

Karen Chafe

From: [REDACTED]
Sent: Sunday, March 5, 2023 12:35 PM
To: CityClerk
Subject: (EXT) 4 merrymeeting road

Hello , have been away and just received this notice .

The monastery should maintain its heritage designation for any consideration of future development, both inside and outside .

This attempt to rezone and remove any historical designation should absolutely not be considered .

[REDACTED]

Sent from my iPhone

Karen Chafe

From: Karen Chafe on behalf of CityClerk
Sent: Wednesday, March 1, 2023 1:43 PM
To: [REDACTED]; CityClerk; Ian Froude; Ann-Marie Cashin
Cc: Stacey Baird
Subject: RE: (EXT) LUAR Comments, St. Francis Monastery Development

Good Afternoon:

Thank you for your email. Via this response, I am also referring it to planning and development staff for their information/consideration. All submissions sent to the Office of the City Clerk will form part of any reports going forth to Council at a later date.

Karen Chafe
City Clerk

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, March 1, 2023 9:28 AM
To: CityClerk <cityclerk@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>
Subject: (EXT) LUAR Comments, St. Francis Monastery Development

City Clerk, Ian Froude, Anne Marie Cashin and the Built Heritage Experts Panel:

I am delighted to see you are now requiring Heritage Reports in the LUAR Process and that the proposed Condo, appears to be in style and scale to the historic Monastery Building, the St. John's Heritage Area 1 and the St. John's Ecclesiastical District National Historic Site of Canada historic properties.

I want to bring to your attention the following points you may wish to consider:

1. The draft Report, while it includes the Monastery's designations of historical and architectural importance, at the Municipal and Provincial level, it does not include its' designation, as a character defining property, of the St. John's Ecclesiastical District National Historic Site of Canada. As the City recommended this historic District, for National Historic Significance to the Federal Parks Canada Agency, I would suggest you may wish to ensure its national importance is included in LUAR. I would also suggest you may wish to reach out to Parks Canada, in Ottawa, perhaps Ms. Mary Lou Doyle, to ask their opinion of the proposals as you do have the power to further impact the integrity of their designation and the well being of the historical values and cultural landscape this Nationally designated District represents.
2. I also do not see any impact assessment of this proposal on the municipal, provincial or Federal historic character defining features the building and property was designated to represent. I am assuming you want such Heritage Reports to also include such assessments?
3. I also want to point out the Monastery I believe is one of three true Neo Gothic architecturally designed buildings in St. John's, and there does not appear to be much mention of the prestigious architects that were involved with the design and construction of the building? I am sure Dr. John FitzGerald or Dr. Shane O'Dea could provide this information. My limited understanding of this matter is that the architects that were involved, are internationally renowned, and were involved with designing a number of internationally important buildings including the British Parliament Buildings. This is a significant gap in the Heritage Report.

4. Attached please find the information relating to the Federal designation and the history of the District which includes the Monastery and it's landscape:

1. Character Defining Statement,

https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.pc.gc.ca%2Fapps%2Fdfhd%2Fpage_nhs_eng.aspx%3Fid%3D11843&data=05%7C01%7C%7C2e6dc270213944d8df7708db1a548efc%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C638132723116951080%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=G1ETawDXJZnFWyQsuTyfn%2F5lzb9TnrVbqPNdUkUbEkU%3D&reserved=0,

2. History of the St. John's Ecclesiastical District National Historic Site of Canada,

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fheritagenl.ca%2Fwp-content%2Fuploads%2F2021%2F04%2FEcclesiastical-District-submission-report-2007.pdf&data=05%7C01%7C%7C2e6dc270213944d8df7708db1a548efc%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C638132723116951080%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=MulBiAxYYDjpi8Av5Polawq1LXN6geZ4%2F%2F%2FKlfslyOE%3D&reserved=0>.

5. That even though your new Heritage ByLaw allows balconies and skylights this decision in my view needs to be measured and balanced with the architecture and historic importance of the building in question, and is there any skylight that does not leak in our climate!



Karen Chafe

From: [REDACTED]
Sent: Sunday, February 19, 2023 7:03 PM
To: CityClerk
Cc: Ophelia Ravencroft
Subject: (EXT) 4 Merrymeeting Road

Dear Sir/Madam:

With respect to the proposed development at 4 Merrymeeting Rd., I am unable to attend the meeting on March 1, 2023, but I would like to stipulate that I am in agreement with the existing heritage building being converted into 6- unit apartment building as long as the Heritage (architectural and otherwise) are preserved both inside and outside. With respect to the proposal to add a 16-unit apartment building on site, I am adamantly opposed to this.

This is space that is used by many in this area for pleasure. Erecting a 16- unit apartment building will ruin that space, and, might I add, congest the area further .

I sincerely hope that while I cannot attend the March 1 meeting in person or online, my opinion will be added to the report to Council, and I would appreciate confirmation of that.

Sincerely,

[REDACTED]

Sent from my iPad

Karen Chafe

From: [REDACTED]
Sent: Monday, February 20, 2023 9:52 AM
To: CityClerk
Subject: (EXT) Application – 4 Merrymeeting Road

Application – 4 Merrymeeting Road

This is a great idea. I'm fully in support of more dense housing like this being built, especially in the downtown core. Being immediately adjacent to schools, a grocery store, and a core bus route make this particular proposal/location especially fitting for the city's housing needs. The more people who can live in the heart of the city and access the things they need within a short walk, the better off we all are.

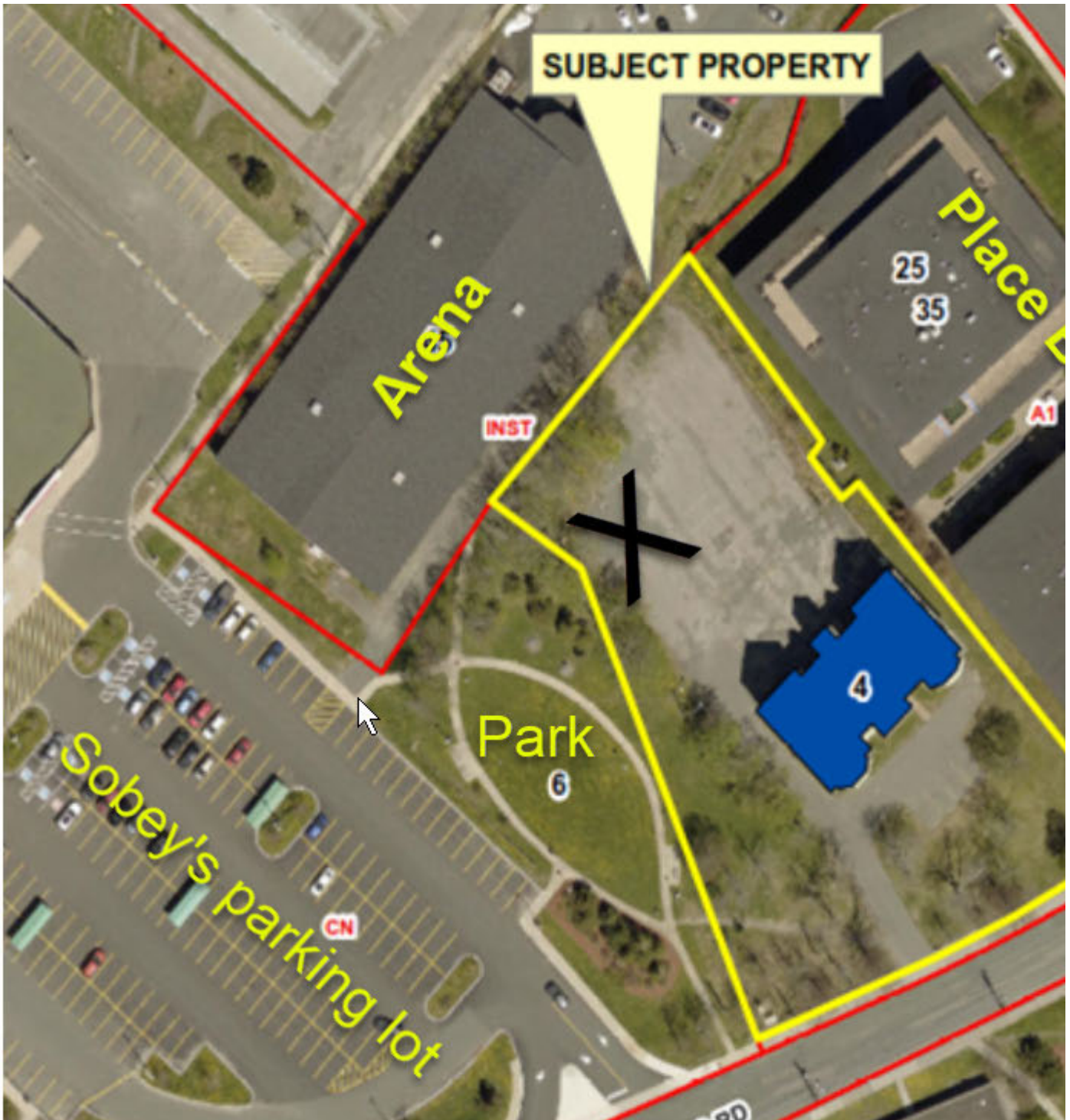
Thank you,

[REDACTED]

[REDACTED]

Karen Chafe

From: Ken O'Brien
Sent: Monday, February 20, 2023 9:48 AM
To: CityClerk [REDACTED]
Cc: Ophelia Ravencroft; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Tracy-Lynn Goosney; Jason Sinyard; Lindsay Lyghtle Brushett; Planning; Christine R. Carter; Stacey Baird
Subject: RE: (EXT) 4 Merrymeeting Road



Hi, [REDACTED]. Thanks for your email and concern.

The map above shows a black "X" at the location of the proposed new apartment building. It will be next to the City's small park, and will be built on the monastery's parking lot. It will not intrude into the public space.

Our notice of the public meeting is posted here:

<https://www.stjohns.ca/en/news/public-meeting-4-merrymeeting-road.aspx>

Thank you.

Ken O'Brien

Ken O'Brien, MCIP - Chief Municipal Planner
City of St. John's – Planning, Engineering and Regulatory Services
John J. Murphy Building (City Hall Annex), 4th floor – enter via City Hall main entrance
Mail: PO Box 908, St. John's NL Canada A1C 5M2
Phone 709-576-6121 Email kobrien@stjohns.ca www.stjohns.ca

-----Original Message-----

From: Karen Chafe <kchafe@stjohns.ca> On Behalf Of CityClerk

Sent: Monday, February 20, 2023 9:38 AM

To: [REDACTED] CityClerk <cityclerk@stjohns.ca>

Cc: Ophelia Ravencroft <oravencroft@stjohns.ca>; Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Tracy-Lynn Goosney <tgoosney@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>; Christine R. Carter <crcarter@stjohns.ca>; Stacey Baird <sbaird@stjohns.ca>

Subject: RE: (EXT) 4 Merrymeeting Road

Good Morning [REDACTED]

Thank you for your email. This confirms receipt. Via this response, I am referring your comments to our planning and development staff for their review/consideration. All comments will become part of the public record (redacting the personal contact information of the sender), and included with the report from the public meeting once it goes forth to Council.

Regards,

Karen Chafe
City Clerk

-----Original Message-----

From: [REDACTED]
Sent: Sunday, February 19, 2023 7:03 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Ophelia Ravencroft <oravencroft@stjohns.ca>
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I sincerely hope that while I cannot attend the March 1 meeting in person or online, my opinion will be added to the report to Council, and I would appreciate confirmation of that.

Sincerely,

[REDACTED]
[REDACTED]

Sent from my iPad

Karen Chafe

From: Ken O'Brien
Sent: Monday, March 6, 2023 9:31 AM
To: CityClerk; [REDACTED]
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Tracy-Lynn Goosney; Jason Sinyard; Lindsay Lyghtle Brushett; Planning; Christine R. Carter; Stacey Baird
Subject: RE: (EXT) 4 Merrymeeting Road

[REDACTED] thanks for writing in. You'll be pleased to know that the City will be maintaining its heritage designation of the Mount St. Francis Monastery, even if a new building is built nearby. Please note that the municipal designation only protects the outside of the building, it does not protect inside.

The building is also provincially designated as a registered heritage structure.

For the municipal heritage designation, see

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fheritagenl.ca%2Fheritage-property%2Fmount-st-francis-monastery-city-of-st-johns-heritage-site%2F&data=05%7C01%7C%7C422f47c9741743d6d65b08db1e42d974%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C638137044678100262%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=Nln6k%2FdnW%2BD2Mnx1DWCL6twM98Dagvtk3ZMKS7eywQ%3D&reserved=0>

For the provincial heritage designation, see

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fheritagenl.ca%2Fheritage-property%2Fmount-st-francis-monastery-registered-heritage-structure%2F&data=05%7C01%7C%7C422f47c9741743d6d65b08db1e42d974%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C638137044678100262%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=%2BT2ya7d8AyWUDUp9zcb79X7ISIdNxsHI3rEp5d8uyt8%3D&reserved=0>

Thanks for your interest in our built heritage.

Ken O'Brien

Ken O'Brien, MCIP - Chief Municipal Planner City of St. John's – Planning, Engineering and Regulatory Services John J. Murphy Building (City Hall Annex), 4th floor – enter via City Hall main entrance

Mail: PO Box 908, St. John's NL Canada A1C 5M2

Phone 709-576-6121 Email kobrien@stjohns.ca

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-----Original Message-----

From: Karen Chafe <kchafe@stjohns.ca> On Behalf Of CityClerk

Sent: Monday, March 6, 2023 9:23 AM

To: [REDACTED] CityClerk <cityclerk@stjohns.ca>

Cc: Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Tracy-Lynn Goosney <tgoosney@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>; Christine R. Carter <rcarter@stjohns.ca>; Stacey Baird <sbaird@stjohns.ca>
Subject: RE: (EXT) 4 merrymeeting road

Good Morning:

Thank you for your email. Via this response, I am forwarding it to our planning and development staff for their information/consideration. The public meeting was held on this matter last week but we will include a redacted copy of your email below with the other submissions received and include them with the report that eventually gets referred to Council.

Regards,

Karen Chafe
City Clerk

-----Original Message-----

From [REDACTED]
Sent: Sunday, March 5, 2023 12:35 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: (EXT) 4 merrymeeting road

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The monastery should maintain its heritage designation for any consideration of future development, both inside and outside .

This attempt to rezone and remove any historical designation should absolutely not be considered .

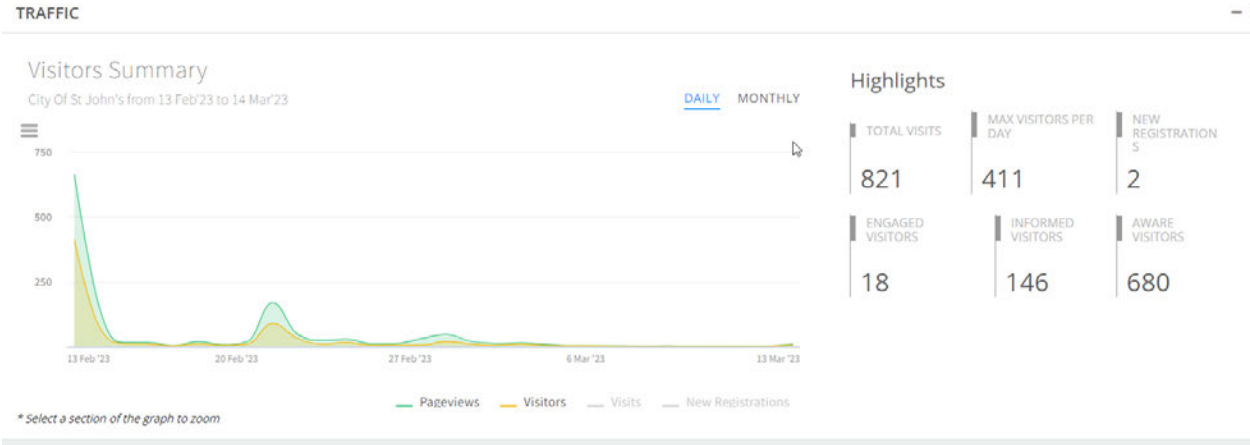
[REDACTED]
Sent from my iPhone



Planning St. John's

EngageStJohns.ca Report

4 Merrymeeting Rd.



Types of visitors:

- Total visits: unique sessions (may be the same person visiting multiple times)
- Aware: visited at least one page
- Informed: has taken the "next step" from being aware and clicked on something
- Engaged: has contributed to a tool (comment or question)

Comments received	What is your overall feedback of this application?
Happy to have more people join the neighborhood. Looks like a great development to me.	Support
I would love to see this project go ahead. The city badly needs more rental apartments, and this is an ideal location. Frankly, it's not clear to me why this requires public consultation -- council should be able to make this kind of obvious call on its own.	Support
Do not support dogmatic insistence on two parking spaces per apartment for a building in the heart of downtown, but if they are prepared to spend \$500,000-\$1m to build the necessary underground garage, that's their business (and they aren't wasting too much above ground space). Cycle parking should be clearly available to the public and covered/enclosed (maybe underground?) While provision of EV charging options for residents is good, given the demographic and the excellent location in the heart of downtown I would strongly encourage them to work with NL Hydro and set aside some space for a public L3 charger (which could also serve visitors to the development). If not, then at least provide for the potential for L2 EV charging connected to all the visitor parking spaces and one working L2 charger for visitors.	Mixed
Great example of maintaining built heritage while supporting in-fill development at appropriate densities.	Support
I oppose this unless there are plans to retain the greenspace in the area and not completely remove it in favour of parking or building space.	Oppose
I'm glad to see a proposal for higher density housing, hope to see more proposals like this in the future. Seems like an excellent spot for it next to the Sobeys, too.	Support
<p>We need infill density. In concept, 2 apartments are amazing! I'd love to see this built.</p> <p>We need affordable units to address the housing crisis. There are only so many rich people who can afford luxury units. The cities now development applications to have some commitments to affordability but it isn't enough. If we keep building luxury units, we will break social cohesion and drive people who are marginalized further into poverty. They need affordable units in an area where they do not need to own a car.</p>	Mixed

<p>We also need to take ACTUAL climate action.</p> <p>People who live downtown do not own as many vehicles and want walk able car-free communities. Suburbanites have can go to a parking garage and walk. Every NEW PARKING STALL we add promotes more wasteful vehicle driving and WILL RESULT IN MORE TRAFFIC. Downtown is a walk able area so anyone trying to buy a home understands that.</p> <p>Limit the parking to 1.1 stalls MAX per apartment. If there is a need, maybe there can be a niche where Sobey's rents parking stalls.</p> <p>The city does NOT generate taxes from parking lots. Less parking means more units.</p> <p>Make the units mixed with affordable, limit parking to 1.1 max per apartment, and get the developer to add MORE units. Perfect project for socially and environmentally equitable infill if it is done right.</p>	
<p>Affordable housing or nothing</p>	<p>Oppose</p>
<p>I hope there's affordable and/or accessible units in this plan</p>	<p>Mixed</p>
<p>I'm generally in favour of this development. However, I don't believe 47 parking spots for 22 units, including surface parking, is justifiable anywhere in the city, least of all all in the downtown/ecclesiastical district.</p> <p>This is a walkable area near major transit routes. Driving should be discouraged through parking restrictions. There is already too much surface parking in this area in the sobeys parking lot.</p>	<p>Mixed</p>
<p>I support this apartment building. Can there be provisions that some of it is affordable housing?</p>	<p>Support</p>
<p>Do this. The city needs more dense housing, and this is a perfect location for it.</p>	<p>Support</p>

I think this development is a great addition to area. Residents should have little trouble walking to amenities.

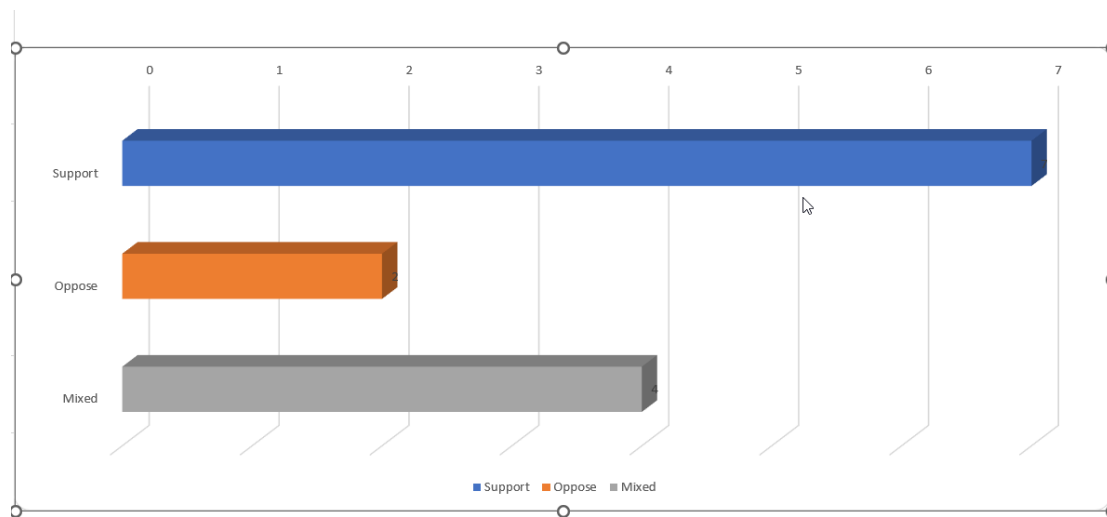
Support

The only things that I would note are:

New building could be bigger to accommodate more residents.

The parking in front will take away from the architecture of the building. A nice circular drop-off would be nicer in my opinion.

Not sure why this development even needed to go through so much red tape. City needs to get rid of silly zoning



Question and Answer Section (verbatim as submitted)

Q. Is there any requirement for the accompanying building to have an architectural form/design to complement the existing heritage building?

A. Yes, new buildings adjacent to a designated Heritage Building and new buildings in Heritage Areas are required to meet the Heritage Design Standards of the Heritage By-Law.

Q. Who are the architects for this project?

A. The Project Team can be found on Page 1 of the Heritage and Land Use Report.

Q. "If the city is serious about climate action AND the housing crisis, why not tell the developer to include 50% affordable units AND only allow 1.2 parking per apartments. The majority of people downtown have 1 vehicle. Having more parking promotes more climate destruction and inaction. The question is when will the city start taking climate action and housing affordability seriously?"

A. The City is trying to accommodate developments that serve all economic levels, however we cannot mandate rent levels for private development. The parking standards for new developments are set out in the St. John's Development Regulations. These include minimum and maximum number of parking spaces. In this application, the applicant has requested more than the maximum number of parking spaces in order to serve their future buyers, and the decision to allow additional parking or not will be at the discretion of Council.

Q. How many low-income units will be included in this development? How many units will be accessible to disabled people?

A. The City cannot mandate rent levels for private development. With respect to accessibility, the number of accessible units required is determined by the Province when the building plans are reviewed. Should Council proceed with the rezoning, that review would happen at a later stage in the development process when detailed floor plans are prepared.

Q. What is the plan for parking for tenants?

A. Details on parking can be found on Pages 32-33 of the Heritage and Land Use Report.

Q. hello-I was sent a notice about this development and it stated this proposal was for `apts`. I replied and was told that this could be condos if the developer says so once the initial proposal is accepted. Is this so?

A. From the Envision St. John's Development Regulations, the City defines this type of development as "Apartment Buildings". The City does not regulate whether these will be rental or condominium units.