

INFORMATION NOTE

Title: 68 Queen's Road, MPA1900002

Date Prepared: May 7, 2020

Report To: Built Heritage Experts Panel

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Issue:

To discuss the revised design for an apartment/condominium building and townhouses at 68 Queen's Road.

Discussion – Background and Current Status:

The City has received an updated Land Use Assessment Report (LUAR) from Philip Pratt Architecture on behalf of Parish Lane Development Inc. for a development at 68 Queen's Road. The LUAR is required by Council prior to consideration of rezoning this property. This application has previously been brought to the Built Heritage Experts Panel (BHEP) as two multi-unit residential buildings with a total of 40-units. However, following the City's Public Meeting on this application, as well as further consultation organized by the applicant, Heritage NL and Happy City St. John's, the applicant has revised the development to include three townhouses along Queen's Road and a 36-unit, 10 storey residential building at the rear of the lot. Combined with the one-unit Parish Hall Residence, the total number of units on the property will remain at 40.

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 (including the Parish Hall Residence) 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, a residential or mixed zone would be appropriate for this area.

Along Queen's Road, the applicant is proposing to renovate the existing Parish Hall Residence Building and develop three townhouses alongside the Residence. Renovations to the Residence Building have started in order to convert the building into a single-unit dwelling. The townhouses will form Phase 2 of the overall development and will have a main entrance on Queen's Road with garages at the rear of the building. The inspiration behind the design of the dwellings was the original Anglican Cathedral Parish Hall and therefore the two and a half storey dwellings are proposed to be clad with red clay stack brick.

ST. JOHN'S

Phase 3 of the development will include a 36-unit, 10-storey building at the rear of the lot. Similar to the previous design, the materials will include calcium silicate rain screen and bed stone, clear windows and a standing seam roof. The position of the building has been rotated by 90 degrees from the original design in order to provide a greater buffer between the building and Garrison Hill and reduce the impact on the view from The Rooms. The revised design maintains an access to the building from Harvey Road. The new design includes green roofs, landscaping features and proposes to salvage the original materials for the Parish Hall for a sculptural interpretative installation.

The LUAR will be sent to the BHEP under a separate cover as the LUAR is currently in draft form. The LUAR will be made publicly available once staff reviews the draft and confirms it meets the terms of reference as set by Council.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications: Not applicable.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. 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.

Report Approval Details

Document Title:	68 Queen's Road, MPA1900002.docx
Attachments:	- 68 Queen's Road - Aerial Map.pdf
Final Approval Date:	May 7, 2020

This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - May 7, 2020 - 3:09 PM

Jason Sinyard - May 7, 2020 - 4:00 PM