation.” While it was argued that there is little height consistency in the Square to begin with, outside the Terrace building - a deliberate focal point - the Square is consistently two to three storeys in height and such a stepback would preserve its pedestrian-friendly character.
- By incorporating the Built Heritage Experts Panel recommendation to better respond to the heritage character of Churchill Square and Churchill Park, one of Canada's earliest residential suburbs. Imagine if the new building incorporated elements of the surrounding neighbourhood, such architectural features derived from the apartments on

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

the other side of the Square or from the original Churchill Park houses. The LUAR claims the materials of the proposed building “will be chosen to complement the existing buildings in the square” but provides no rationale (page 3).

- By respecting the place of the clocktower as a focal point for the Square. Reducing the height of the proposed building by as little as one meter would allow the tower to remain the tallest element and visual center of the Square. Other approaches, including the stepback referenced above, can also serve to reduce the apparent height of the building.
- Through collaboration between the City, the developer, potential tenants, and other stakeholders to arrive at appropriate changes that can have a minimal impact on construction costs.

A new building on this site can and should be a showpiece for the neighbourhood. A contemporary interpretation on the original Churchill Square development, rather than the current, placeless proposal, would allow the developer to achieve its goals and make a positive contribution to the densification of the neighbourhood, all while respecting and enhancing the heritage character of this unique part of St. John’s.

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

CITY HALL

RE AMENDMENT RE CHURCHILL SQUARE RETAIL AREA: KMK PROPERTIES

July 3, 2019

To the Office of the CITY CLERK:

I do not object to an expansion of the existing building to include residential space

BUT

*** I do object to six stories. I would allow maximum of three additional stories to the street level.**

Consider:


* the parking space required

* the effect on wind tunnel – has a study of this been done?

* the effect on shading (shadow) of the open square by reason of the requested height – has a study of this been done?

* The aesthetics of the Square. Churchill Park is worthy of heritage status as the first comprehensive housing development undertaken in Newfoundland. It was designed applying the most modern urban planning concepts of the time, 1944-1945. The buildings were designed by an architect, Paul Meschino, who was held in high regard by the local architects here in St John's. It has maintained its enviable real estate value for almost seventy-five years. Churchill Square itself was thoughtfully laid out, its western arm of the square intended to be similar to the eastern arm. But it lacked completion to the next story. Here is an opportunity to remedy that symmetry– but not to the height of six stories.

The City is to be praised for its maintenance of green open space in the city – the trails, the mini parks at street corners, the flower beds...all remain litter free – an expression of the pleasure and respect which the residents have for these civic spaces. I would wish that the city would exercise the same sense of aesthetics and respect for buildings - their spacing, bulk, and settings vis-a-vis adjacent buildings.



(00000002)

**43-53 Rowan Street (Churchill Square)
Public Meeting Notice
Wednesday, July 3, 2019 at 7 p.m.
Foran/Greene Room, Fourth Floor
St. John's City Hall**

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This amendment was initiated by an application from KMK Properties for the redevelopment of 43-53 Rowan Street (Churchill Square former Dominion Store) for a 6-storey mixed-use building that would have ground floor commercial and the upper 5 storeys as 78 residential Dwelling Units. **Please see location plan on the back of this notice.**

For further information, please phone 709-576-8220; email planning@stjohns.ca; or visit the City's website (www.stjohns.ca) under **"Public Notices"** or **"Calendar of Events"**.

The Public Meeting will be held on **Wednesday, July 3, 2019, at 7 p.m., Foran/Greene Room, fourth floor, City Hall**. Any person wishing to make a submission on this application prior to the public meeting must provide a signed written statement, including your name and street address, to Office of the City Clerk either by mail: P.O. Box 908, St. John's, NL, A1C 5M2; fax: 709-576-8474 or by email: cityclerk@stjohns.ca. Written and verbal representations may also be submitted at the time of the public meeting. Written submissions received will become a matter of public record. Any identifying information beyond your name (civic address, email and/or other contact information) will be redacted (removed) prior to the information being released publicly. The Public Meeting will be chaired by an independent facilitator.

In accordance with the City's policy on public notification, properties within a radius of 150 metres of the application site are notified in writing by the City of this application. Notices are sent to property owners and not tenants. If you own but do not live at the property identified to receive this notice, we ask that you forward this notice to any tenants you may have. Property ownership information is based on the City's assessment roll.

ST. JOHN'S

Elaine Henley

From: Debbie Hanlon
Sent: Friday, July 26, 2019 6:38 AM
To: [REDACTED]; Elaine Henley
Subject: Re: VOCM article - Churchill Square Development

[REDACTED]
Thank you for reaching out, I will carefully consider all aspects of this proposal before making my decision on which way I shall vote. Your comments will be considered so thank you for expressing them

I am copying our city Clerk , Elaine Henley so she can address your submission as per your letter

"I took the time to submit a written response to the City Clerk prior to this public meeting and I have not received any response to my questions"

Have a wonderful day

Regards

Debbie Hanlon
Councillor at Large
City of St. John's
709-743-2567

From: [REDACTED]
Sent: Thursday, July 25, 2019 9:25 AM
Subject: Re: VOCM article - Churchill Square Development
To: Ian Froude <ifroude@stjohns.ca>
Cc: Mayor <mayor@stjohns.ca>, Sheilagh O'Leary <soleary@stjohns.ca>, Deanne Stapleton <dstapleton@stjohns.ca>, Hope Jamieson <hjamieson@stjohns.ca>, Jamie Korab <jkorab@stjohns.ca>, Wally Collins <wcollins@stjohns.ca>, Maggie Burton <mburton@stjohns.ca>, Dave Lane <dlane@stjohns.ca>, Sandy Hickman <shickman@stjohns.ca>, Debbie Hanlon <dhanlon@stjohns.ca>

Good morning Ian.

I have been out of town and am only now getting the opportunity to respond to your response to me about the Churchill Square development. Several people I know received the exact same form letter response.

Your opening line referencing the VOCM article was somewhat concerning to me when you stated "It's important to note that I was asked to respond to what I have been hearing from residents and businesses regarding the proposal, not just what I heard during the public meeting"

The VOCM article in which you were quoted clearly left people that it was the public meeting that generated "excitement" in the public. I attended that public meeting along with several others, I know that not to be the case. However, perception is reality and if you do not correct the VOCM reporting, the public are left to believe that

businesses and residents are highly supportive. I would ask that you correct this public misperception that the public meeting generated excitement. If in fact the excitement is being generated from other sources, it is important for the public to know.

It is interesting to read the Telegram online today regarding The Dockyard patio issue wherein Mayor Danny Breen states "**We have a regulatory responsibility**, and we work with the property owners to make sure that they happen as quickly as possible....." Interesting to note that the developers for Churchill Square are seeking huge variances in regulations (building height, floor area ratio and residential density), e.g. a 50% variance in number of storeys; a 43.3% to 50.0% variance in height and a change in floor area ratio from 1.5 for the Churchill Square area to 4.70.

Let's hope the City will be equally diligent with this developer is **carrying out their regulatory responsibility**.

I took the time to submit a written response to the City Clerk prior to this public meeting and I have not received any response to my questions.

Your closing line in your "form letter" response was that you would continue to be engaged in this process. I trust this means updating the general public about all the ongoing consultations that are going on - both publicly and, apparently, behind the scenes.

If members of this City Council hopes to stand for re-election, they need to take their **regulatory responsibility** seriously and follow the democratic process of listening to the majority.

On Tue, Jul 9, 2019 at 9:00 PM Ian Froude <ifroude@stjohns.ca> wrote:

[REDACTED],

It's important to note that I was asked to respond to what I have been hearing from residents and businesses regarding the proposal, not just what I heard during the public meeting. I have had many conversations and received many emails of both concern and of interest and excitement about the proposal, and the content of the meeting is not wholly representative of what I have heard from the people I represent. Since that meeting, I have had numerous discussions with Council colleagues, local businesses, residents, and coming up again, with the developer and City staff to amplify and get answers for the items residents/businesses raised at that meeting and otherwise, including those you raised. I will continue to be engaged on this proposal.

Kind regards

Ian

Ian Froude
Councillor, Ward 4
City of St. John's
(709) 576-8217

Sign up to my mailing list for updates: [REDACTED]

From: [REDACTED]

Sent: Tuesday, July 9, 2019 8:44:00 PM

To: Mayor; Sheilagh O'Leary; Deanne Stapleton; Hope Jamieson; Jamie Korab; Ian Froude; Wally Collins; Maggie Burton; Dave Lane; Sandy Hickman; Debbie Hanlon

Cc: [REDACTED]

Subject: VOCM article - Churchill Square Development

I am writing to express my shock at the article that was posted today "Residents Raise Hopes, Concerns About Proposed Churchill Square Development".

I attended the public meeting, along with many others. I am not sure if there was any media presence there or not.

In any event, I take exception to Ian Froude's comment about the "sense of excitement from residents that something was finally being done with the property". I can assure you that the general tone of the room was not of "excitement". Far from it....

Several attendees spoke at this meeting (I being one of them) and I can recall only two who spoke in a somewhat positive manner about this and they were greatly outnumbered by others who expressed concerns with issues such as height, parking, density, traffic flow, the huge variances with City Development Regulations, etc. One individual (in quite an eloquent fashion) challenged the developer to take the concept back to the drawing board and develop something that was in line with what people were voicing at this public meeting and in line with the original concept of a "planned" community for which Churchill Square has won awards.

I know there were microphone issues at the meeting, but several people I have spoken with today wondered if Councillor Froude attended the same meeting we did.

Councillor Froude states the "City is having conversations about what was heard". I made a written submission to Council and no one has approached me after this public meeting regarding this, so I would like to know if these conversations that are being had are merely internal.

Councillor Froude's decision in favour of this development appears to have already been made as he states "the neighbourhood would benefit greatly from the additional housing units..." I would hope that the public consultation process is what it states.... "consultation".

[REDACTED]

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Maureen Harvey

From: CityClerk
Sent: Wednesday, July 3, 2019 11:05 AM
To: [REDACTED]
Cc: Maureen Harvey; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Subject: RE: 43-53 Rowan Street Public Meeting

Good Afternoon [REDACTED]

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

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, July 2, 2019 4:36 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Re: 43-53 Rowan Street Public Meeting

I recieved a notification of the public meeting as I live close to the proposed site. I am unable to attend in person but would like to make my opinion known to city hall.

I am not in favor of the proposed development for two reasons.

The first is the height. Six stories is too much, it would not be in keeping with the rest of the neighborhood. Four stories would be perfectly acceptable to me.

The second is lack of parking. I know there will be some underground parking which is great but a building with 78 apartments will have at least that many cars if not significantly more. Where are they going to go? There is already not enough parking in this area. It does not make any sense to put up a large apartment building and not have sufficient parking.

If the current proposal was changed I could easily change my mind. It has been great having some hope that something would be done with the old Dominion site.

I have lived in this area since the mid sixties.

Sincerely

[REDACTED]

[REDACTED]

[REDACTED]

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VIA: email cityclerk@stjohns.ca

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

Dear City Clerk

**RE: 43-53 Rowan Street
KMK Properties**

I have had an opportunity to review the Background Information and the Land Use Assessment Report pertaining to the proposed development by KMK Properties for 43-53 Rowan Street.

I congratulate KMK Properties for its willingness to provide additional residential accommodation in what is primarily a residential area of the City. Its focus on 1 and 2 bedroom apartments is vital in the changing demographic of the City, particularly for those like my wife and I who wish to remain in the Churchill Park area.

The design concept for the building is unique and attractive. It will blend in well with the surrounding structures. There is no doubt that the proponent will be attentive to a quality development, given the location.

The addition of this building will enhance the vitality of the area, particularly the west side of the square, that for too long has been orphaned.

I encourage the City to approve this development – there is a demand for such accommodation and this is an attractive opportunity that compliments the area well.

Best regards,



From [REDACTED]
Sent: Tuesday, July 9, 2019 3:42:19 PM
To: CouncilGroup
Subject: Churchill Square Loblaw's Deveolpment

I live in the Churchill Square area and I am in favour of the development proposed for the Loblaw's site. I believe that it will enhance the area in many positive ways.
Thank you

[REDACTED]