

# INFORMATION NOTE

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<b>Title:</b>	68 Queen's Road (Cathedral Parish Hall), Designated Heritage Building Rezoning Application for a 40-unit Residential Development MPA1900002 Land Use Assessment Report
<b>Date Prepared:</b>	September 11, 2019
<b>Report To:</b>	Chair and Members, Built Heritage Experts Panel
<b>Councillor &amp; Role:</b>	Councillor Maggie Burton, Planning and Development Lead
<b>Ward:</b>	2

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## **Discussion – Background and Current Status:**

The City has received a Land Use Assessment Report (LUAR) from Philip Pratt Architecture on behalf of Parish Lane Development Inc. for the development of 40 residential units in two buildings at 68 Queen's Road. The LUAR was a requirement of Council prior to consideration of a rezoning to the Commercial Central Mixed Use (CCM) Zone.

The property is currently zoned Institutional (INST) at the front of the property along Queen's Road and Open Space (O) at the rear of the property along Harvey Road, which do not permit this type of residential development. A Municipal Plan amendment would also be required. The subject property is within Heritage Area 1 and Cathedral Parish Hall is designated by Council as a Heritage Building.

The Parish Hall was formerly an institutional use associated with the Anglican Cathedral of St. John the Baptist and if the building is no longer going to be associated with an institution, CCM would be an appropriate zone. Many of the surrounding properties are currently zoned CCM and this zone would allow for a mixture of commercial, office or residential uses should the proposal change.

## Design

The applicant is proposing to develop two new buildings on the site and to renovate the existing Residence Building. Renovations to the Residence Building will form Phase 1 of the development and will contain 2-units. Phase 2 will include development of a 25-unit building at the rear of the lot and Phase 3 will include a 13-unit building along Queen's Road.

The 5-storey building along Queen's Road (which would attach to the designated buildings), is proposed to have clay stack brick in a Shaw Red Range colour

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for majority of the building and areas of large clear glass windows. The applicants are proposing a metal standing seam asymmetrical front-gable roof, and natural and cultured stone for the ramp and retaining walls.

The 5-storey building facing Harvey Road is proposed to include majority calcium silican rain screen, with a grey bed stone trim around the main entrance. The rear of the building will include large areas of clear glass. Given the slope of the property, this building will be 5-stories at Harvey Road, but 9-stories at the rear.

#### Heritage Designation

Cathedral Parish Hall is designated as a Heritage Building by Council and the designation is confined to the footprint of the building. The main entrance is designed in the Classical Revival style with arched transom, pilasters, keystone decoration, dentils and quoining. From the Statement of Significance, the character defining elements of this building include the original main entrance, the house-like addition on the left gable end of the building, and the size, dimension and location of the building. This site is also located in Heritage Area 1 and the St. John's Ecclesiastical District.

If this proposal proceeds, the applicant is requesting to demolish a large portion of the building but will maintain the house at the left gable end of the building and will incorporate the original arch and adjacent original windows into the new development. The Parish Hall has been heavily altered and little original material remains, aside from the arch and two windows. The project is dependant on removals of the designation for the majority of Parish Hall. The applicant is proposing to maintain the portions of the building which are character-defining elements in the Statement of Significance.

To protect these elements, an option may be to remove the heritage designation from the bulk of the building, but leave the house and archway area as a designated Heritage Building. This option would protect the original, character-defining elements of the building, while allowing revitalization of the site. This is an item for discussion with the BHEP. Please note, the rezoning could proceed without removing the designation, however the development could not.

At this stage, staff are reviewing the LUAR and have provided initial comments to the applicants. Once staff are satisfied with the LUAR, the application will be referred to a Public Meeting chaired by an independent facilitator. Any recommendations from the Panel will be forwarded to the applicants with the staff comments and will be included in the information forwarded to Council following the public meeting. As the LUAR is currently in draft form, it will be sent to the Panel under a separate cover.

#### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders: Not Applicable.

3. Alignment with Strategic Directions/Adopted Plans:  
*A Sustainable City:* Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications:  
An amendment to the St. John's Municipal Plan and Development Regulations is required.
5. Engagement and Communications Considerations: Not Applicable.
6. Human Resource Implications: Not Applicable.
7. Procurement Implications: Not Applicable.
8. Information Technology Implications: Not Applicable.
9. Other Implications: Not Applicable.

**Conclusion/Next Steps:**

Any recommendations from the Panel will be forwarded to the applicants with the staff comments and will be included in the information forwarded to Council following the public meeting.

**Prepared by/Signature:**

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: \_\_\_\_\_

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: \_\_\_\_\_

AMC/dlm

**Attachments**

Land Use Assessment Report (sent under a separate cover)