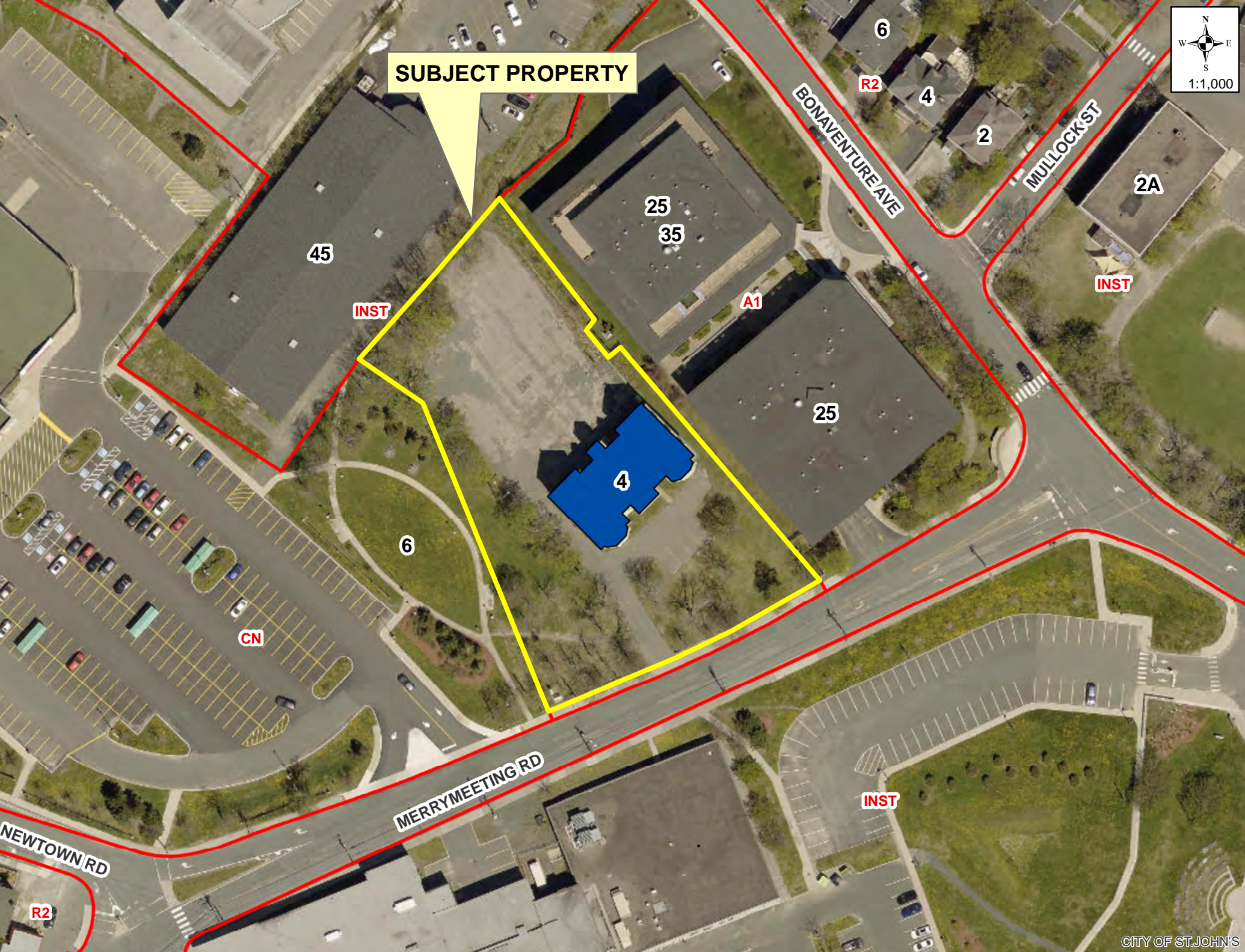




SUBJECT PROPERTY



45

INST

25

35

A1

25

4

6

CN

MERRYMEETING RD

INST

NEWTOWN RD

R2

R2

6

4

2

2A

INST

**TERMS OF REFERENCE
HERITAGE AND LAND USE REPORT
APPLICATION FOR TWO APARTMENT BUILDINGS AT
4 MERRYMEETING ROAD
PROPONENT: BROOKFIELD PLAINS INC.
JUNE 30, 2022**

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (include an electronic PDF version with a maximum file size of 15MB). A list of those persons/agencies who prepared the Heritage and Land Use Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

Heritage Report Component

A. Introduction to Development Site

- A location and current site plan of the property;
- A brief description of the property and its location, identifying significant features, buildings, landscapes and vistas;
- A brief description of the context of the property, including adjacent properties and cultural resources, their recognition at the municipal, provincial, and/or federal level, and any as yet unidentified or unrecognized potential heritage resources.

B. Background Research and Analysis

- A comprehensive review of the history of the property's development as documented and observed through archival, historical, archaeological, written and visual records;
- A description of the structure, including mention of original construction, and any additions, alterations, removals, conversions etc.
- An evaluation of the heritage significance of the site with emphasis on important architectural/physical features, historical associations within the City, and the situation of the site in local context;
- Reference to, or inclusion of, any relevant research materials including (but not limited to) maps, atlases, drawings, photographs, permit records, land title records, tax assessment rolls, etc.
- Include a copy of the City's and Province's Statement of Significance for 4 Merrymeeting Road.

C. Assessment of Existing Condition

- A description of the physical condition of the structures on the site, including their exterior and interior;
- Current photographs of the property including:
 - Views of the area surrounding the property to show it in context with adjacent properties;
 - Exterior views of each elevation of the building;
 - Close-up views of all significant heritage features.

D. Description of the Proposed Development or Site Alteration

- A description of the proposed development or site alteration;
- Drawings of all building elevations;
 - The description and drawings should note which heritage feature(s) are considered for retention and which are considered for removal or alteration.
 - Building elevations to include current and proposed elevations and:
 1. Identify the height of the buildings;
 2. Identify the finish and colour of exterior building materials;
 3. Provide information on the proposed construction of patios/balconies (if applicable);
 4. Identify any rooftop structures;
 5. Include immediately adjacent buildings and spaces to inform scale/massing/context.
- Potential shadowing/loss of sunlight on adjacent public and private properties, including sidewalks;
- A description of how the proposed development aligns with the Heritage Design Standards of the St. John's Heritage By-Law.
- Provide a rendering of the proposed building from the following locations:
 - Merrymeeting Road along the front of the subject property; and
 - Merrymeeting Road near the Sobeys entrance, looking east toward the subject property.

E. Impact of Development on Heritage Features

- A discussion identifying any impact the proposed development or site alteration may have on the heritage features of the site and character-defining elements of the building;
 - Negative impacts on heritage resources may include, but are not limited to:
 1. The destruction of any, or part of any, significant heritage feature;
 2. Alteration that is not sympathetic to the heritage feature;
 3. Isolation of a heritage feature from its surrounding environment, context, or significant relationship;
 4. Direct or indirect obstruction of significant views or vistas;
 5. A change in land use which negates the property's cultural heritage value;
 6. Land disturbances such as a grade change that alters soils and drainage patterns that adversely affect a cultural heritage resource.

F. Recommendation

- Provide clear recommendations for the most appropriate course of action for the subject property and any heritage resources within it. This may include, but not limited to:
 - A mitigation strategy;

- A conservation scope of work;
- Lighting, landscaping and signage;
- Interpretation and commemoration.

Land Use Report Component

A. Public Consultation

- Prior to submitting a first draft of the Land Use Report to the City for review, the applicant must consult with adjacent property owners. The Land Use Report must include a section which discusses feedback and/or concerns from the neighbourhood and how the proposed development/design addresses the concerns.

B. Building Use

- Identify the size of the proposed building by:
 - Gross Floor Area, and
 - Floor Area Ratio (FAR).
- Identify all proposed uses/occupancies within the building by their respective floor area.
- Identify Apartment Building dwelling sizes (number of bedrooms).

C. Building Location

- Identify graphically the exact location with a dimensioned civil site plan:
 - Location of the proposed building in relation to neighbouring buildings;
 - Proximity of the building to property lines and identify setbacks, frontage and lot coverage;
 - Identify distance between the buildings;
 - Identify any setbacks of higher storeys from lower storeys (if applicable);
 - Identify any encroachment over property lines (if applicable).
- Provide a Legal Survey of the property.
- Provide information on the proposed land exchange.

D. Exterior Equipment and Lighting

- Identify the location and type of exterior lighting to be utilized. Identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.
- Identify the location and type of any exterior HVAC equipment to be used to service the proposed building and identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.

E. Landscaping & Buffering

- Identify with a landscaping plan, details of site landscaping (hard and soft).
 - Consideration should be given to tree preservation and incorporating existing trees into future site development. Indicate through a tree plan/inventory which trees will be preserved.

- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.
- Identify any additional street-level elements, such as weather protection measures at entrances, street furniture, etc.

F. Snow Clearing/Snow Storage

- Provide information on any snow clearing/snow removal operations. Onsite snow storage areas must be indicated.

G. Off-street Parking and Site Access

- Provide a dimensioned parking plan, including circulation details. Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
- Identify the number and location of bicycle parking spaces to be provided.
- Identify the location of all access and egress points, including pedestrian access.
- Provide a minimum 6.0m buffer between the property boundary and any onsite curb/structure.
- Indicate how garbage will be handled onsite. The location of any exterior bins must be indicated and access to the bins must be provided.

H. Municipal Services

- Provide a preliminary site servicing plan.
- Identify if the building will be sprinklered or not, and location of the nearest hydrant and siamese connections.
- Identify points of connection to existing sanitary sewer, storm sewer and water system.
- Provide the proposed sanitary and storm sewer generation rates.
- The proposed development will be required to comply with the City's stormwater detention policy. Provide information on how on-site stormwater detention will be managed.

I. Public Transit

- Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements.

J. Construction Timeframe

- Indicate any phasing of the project and approximate timelines for beginning and completion of each phase or overall project.
- Indicate on a site plan any designated areas for equipment and materials during the construction period.

INSTITUTIONAL (INST) ZONE

INST

(1) PERMITTED USES

Accessory Building	Park
Accessory Dwelling Unit	Personal Care Home
Adult Day Centre	Place of Assembly
Clinic	Place of Worship
Community Garden	Public Use
Daycare Centre	Public Utility
Funeral Home	Residential Care Facility
Institutional Use	School
Library	Training School
Long Term Care Facility	

(2) DISCRETIONARY USES

Dwelling Unit, which is ancillary to a Permitted or Discretionary Use	Service Shop
Heritage Use	Wind Turbine – Small Scale
Office	

(3) ZONE STANDARDS EXCEPT PARK, PUBLIC USE, PUBLIC UTILITY, AND PLACE OF WORSHIP

(a)	Lot Area (minimum)	900 metres square
(b)	Lot Frontage (minimum)	30 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum), except 50 Tiffany Lane (PID #45350)	23 metres
(e)	Building Height (maximum) – 50 Tiffany Lane (PID #45350)	72 metres
(f)	Side Yards (minimum)	Two, each equal to 1 metre for every 5 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(g)	Rear Yard (minimum)	6 metres



- (h) Lot Coverage (maximum)
(2022-05-27) 50%
- (i) Landscaping (minimum) 20%

(4) ZONE STANDARDS FOR PARK, PUBLIC USE, PUBLIC UTILITY AND PLACE OF WORSHIP SHALL BE IN THE DISCRETION OF COUNCIL.

APARTMENT 1 (A1) ZONE

A1

(1) PERMITTED USES

Accessory Building	Home Office
Apartment Building	Park
Community Garden	Personal Care Home
Daycare Centre	Townhouse

2) DISCRETIONARY USES

Adult Day Centre	Office
Convenience Store	Parking Lot
Four-Plex	Public Utility
Heritage Use (2022-05-27)	Semi-Detached Dwelling
Home Occupation	Service Shop

(3) ZONE STANDARDS FOR APARTMENT BUILDING

- (a) Lot Area (minimum) 750 metres square
- (b) Lot Frontage (minimum) 20 metres
- (c) Building Line (minimum) 7 metres
- (d) Building Height (maximum) 12 metres
- (e) Side Yards (minimum) Two, each equal to 1 metre for every 4 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 6 metres
- (g) Lot Coverage (maximum) 35%
- (h) Landscaping (minimum) 35%

(4) ZONE STANDARDS FOR TOWNHOUSE

- | | | |
|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 180 metres square |
| (b) | Lot Frontage (minimum) | 6 metres |
| (c) | Building Line (minimum) | 1.5 metres |
| (d) | Building Height (maximum) | 10 metres |
| (e) | Side Yards (minimum) | 0 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres and except for the end unit where the Side Yard on the unattached side shall be 1.2 metres |
| (f) | Rear Yard (minimum) | 6 metres |

(5) ZONE STANDARDS FOR PERSONAL CARE HOME

- | | | |
|-----|---------------------------|--|
| (a) | Lot Area (minimum) | 750 metres square |
| (b) | Lot Frontage (minimum) | 20 metres |
| (c) | Building Line (minimum) | 7 metres |
| (d) | Building Height (maximum) | 12 metres |
| (e) | Side Yards (minimum) | 1 metre per storey, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres |
| (f) | Rear Yard (minimum) | 6 metres |
| (g) | Lot Coverage (maximum) | 35% |
| (h) | Landscaping (minimum) | 35% |

(6) ZONE STANDARDS FOR A SEMI-DETACHED DWELLING

- (a) Lot Area (minimum) 270 metres square per Dwelling Unit
- (b) Lot Frontage (minimum) 18 metres; 9 metres per Dwelling Unit
- (c) Building Line (minimum) 0 metres
- (d) Building Height (maximum) 8 metres
- (e) Side Yards (minimum) Two of 1.2 metres, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 6 metres

(7) ZONE STANDARDS FOR FOUR-PLEX

- (a) Lot Area (minimum) 750 metres square
- (b) Lot Frontage (minimum) 20 metres
- (c) Building Line (minimum) 6 metres
- (d) Building Height (maximum) 8 metres
- (e) Side Yards (minimum) Two of 1.2 metres, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 6 metres
- (g) Landscaping (minimum) 40% of the Lot, 30% of the Front Yard

(8) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

Statement of Significance



4 Merrymeeting Rd - Mount St. Francis Monastery

Formal Recognition Type

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

Description of Historic Place

Mount St. Francis Monastery is a two-and-one-half storey stone building built in the Gothic Revival style. Built between 1877 and 1880, Mount St. Francis Monastery is located on Merrymeeting Road in the Ecclesiastical District of St. John's, Newfoundland. This designation is confined to the footprint of the building.

Heritage Value

Mount St. Francis Monastery is designated because of its historic and aesthetic values.

Mount St. Francis Monastery, built between 1877 and 1880 to house the Irish Christian Brothers, is historically valuable for its association with this Roman Catholic community of religious brothers. Founded in 1802 in Ireland by Brother Edmund Rice, the Irish Christian Brothers proceeded with the objective of, "To do and to teach." In 1875, the Irish Christian Brothers accepted an invitation from the Benevolent Irish Society to assume responsibility for Roman Catholic education in St. John's. This decision to come to St. John's was crucial to the development of Roman Catholic education in Newfoundland. The contributions of the Irish Christian Brothers to education in Newfoundland were great and Mount St. Francis Monastery stands as a testament to this influence and contribution. This Monastery is also historically valuable as the first Irish Christian Brothers Monastery in Newfoundland.

Mount St. Francis Monastery is architecturally valuable as an example of Gothic Revival architecture in an institutional building. This style of architecture was common for monasteries built during this period. According to local tradition, Mount St. Francis Monastery is modelled after a monastery in Wexford, Ireland. The Monastery employs many Gothic elements including steeply peaked dormers, arched windows and doors, and quoining on the corners. The double bay windows topped with a steep gable roof flanking each side of the main entrance create a turret-like look for the front façade of the building.

Mount St. Francis Monastery is environmentally valuable for its location in St. John's. The

Monastery is located in the centre of the city and is one of a larger number of buildings that create a complex of ecclesiastical buildings in this area.

Source: City of St. John's Council Meeting, 2000/04/17

Character Defining Elements

All those elements that are representative of the Gothic Revival style of architecture, including:

- pointed arch windows, quoining etc.
- window style and placement;
- stone construction;
- building height, two-and-one-half storey construction, roof shape and dimensions; and,
- bay windows with steep gabled roof on front façade.

All those features which speak to the environmental values of the historic place, including:

- building setback on the lot; and,
- positioning of the building within the St. John's Ecclesiastical District.

Location and History

Community	St. John's
Municipality	City of St. John's
Civic Address	4 Merrymeeting Road
Construction	1877 - 1880
Style	Gothic Revival
Building Plan	Rectangular Long Façade
Website Link	http://www.heritage.nf.ca/society/irish_christian_brothers.html

Additional Photos



HOME > DISCOVER > Heritage Property Search > Mount St. Francis Monastery Registered Heritage Structure

Mount St. Francis Monastery Registered Heritage Structure

St. John's, NL

Landmark Registered Heritage Structure

Explore

 Google map



DESCRIPTION

STATEMENT OF SIGNIFICANCE

Formal Recognition Type

Registered Heritage Structure

Heritage Value

Mount St. Francis Monastery was designated a Registered Heritage Structure by the Heritage Foundation of Newfoundland and Labrador in 1999 due to its historic and aesthetic value.

Mount St. Francis Monastery was built to house the Irish Christian Brothers (ICB), who were influential in the development of the Roman Catholic educational system in Newfoundland. Founded in 1802 in Ireland by Brother Edmund Rice, the Irish Christian Brothers sought to educate poor Irish children, with the motto “To Do and Teach.” The order was invited to Newfoundland in the 1840s by Bishop Michael Fleming, to assume responsibility for the education of poor Roman Catholic boys in St. John’s, as the Presentation Sisters had done for girls. This was part of Fleming’s plan to develop an educated Irish middle class in Newfoundland; however, Fleming’s offer was turned down. An 1863 offer by Bishop John Thomas Mullock was likewise rejected, on the grounds that the ICB were too much in demand for Irish schools and could not spare the men. Finally, in 1875, several Irish Christian brothers were sent to teach at the Benevolent Irish Society’s Orphan Asylum School. The consistency of their curriculum and teaching styles made them well-known in the city, and they soon moved to the newly-built St. Patrick’s Hall to accommodate the growing student population. They took over responsibility for nearby St. Bonaventure’s College in 1889 and went on to run Catholic schools across the island.

Mount St. Francis Monastery was the first ICB monastery to be constructed in Newfoundland. It was built on a large plot granted on a 999-year lease from the Archdiocese. This plot once included the nearby Shamrock Field, now occupied by a supermarket and parking lot. Rather than hiring an architect, the brothers used the plans from the ICB monastery in Wexford, Ireland. Construction of the building was supervised by the brothers themselves. The Monastery’s Gothic Revival style was a common one for ecclesiastical and institutional structures during this period. The Monastery’s Gothic elements include steeply peaked dormers, arched windows and doors, and alternating quoining on the corners. The east and west wings feature a double bay window, sitting just below the steep-pitched gable end to create a turret-like appearance. Other than the round gable end windows and the enclosed front porch, Mount St. Francis follows the plans of the Wexford monastery nearly identically. The central St. John’s location of Mount St. Francis Monastery on the outskirts of the ecclesiastical district, reflects the historic prominence of the Irish Christian Brothers as part of the Roman Catholic influence that defined Irish St. John’s in the nineteenth and twentieth centuries.

Source: Heritage Foundation of Newfoundland and Labrador property file “St. John’s – Mount St. Francis Monastery – FPT 1706”

Character Defining Elements

All those elements that are representative of the Gothic Revival style of architecture, including:

-two-and-a-half storey construction;



- quoining;
- symmetry on front and rear facades;
- size, style and placement of bay windows on front gables of east and west wings;
- size, style, trim and placement of arched windows;
- gable-end trefoil windows on east and west wings;
- size, style, trim and placement of central porch on front façade;
- size, style, trim and placement of exterior doorways;
- exterior colours of building;
- granite foundation, and;
- building height and massing.

All those features which speak to the Monastery's historic prominence, including:

- building setback on the lot ;
- large, sheltered lot with mature trees, and;
- location of the building in relation to the other historic structures that make up St. John's' ecclesiastical district.

Notes

Mount St. Francis is based on the Christian Brothers' Monastery on Joseph Street in Wexford, Ireland. The original structure can be viewed in the Irish National Inventory of Architectural Heritage at:
<http://www.buildingsofireland.ie/niah/search.jsp?type=record&county=WX®no=15505045>

LOCATION AND HISTORY

Community

St. John's

Municipality

City of St. John's

Civic Address

4 Merrymeeting Road

Construction (circa)

1877 - 1880

Style

Rectangular Long Façade

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





Design Report

May 05, 2022

Mount St. Francis Monastery Property Rezoning and Development - 4 Merrymeeting Road

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Introduction

Preamble

Brookfield Plains Inc. has purchased **Mount St. Francis Monastery** and associated land with the objective of redevelopment for residential use.

A Project Team has been appointed to work with the owners to explore the opportunities and constraints, and to fashion a well balanced project.

The Owners and Team recognize the importance and historical context of the area, and the Monastery in particular. We understand that all new projects in the City Centre are sensitive and require an upfront engagement with all stakeholders and in particular the City.

The concepts presented show the design development to a level that supports meaningful review. Additional information, design, technical, and engineering detail will be provided as the project evolves.

The Design Report has two overlapping components, the **Rehabilitation of the Monastery**, and a **New Build Condominium Apartment Building**.

NOTE: The imagery presented in this report is intended to illustrate the relative scale and overall schematic design that is being considered. In particular, the 3d visuals of the new building will be further developed in conjunction with the City and Heritage review.

Project Team

Architecture and Planning

Philip Pratt Architect
Paul Chafe Architecture + Design
Mast Project Planning
Jewczyk Consulting

Engineering

ABCostello Engineering
MAE Design Ltd.
DBA Consulting Engineers Ltd.
RAN Engineering Ltd.

1. Overview

1.1 Location and Site

This is an important location in the heart of St. John's. In addition to its adjacent amenities, 4 Merrymeeting Road has very significant symbolic and heritage connections to the City.

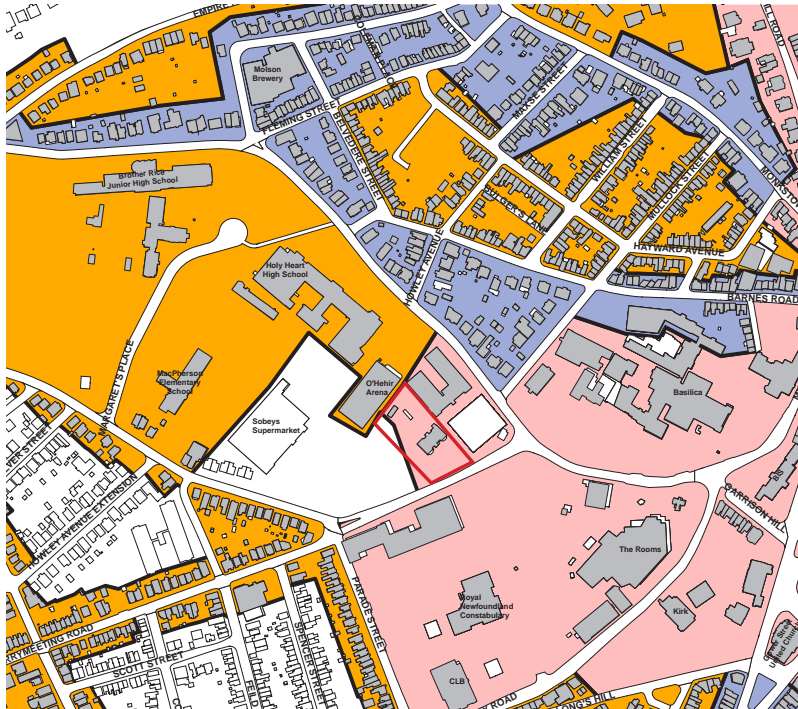
- Heritage Area 1
- Ecclesiastical District
- Institutional Core
- Listed Heritage Building

Existing Uses:

- Vacant Monastery
- Untended parking areas
- Residual open space and trees
- Pedestrian thoroughfare

Surrounding Uses Include:

- Apartment Buildings
- Arena
- City Open Space
- Commercial, Sobeys
- Institutional, RNC and The Rooms



City of St. John's Heritage Areas



Aerial Photo of Site



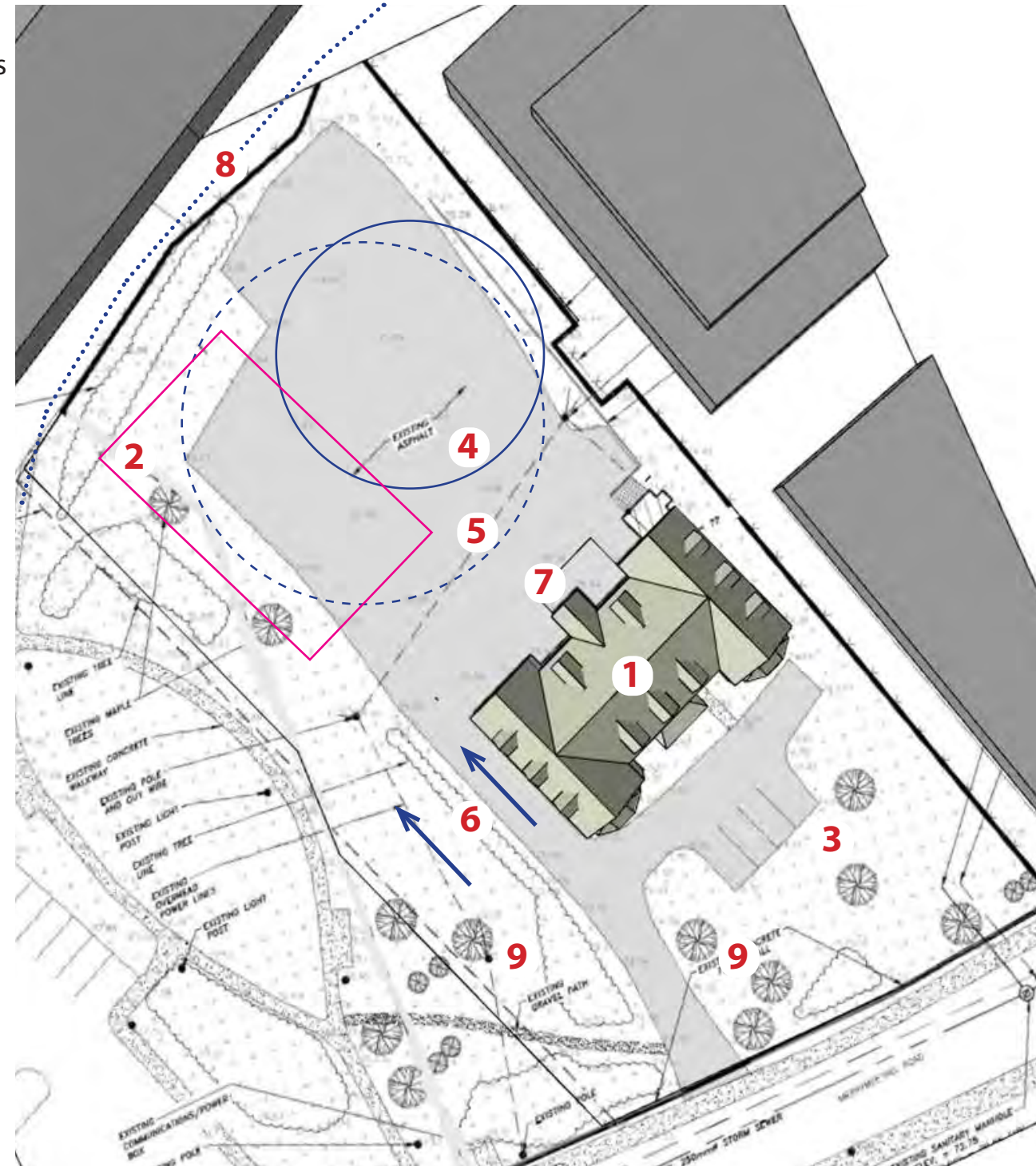
1.2 Main Components

Legend

1. Monastery 6 Condominium Apartments
2. New Build 16 Condominium Apartments
3. Additional Surface Parking
4. Surface Parking
5. Under Ground Parking
6. Access to New Build and UG Parking
7. Access from UGP to Monastery
8. Maintain Pedestrian Route
9. Maintain Trees to Extent Practical
10. Land Swap With City



Land swap diagram



Site Plan



Existing buildings



Existing buildings

1.3 Zoning and Application

The Property is currently zoned Institutional (INST) and Commercial Neighbourhood (CN) and designated as Institutional (INST) and Commercial (C) in the municipal plan.

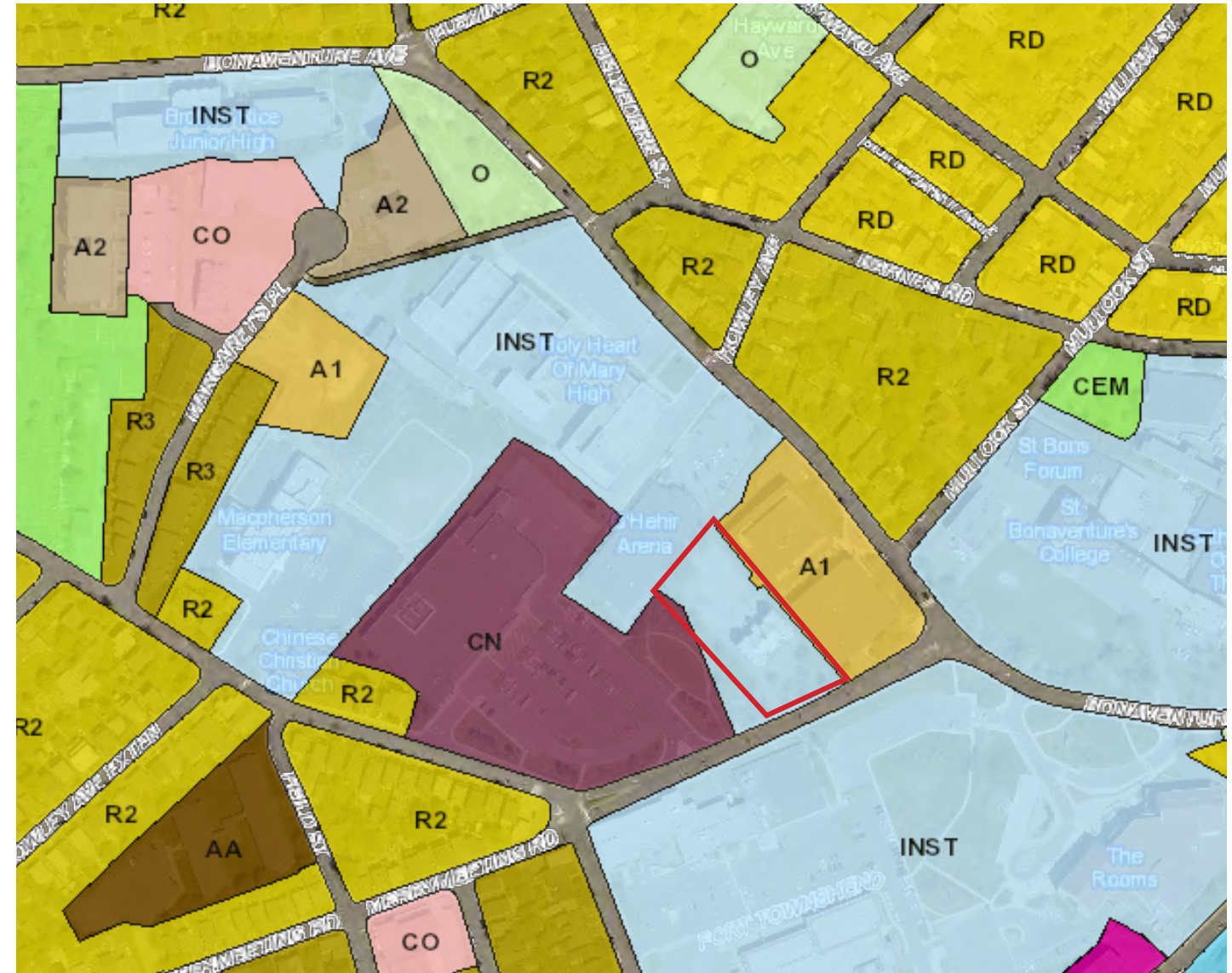
To accommodate the overall development of the property, a rezoning to Apartment (A1) and plan amendment to the Residential (R) district is requested.

The proposed rezoning and district is in keeping with the adjacent residential condominium project at Place Bonaventure.

As part of the development application process, Council's consideration of the following is requested:

- the reuse of the existing monastery building as a discretionary use for the 6 residential apartment units;
- the construction of a new 4 storey - 16 unit apartment building in the existing rear yard of the property; and,
- a building height variance of 10% to the new apartment building in the rear yard.

All other development standards of the proposed Apartment (A1) zone will be met.



City of St. John's - Zoning Map

Heritage Significance of Monastery Building Site

Property is situated within Heritage Area 1 and the St. John's Ecclesiastical District and is subject to the City's Heritage By-Law in addition to the Municipal Plan and Development Regulations.

The existing building is listed as a heritage building by the City and the designation applies to the building's footprint.

Heritage NL has also identified the property as a St. John's Heritage Site. The Character Defining Elements of the site as identified by Heritage NL relate to the exterior of the building, the building setback on the lot and positioning of the building within the St. John's Ecclesiastical District.

Every effort will be taken to maintain the heritage value of the site, the exterior of the building and to comply with the provisions of the City's Heritage By-Law

Character Defining Elements

All those elements that are representative of the Gothic Revival style of architecture, including:

- pointed arch windows, quoining etc.
- window style and placement;
- stone construction;
- building height, two-and-one-half storey construction, roof shape and dimensions; and,
- bay windows with steep gabled roof on front façade.

Construction (circa) 1877 - 1880



Newfoundland Regiment in formation on the "Barrens" [area of Fort Townshend]. Note Mount St. Francis monastery in background. (1914-1915, The Rooms Archives)



From Benevolent Irish Society (St. John's, NL), Centenary volume, Benevolent Irish Society of St. John's, NL, 1806-1906 (Cork, Ireland: Guy & Co., 1906) 66.

2. The Monastery

2.1 Existing Exterior

In General

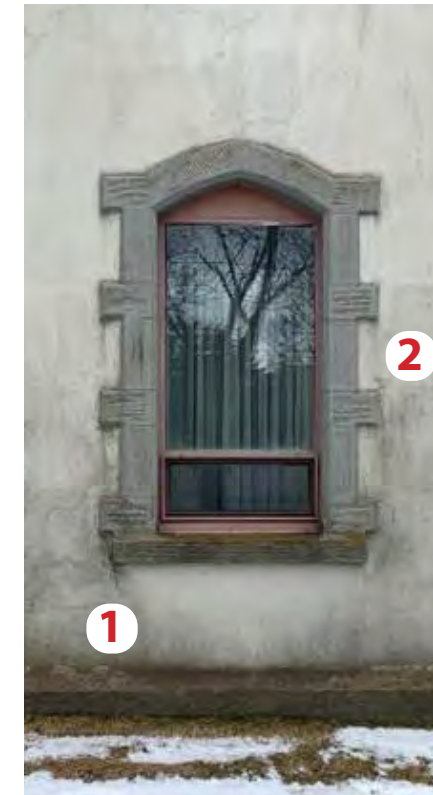
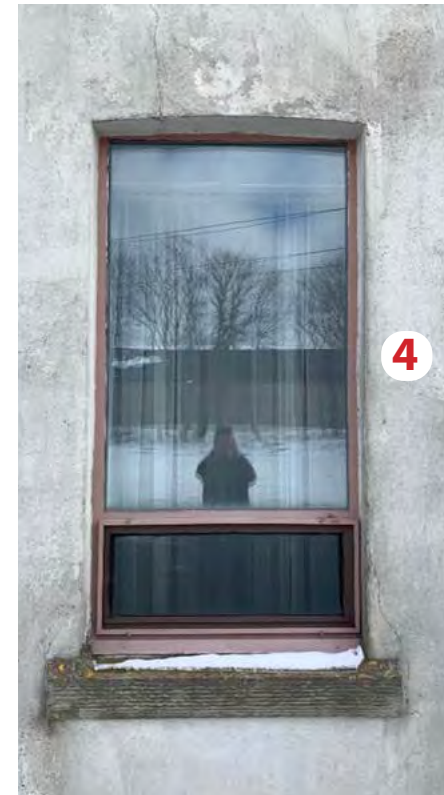
For its age, the building is in fairly good condition, a testament to its original construction. However many of its components are well beyond their useful life and a number of elements have been modernized over the years (ie. windows)

Initial Process

- Remove exterior surfaces
- Assess substrates in conjunction with interior removals
- Develop envelope strategy with objective of keeping exterior appearance

Exterior

1. Shows parging on masonry/stone structure
2. Masonry/stone quoins
3. Standing Seam Metal roof
4. Windows



2.2 Existing Interior

In General

The following are obsolete or well below current standards

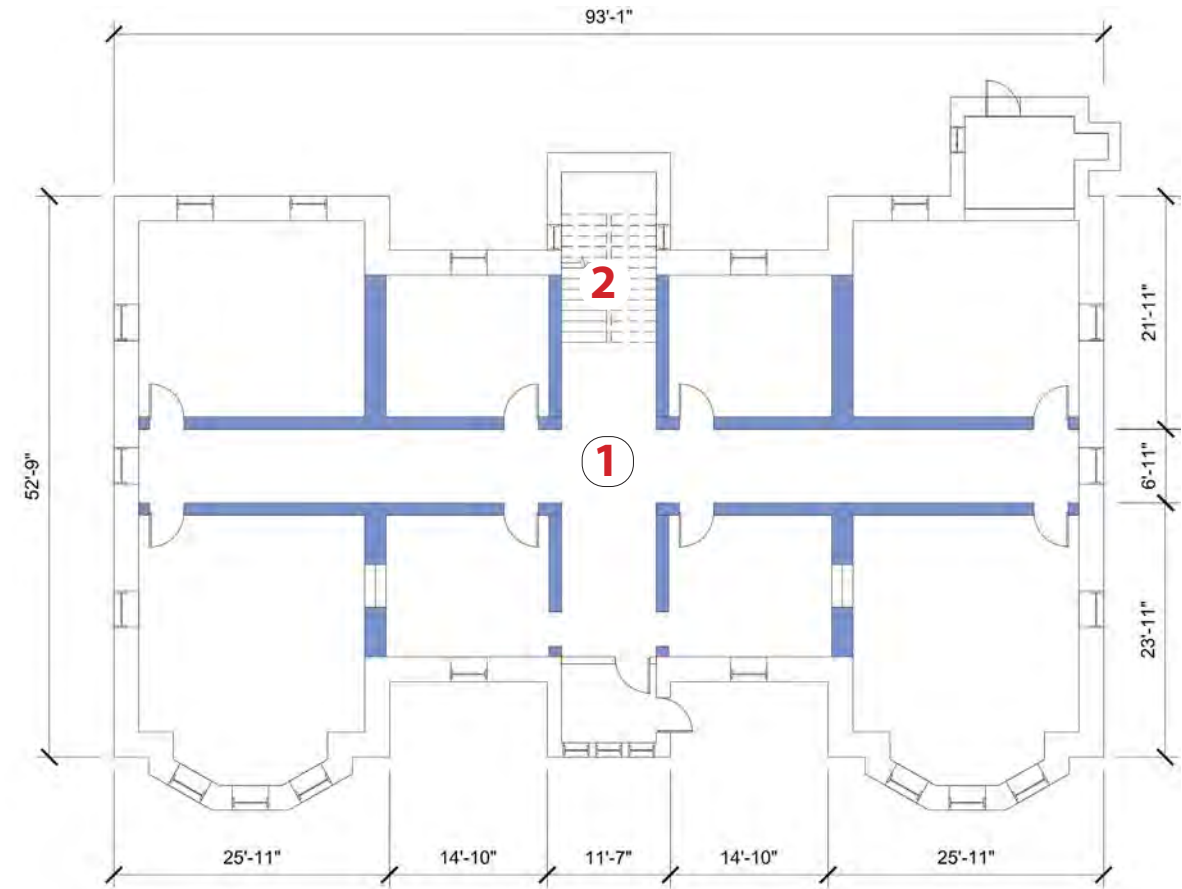
- Interior appointments
- Finishes
- Mechanical and Electrical Systems

Architectural Features

- To be protected and reused if possible
- Fireplaces
- Selected ceilings, flooring and mouldings
- Stair components

Initial Process

- Monitored interior demolition
- Access condition of components
- Develop renovation strategy

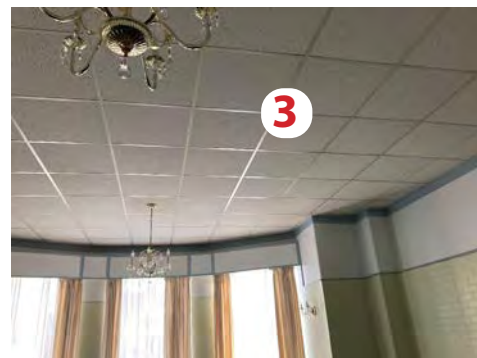


Interior

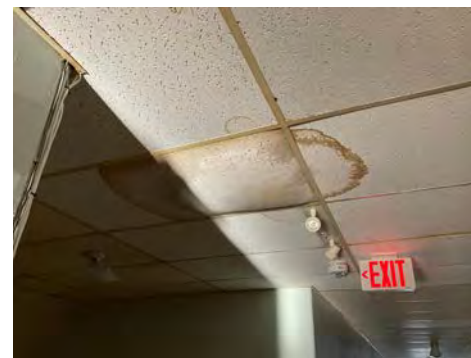
1. Load bearing masonry/stone structure
2. Existing stair
3. With a few exceptions, typical interior finishes
4. M and E systems
5. Architectural



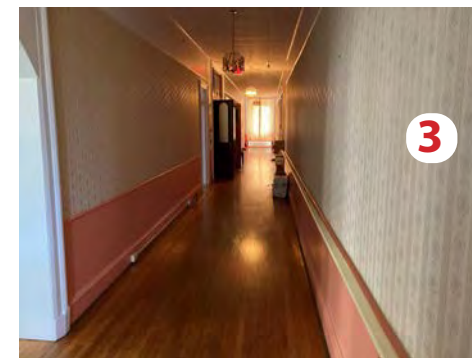
Many rooms originally equipped with fireplaces (no longer in use)



Typical drop ceiling over drywall or plaster



Fairly isolated occurrence of water damage



Typical hallway



Furnace room in basement



Main floor kitchen

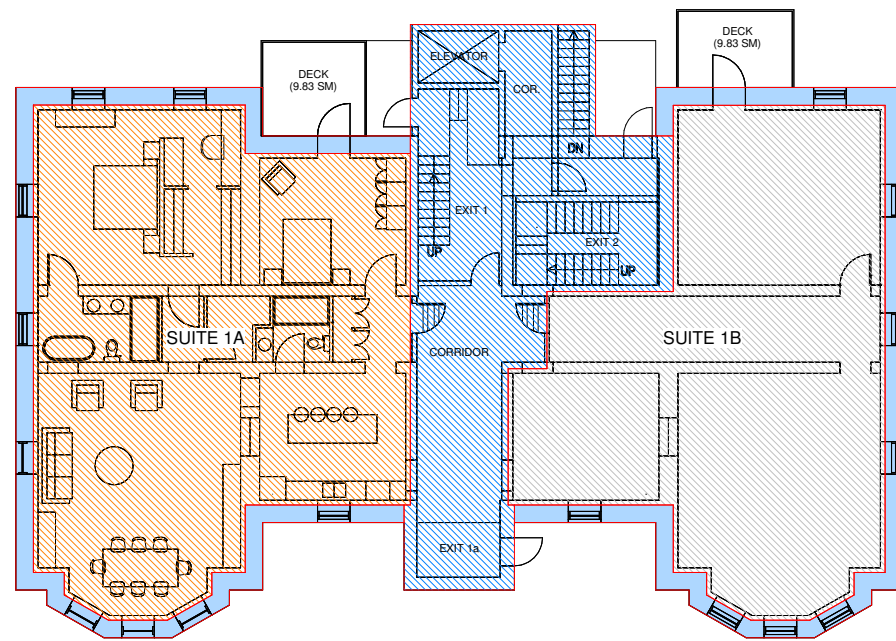
2.3 Proposed Reuse

Objectives

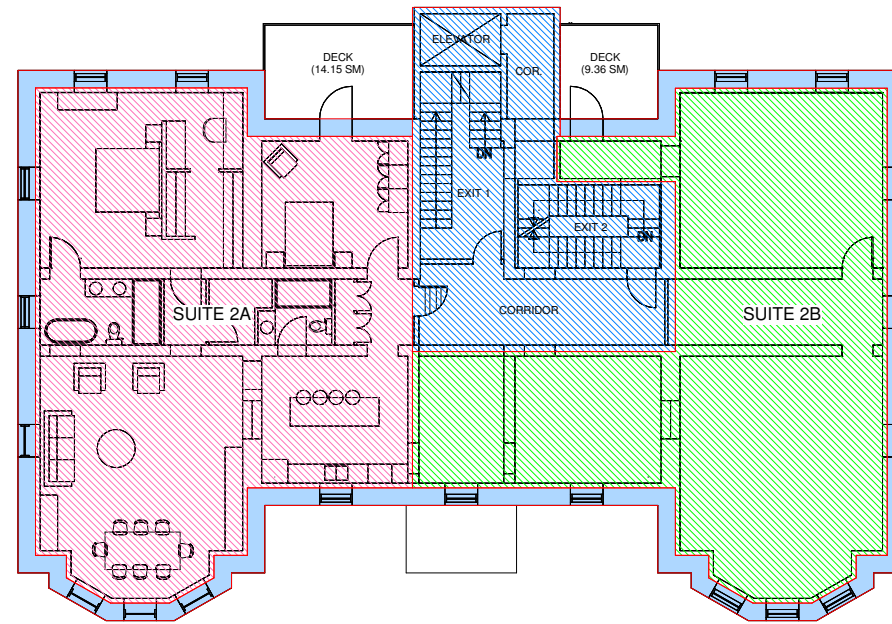
- Work with existing structure including ceilings
- Selective reuse of architectural features
- Establish a new code compliant circulation pattern
- Establish fire separations and other life safety features
- Outdoor access from all units

As proposed

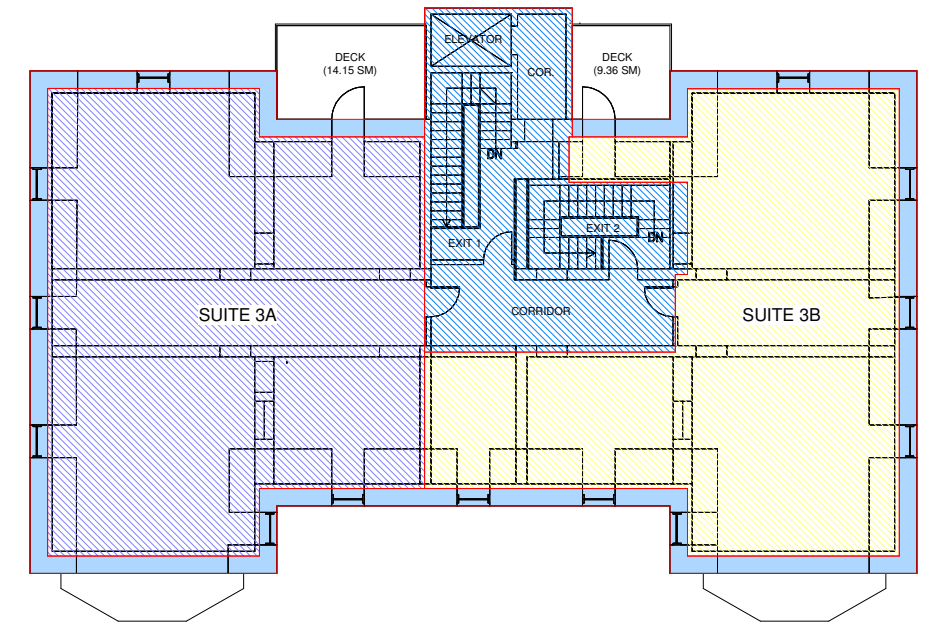
- 6 Condominium Apartments
- Maintain front entrance corridor
- Access to Patios or decks
- Barrier free access to all units
- Direct access to UG Parking
- New vertical circulation system



Level 1



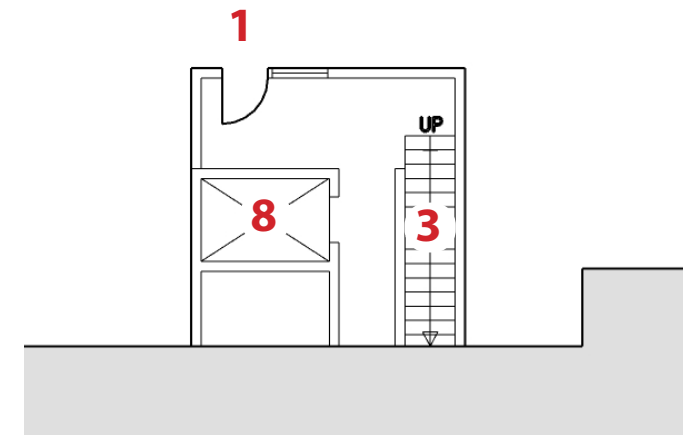
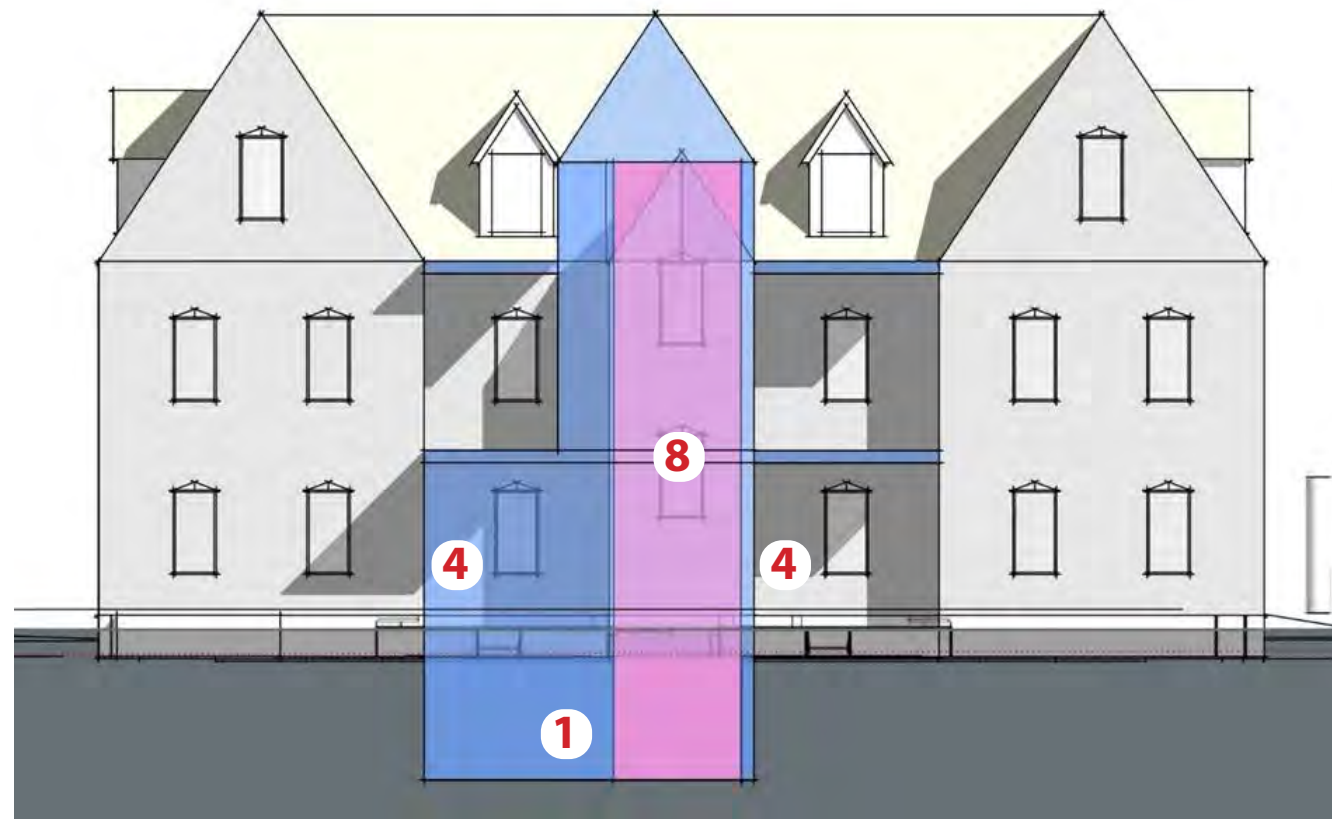
Level 2



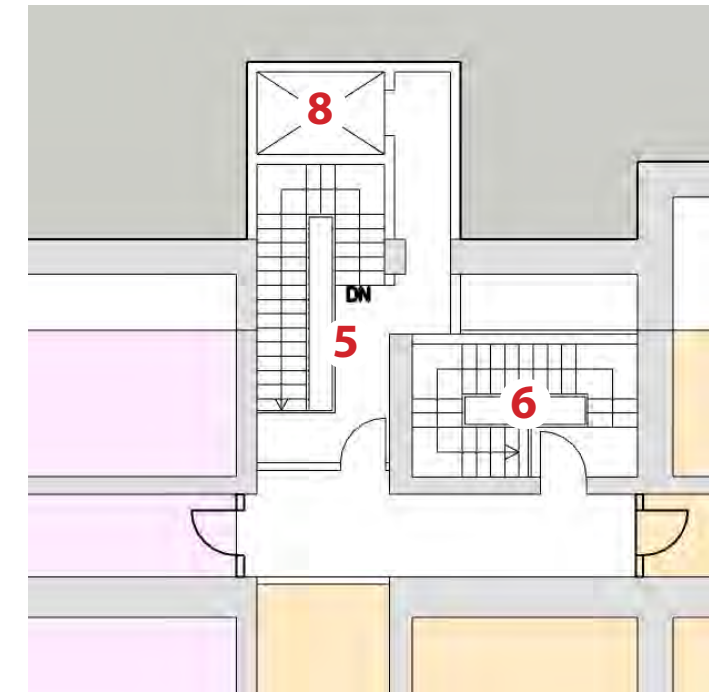
Level 3

2.4 Vertical Circulation

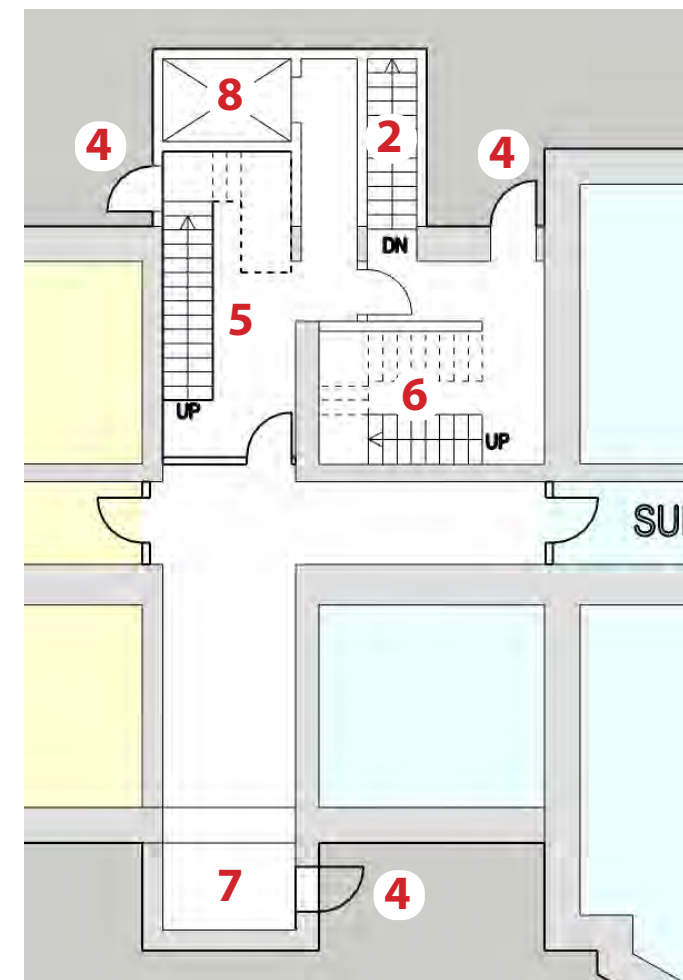
1. Entrance from parking
2. Down to parking
3. Up from parking
4. Exit
5. Exit Stair 1
6. Exit Stair 2
7. Main Entrance
8. Elevator



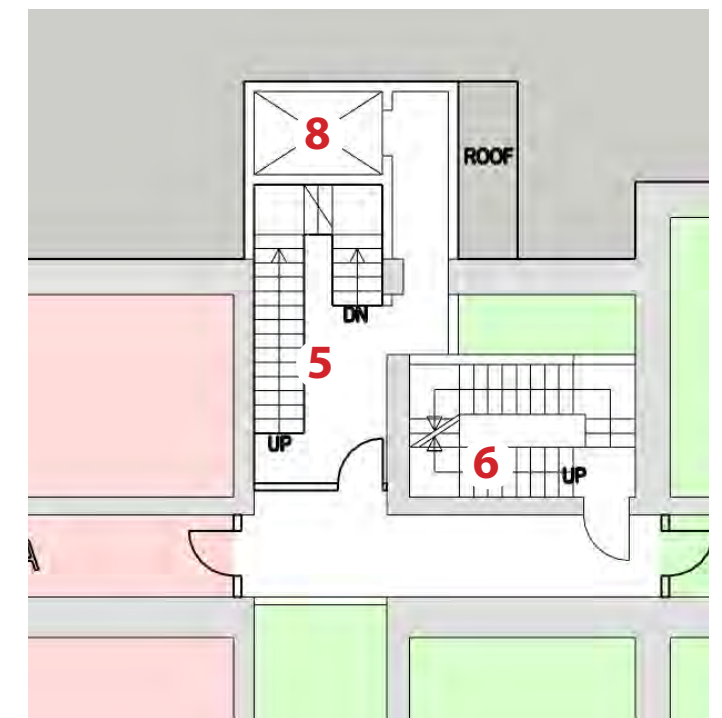
Level P0



Level 3



Level 1



Level 2

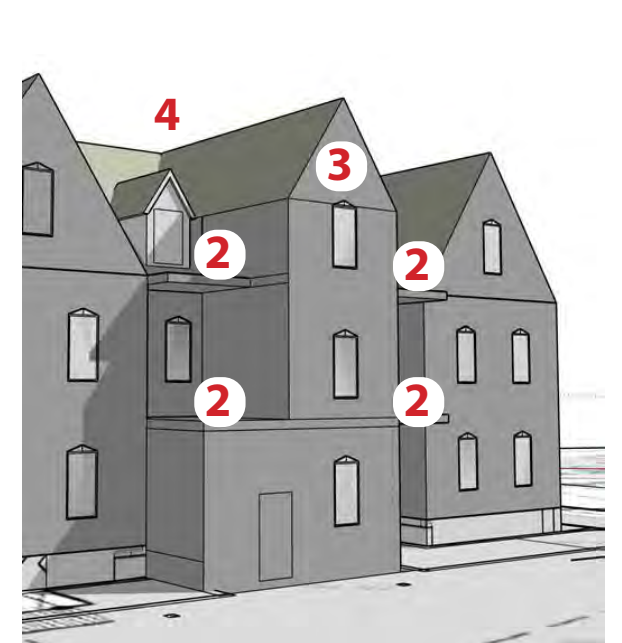
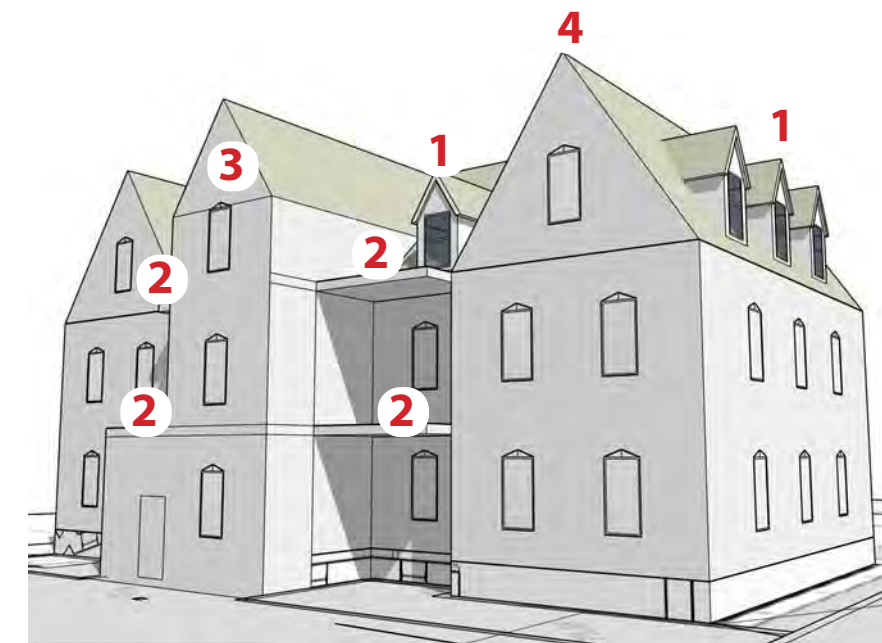
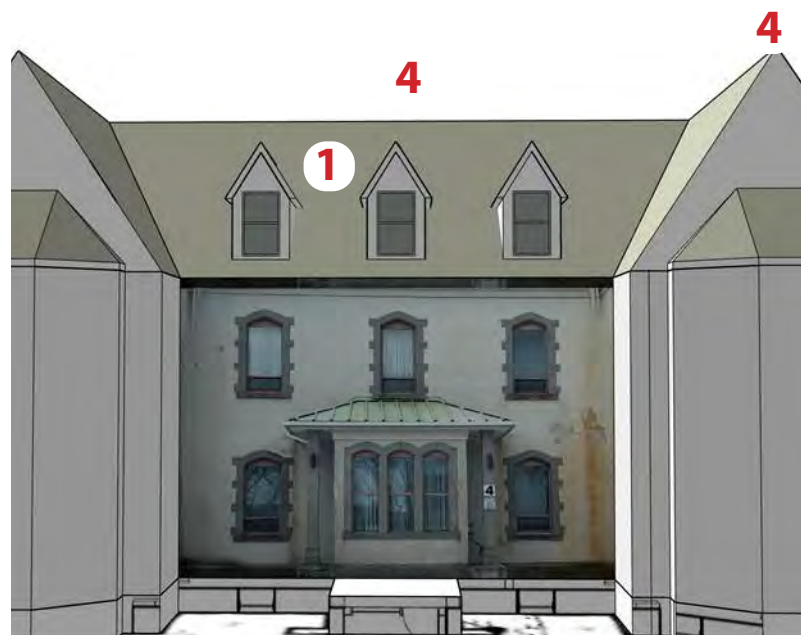
2.5 Exterior

Proposed Exterior

- New parged surface as close to existing as feasible
- New double hung windows
- New roof

For Discussion

1. Slightly enlarged dormers for egress and function
2. Balconies at rear
3. New elevator and stair enclosure
4. Cupola, crosses and chimneys



3. New Building

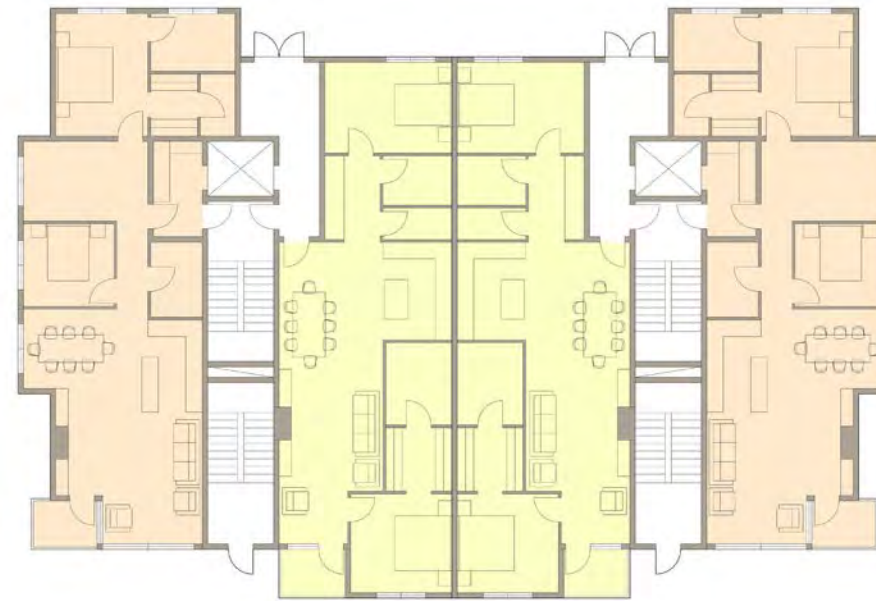
3.1 Building Use

Main Objectives

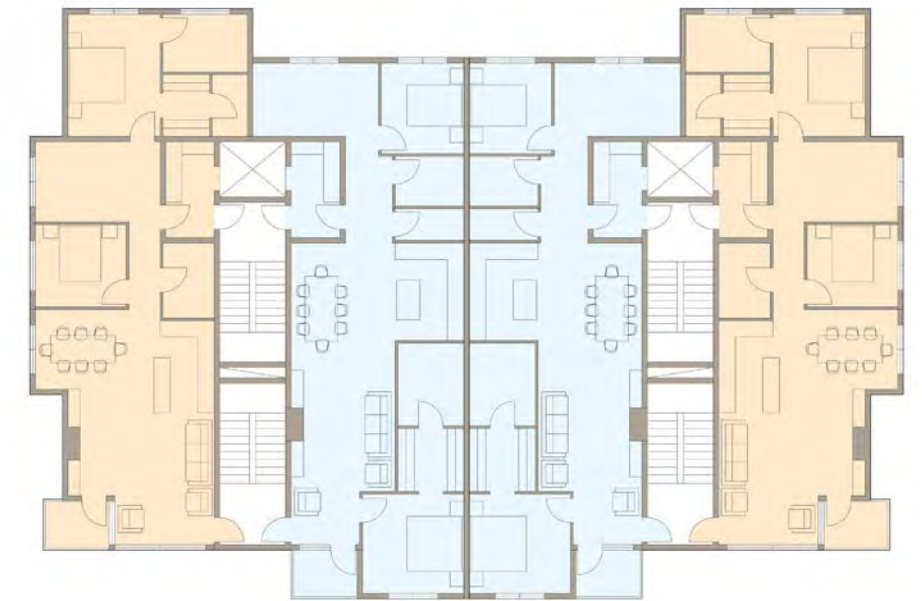
- 16 Condominium Apartments
- Total 'sellable' area, 2000m²
- 9' to 10' ceilings
- Balconies or patios
- Maximum exposure to sun and 'view'
- Minimum impact on Bonaventure Place and Monastery

As Proposed

- 16 Units, 4 floors
- Double Core
- Height 13.2m
- Footprint approx. 700m²



Level 1

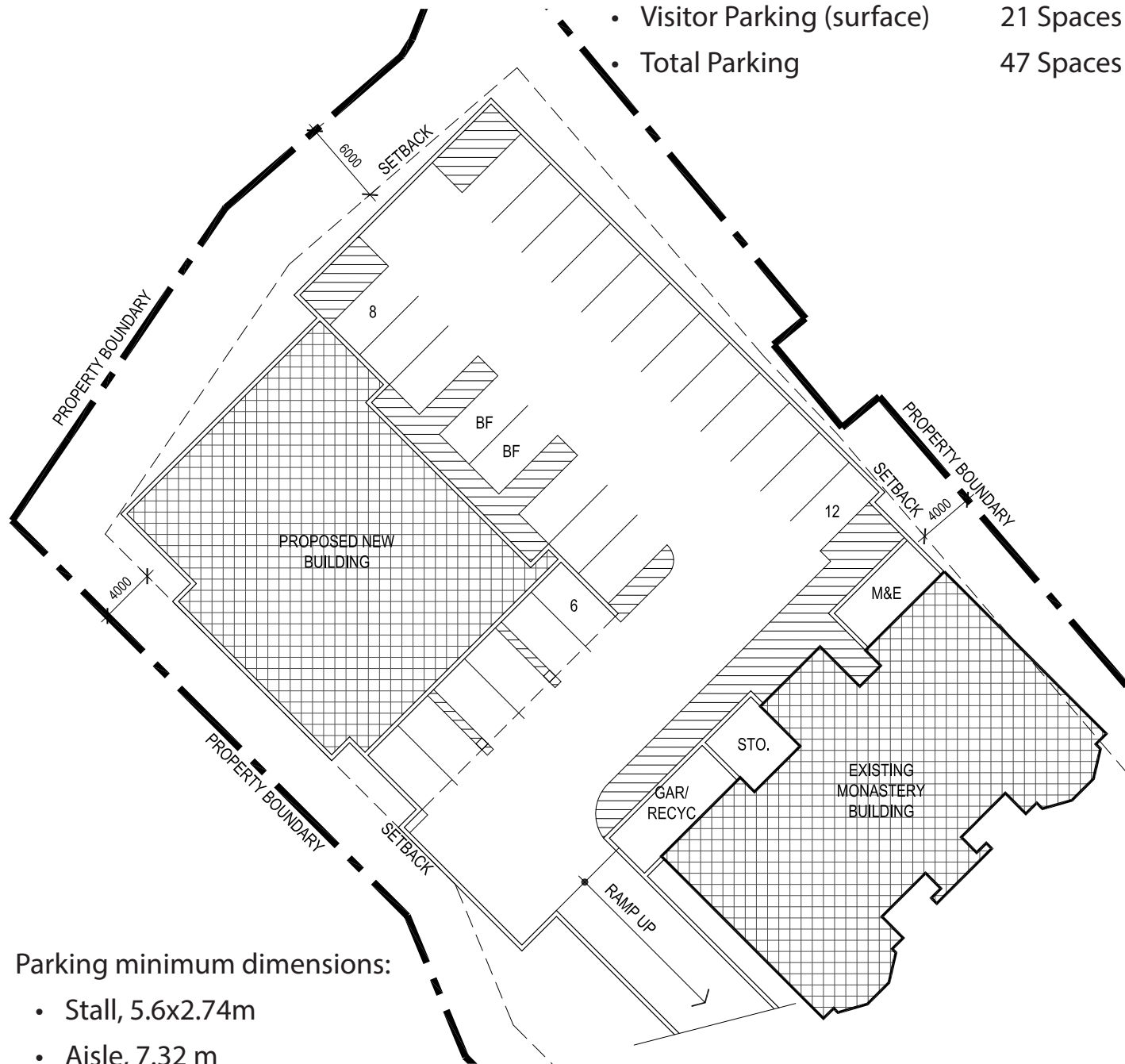


Levels 2-4



3.2 Parking Level

- Resident Parking (covered) 26 Spaces
- Visitor Parking (surface) 21 Spaces
- Total Parking 47 Spaces



Parking minimum dimensions:

- Stall, 5.6x2.74m
- Aisle, 7.32 m
- Accessible 5.6x3.9m
- Van, 7.6x4.6

All parking and accessibility standards will be met or exceeded.



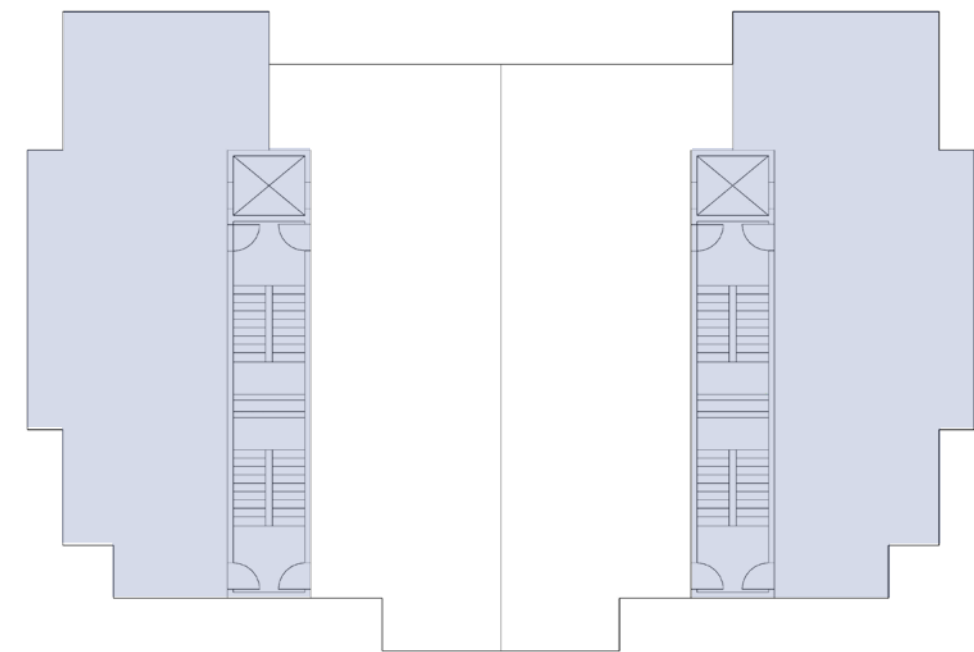
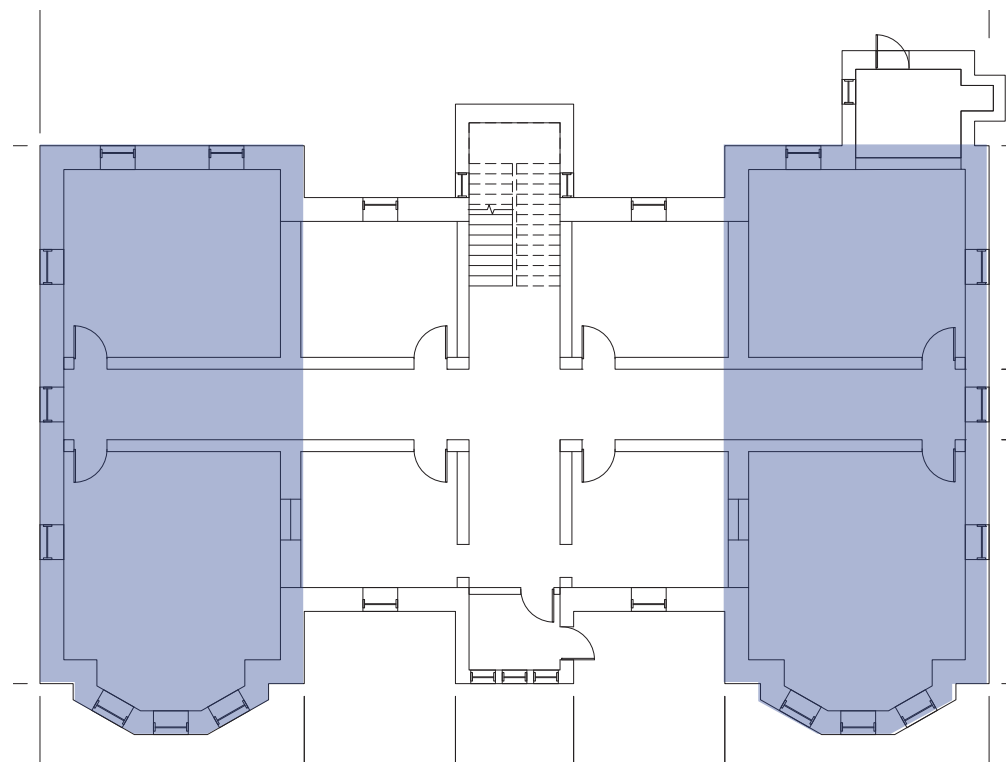
3.3 Form and Imagery

The imagery as presented shows basic form, projections and fenestration. Final design imagery will be developed in conjunction with the City and Heritage review.

Under development and for discussion, the intent for the new building is a contemporary building in terms of fenestration and materials.

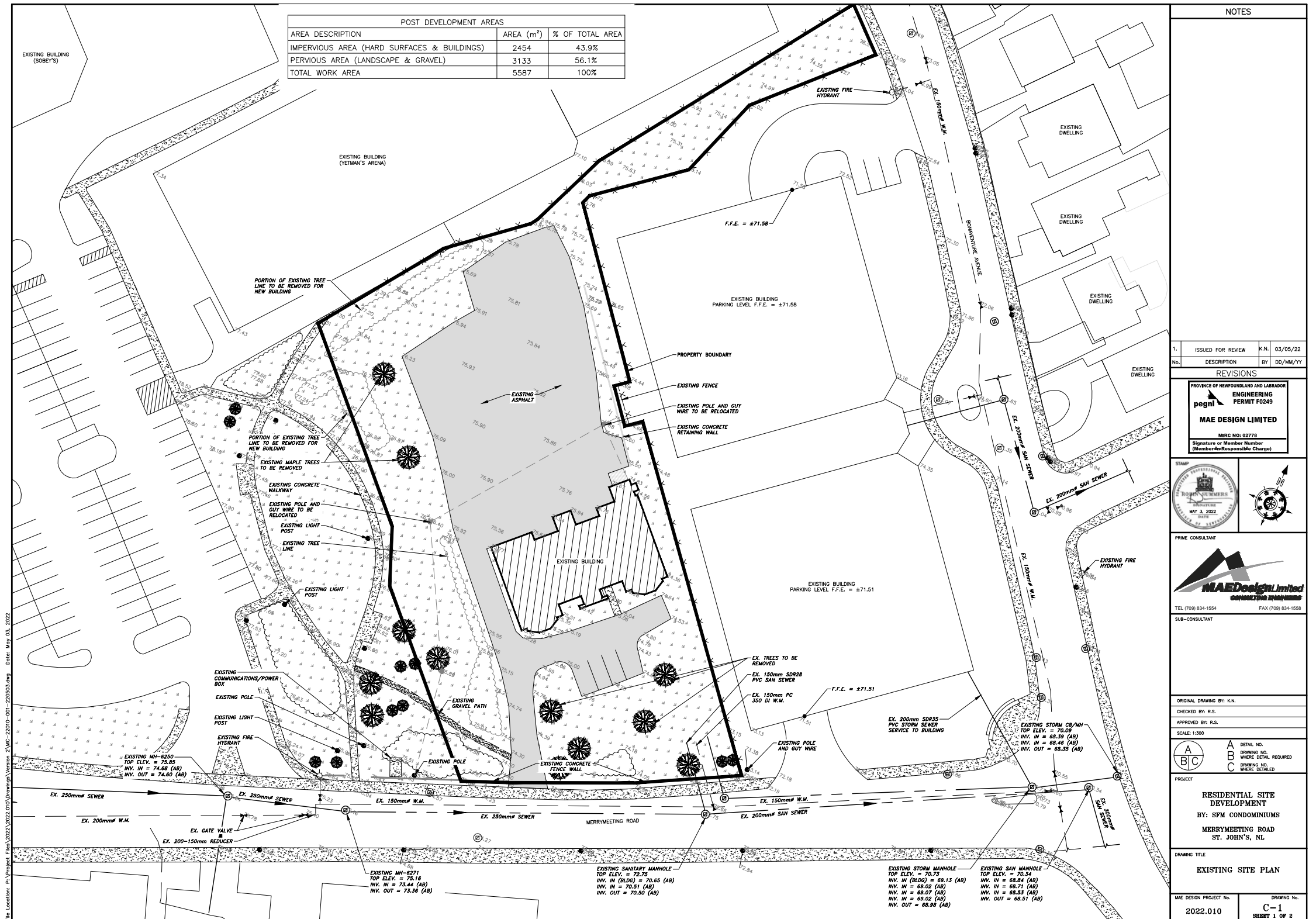
At the same time borrowing form and important elements from the Monastery such as:

- a. Articulated building form; central element with flanking symmetrical pieces
- b. Projected window bays
- c. Overall massing similar in scale and proportions



4. Site Development

4.1 Site Plan - Existing



Note: Western development limits of the property includes the areas of the City approved exchange of land between the City and Brookfield Plains

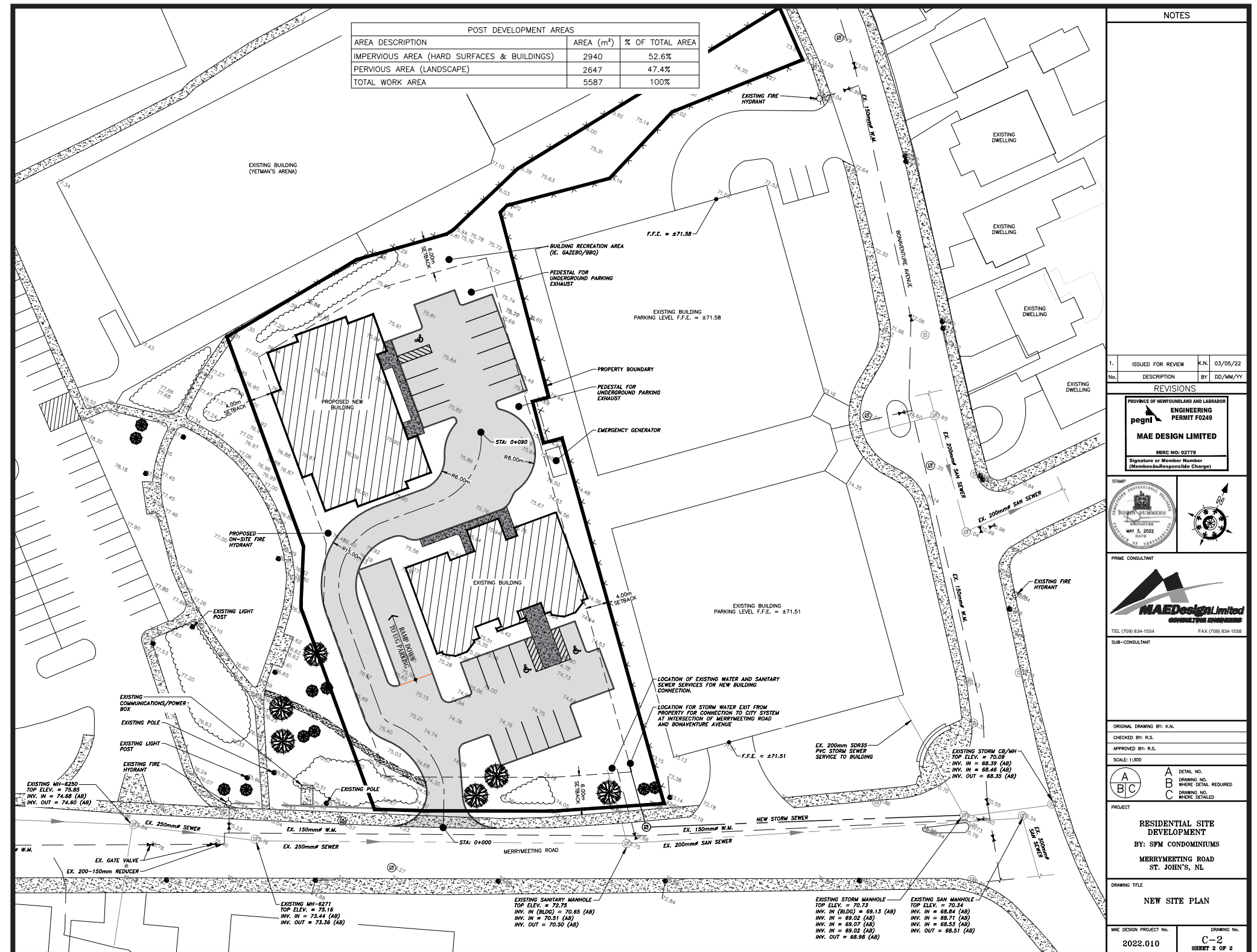
4.2 Site Plan - Proposed

APARTMENT 1 (A1) ZONE

ZONE STANDARDS FOR APARTMENT BUILDING

- a. Lot Area (minimum) 750 metres square
- b. Lot Frontage (minimum) 20 metres
- c. Building Line (minimum) 7 metres
- d. Building Height (maximum) 12 metres
- e. Side Yards (minimum) Two, each equal to 1 metre for every 4 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
- f. Rear Yard (minimum) 6 metres
- g. Lot Coverage (maximum) 35%
- h. Landscaping (minimum) 35%

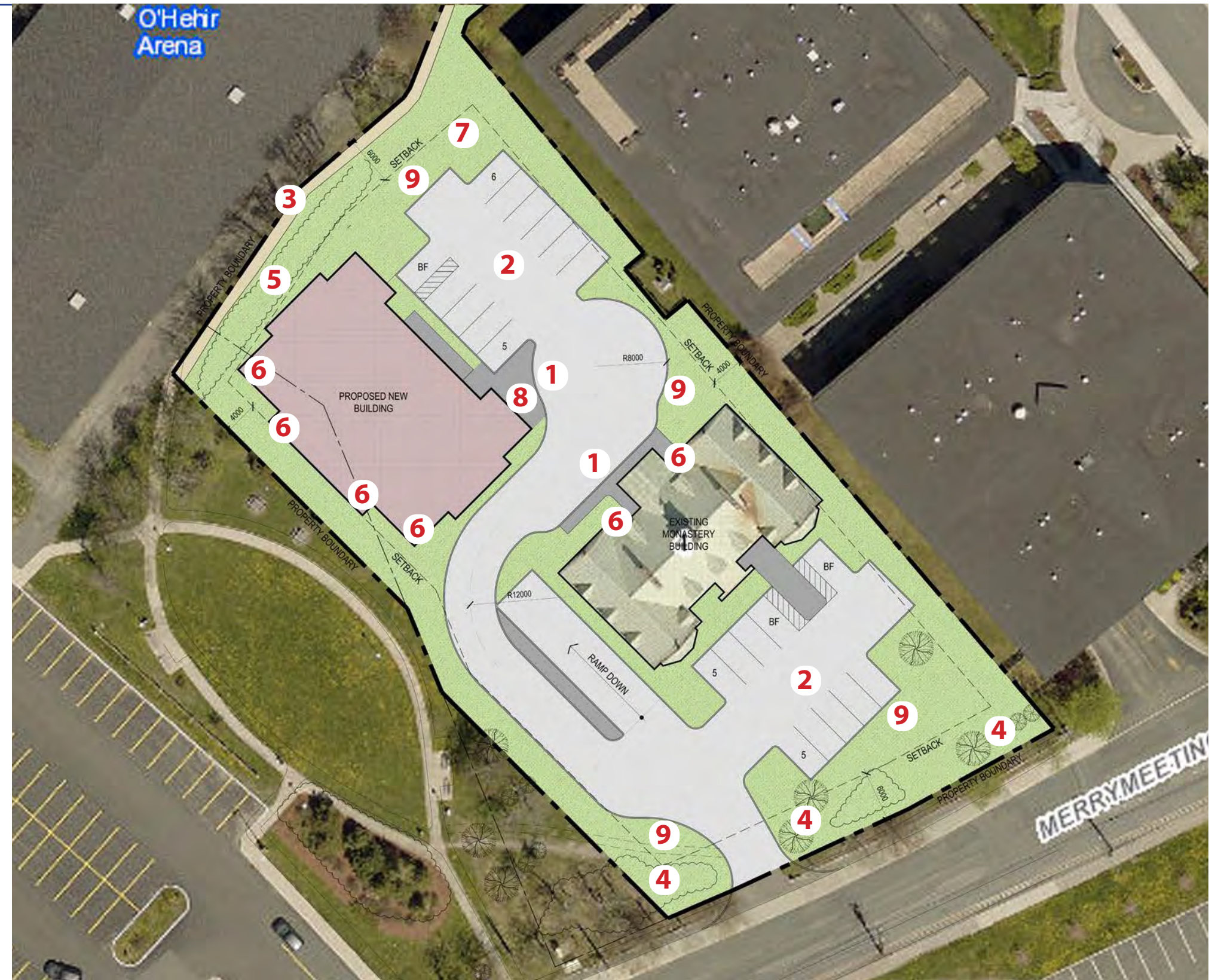
[Envision St. John's Development Regulations]



4.3 Landscape

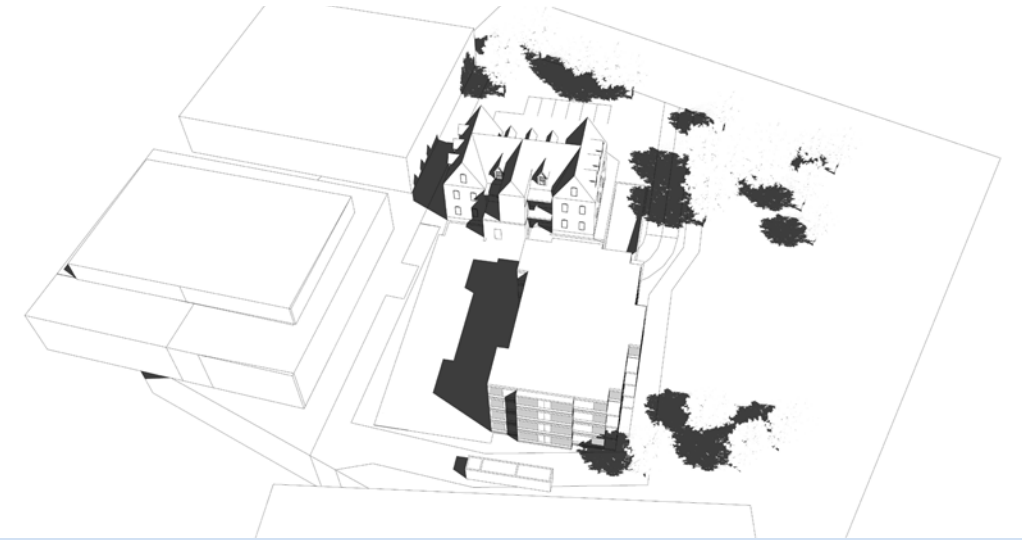
Legend

1. Vehicle Drop off
2. Visitor Parking
3. Pedestrian Path
4. Existing Trees to be maintained
5. Coniferous screen planting
6. Private patios and planters
7. Building recreation area (ie Gazedo/BBQ)
8. Bike Racks
9. Snow Storage



4.4 Building Impact

- New building positioned along western boundary line to minimize impact on adjacent neighbours
- New building height comparable to Monastery and Place Bonaventure



View from north property boundary looking south



View from west property boundary looking east

4.5 Views and Streetscapes



Aerial view of approach from Merrymeeting Road



Aerial view of proposed development with Place Bonaventure in the foreground



View from Merrymeeting Road looking along the access lane to the site



View from Sobeys' parking lot with the public park in the foreground

5. Engineering

5.1 Overview

- a. The Engineering team have been working with the Architects and Owner; to offer fully integrated design solutions.
- b. Municipal and civil engineering components have been advanced quite a bit. A full topographic survey and water hydrant flow test have been completed.
- c. Preliminary meetings with the City engineering department have confirmed preliminary locations and elevations for water, storm and sewerage piping.
- d. Preliminary discussions with the SJRFD have confirmed that the road access proposed is acceptable for fire fighting apparatus. An additional Hydrant with backflow protection will be provided.
- e. Automatic sprinkler systems will be provided in all areas. Standpipes will be provided in all stairwells.
- f. Preliminary meetings and coordination with Newfoundland Power have been carried out. Preliminary site electrical servicing has been determined.
- g. A back up electrical generator will be provided for the three elevators, the parking garage ventilation system, the garage door, and some strategic lighting.
- h. The renovations to the monastery and proposed underground link will be carried out so as to not impair or depreciate the existing heavy masonry structure. Any new penetrations or openings will be duly engineered.
- i. Structural construction methods for the new building will likely be a combination of steel and concrete. Sound and fire proofing between floors and walls are best achieved with concrete and insulation. Great attention will be paid to this in the new and the existing building.
- j. Insulated concrete forms are being considered for the load bearing walls of the new building.
- k. The parking structure will be unheated and will consist of cast-in-place reinforced concrete. The new building will be carried by the parking structure with a common elevator and stair shaft. There will be a link structure between the parking structure and the proposed new building.
- l. Preliminary construction methods have been reviewed. The objective being to provide new and refurbished buildings which meet or exceeds all criteria for energy efficiency and sustainability. And to provide quiet, safe and reduced maintenance living.

5.2 Civil

Site Access

- Access to the property will be via Merrymeeting Road. There is an existing site access that will be improved and utilized for the site access. Only one access is proposed. The access will be finished with new asphalt surface and will have perimeter curb. Sidewalk will be incorporated into the access to provide pedestrian access to the site.

Firefighting Access Provision

- Fire equipment and emergency vehicle access to the monastery building and the new building will be provided by way of the site access. The emergency vehicle path will be a minimum 6 metres wide with a 12 metre center line radius. The distance to each building will be 90 metres or less. An onsite fire hydrant with backflow prevention and isolation will also be provided to satisfy the regulatory requirement that the building fire department connection be located within 45 metres of a fire hydrant.

Sanitary Sewer

- There is an existing sanitary sewermain in Merrymeeting Road and an existing 150mm sanitary sewer line services the monastery building. A new sanitary sewer service will be provided for the new building and will connect to either the existing monastery building service near Merrymeeting Road or the Merrymeeting Road system along the property frontage.

Domestic and Fire Fighting Water Supply

- There is an existing 150mm watermain in Merrymeeting Road and an existing 150mm water line services the monastery building. A new water service will be provided for the new building and will connect to either the existing monastery building service near Merrymeeting Road or the Merrymeeting Road system along the property frontage.

Storm Sewer

- The existing property does not contain any onsite storm water piping or collection and there is no existing storm water piping in Merrymeeting Road. Preliminary investigative work was completed with the City Outside Services and there is a small diameter storm sewer and manhole available at the intersection of Merrymeeting Road and Bonaventure Avenue. It is proposed to extend the storm sewer from this location up Merrymeeting Road to the property. New storm water infrastructure such as manholes, piping and catchbasins will be installed throughout the site to collect the property storm water and direct it to the City infrastructure. Storm water modelling will be completed in the City XPSWMM storm water model software and the pre and post development flows will be provided to the City for review. If post development flows exceed pre development flows underground storm water detention will be provided if needed to meet City requirements.

Parking Lot

- It is proposed to provide 2 parking spaces per residential unit. There will be underground parking under the building and there will be surface parking both adjacent to the new build and in front of the monastery building. The parking lot will be asphalt surfaced with perimeter curb.

Landscape

- A landscape plan will be developed for the property and will include grassed areas, new tree plantings, preservation of existing trees, planting beds and access connection to the adjacent community park. Areas will be identified for snow storage to protect the landscape features.

5.3 Structural

- a. The proposed new building structure will be a combination of steel and concrete, designed to meet or exceed NBCC 2015 requirements.
- b. The proposed parking structure will consist of cast-in-place reinforced concrete, designed to meet, or exceed NBCC 2015 requirements. The structure will be designed to carry emergency vehicular load as required by the Authorities having jurisdiction.
- c. The Link structure between the parking structure and the proposed new building and attachment to the existing monastery building will, designed to meet or exceed NBCC 2015 requirements. The Link structure will be designed with careful consideration to not impair the existing monastery structure.

5.4 Mechanical

- a. The total domestic water and sanitary sewerage load for the development is approximately three hundred (300) fixture units (2.5 litres per second).
- b. Separate water mains will be provided for the automatic sprinkler systems.
- c. Reduced pressure backflow prevention and metering to the City requirements will be provided.
- d. The drainage from the inside parking garage is considered sanitary sewerage. This floor drainage will be collected into a solids interceptor and then directed into a new sanitary yard main.
- e. Sump pumps for elevator pits may be required.
- f. The roof of the new condominium will be flat. Roof drains will be provided to collect rain and snow melt. The expected peak flow is eighteen (18) mm of rain in fifteen (15) minutes as defined by the NBCC; onto a roof area of 700 square meters.
- g. The condominium building and monastery automatic sprinklers will be designed to the requirements of NFPA for dwelling units.
- h. The parking garage will be equipped with a dry sprinkler system. This dry system defines the water required for fire protection for the site. It has been determined that the municipal water supply is adequate and a fire pump is not required.
- i. Water pressure and flow for hose standpipes is more the adequate considering that the City of St. John's uses pumper trucks.
- j. The parking garage will be ventilated to NBCC and ASHRAE. Make up air will be introduced through the louvered garage door. The exhaust air will be discharged into two louvered plenum constructed of concrete and above grade. Acoustic linings will be provided in each plenum.
- k. Each individual dwelling unit will have stand alone, and fully autonomous heating and ventilation systems. Each dwelling unit will also have mechanical cooling.
- l. Fresh air and exhaust air to ASHRAE 62 will be provided through individual energy recovery ventilators (HRVs). Supplemental exhaust fans will be supplied in washrooms.
- m. Each dwelling unit will have a single zone fan coil unit; with a full back up electric resistance heating coil. A high efficiency filter (MERV 14) will be provided in each fan coil unit.
- n. Each dwelling unit will require a dedicated outside unit. These outside units will be ultra quiet; using variable refrigerant flow technology. Additional acoustic attenuation shields will be supplied with each outside unit. In the new building these outside units will be mounted on the roof.
- o. The monastery will have six ground mounted outside units, each with acoustic screening as required. And landscape screening as well.
- p. Laundry drier exhaust will be through the wall. Booster fans and lint traps will be provided.
- q. Kitchen hoods will be ducted through to the outside wall. All range tops will be induction type.
- r. Consideration is been given to installing new wood burning fireplaces in the monastery building; subject to discussions with the Insurer. These new fireplaces will have airtight fireboxes to be consistent with air pollution Code requirements. The existing open fireplaces are not consistent with current standards for urban use.
- s. There are no other processes or equipment which generate noise or odours.

5.5 Electrical

- a. The building will be equipped with a complete addressable fire alarm system. The system will be installed in full accordance with the National Building Code of Canada, and NFPA 101, the Life Safety Code. Signalling devices located inside of dwelling units will be equipped with a temporary silencing button.
- b. Receptacles inside of dwelling units will be installed as required by the Canadian Electrical Code. Arc-fault circuit interrupting type breakers will be used where required. Ground fault type receptacles will be used in all locations within 1.5m of a source of water.
- c. A lighting layout for each unit will be proposed to tenants, but final lighting arrangements and installations will be modified by tenants during the sales process. All such modifications will be made by qualified electricians, and in line with the Canadian Electrical Code. Common area lighting will include emergency lighting fixtures to provide egress illumination in the event of a power outage.
- d. An access control system will be installed to enable tenants to grant access to visitors. One such device will be located in each main entrance.
- e. All exterior lighting will be designed with full cut-off optics and housings in order to eliminate upward light pollution. Lighting calculations will be performed to ensure that light trespass from the building does not cross property boundaries, except where required for safety reasons. Light will be allowed to spill over the property boundary at entries, exits, and intersections, in order to keep such high traffic areas safe for residents and neighbors. Exterior lighting will be a combination of building and pole mounted. All poles used to support light fixtures will be checked by a Professional Engineer licensed to practice in this Province as meeting the City's required standards for safety.
- f. Preliminary correspondence with the electric power utility have indicated that the building's electrical service will share the pad-mount transformer at the neighboring condominium development. The existing transformer will be removed and replaced by the utility, and our building's service conduits and wires installed from this building's electrical room to the pad-mount location.
- g. Each unit will have a separate metered electrical service, fed from a common meter center in the main electrical room. Each unit's panel will be located in a safe, serviceable location. Along with the electrical panel, a telecommunications conduit from each unit back to the main electrical room. Tenants will be free to have the telecommunications provider of their choice install backbone cabling in this conduit.
- h. The backup generator will be a self-contained diesel fuelled assembly with a sub-base fuel tank that will fit within the footprint of the generator above. The fuel tank will be installed above grade on a structural concrete slab, and the generator will sit on top of the fuel tank. The products of combustion will be vented consistent with CSA for this application. A full height stack will not be required. The generator will be exercised monthly approximately an hour, and four hours once annually. The generator enclosure will be built from powder-coated aluminum or stainless steel, and will be complete with an integral acoustic silencer to limit noise.
- i. It is currently intended that each unit's parking space will be provided with means of connecting an electric vehicle charger. A dynamic charge management system will be installed in order to prevent such charging loads from overloading the building's electrical service.

6. Summary

As drawn/Proposed

New Building

- 4 Floors, 13.2m high
- 16 Apartments
- Net floor area 2000m²
- Gross area 2400m²
- Coverage 700m²

Monastery

- 6 units
- Net floor area 800m²
- Gross area 1200m²
- Coverage 500m²

Parking

- Surface 21 spaces
- Underground 26 spaces
- Total 47 spaces

Potential Issues

- We anticipate that we will be able to meet all of the objectives for the New Build with A1 Zoning, and Heritage Requirements for the Monastery with the possible exceptions.

For the Monastery

- Increase size of dormers
- Elevator and stair shaft on back
- Balconies on the back

For the New Build

- Minor variance for maximum height from 12m to 13.2m (+10%)
- How will exterior form and imagery be arbitrated?

Rezoning

- For 2 multi-unit residential buildings
- Conditional Use Heritage/Residential for Monastery
- A1 for the property

