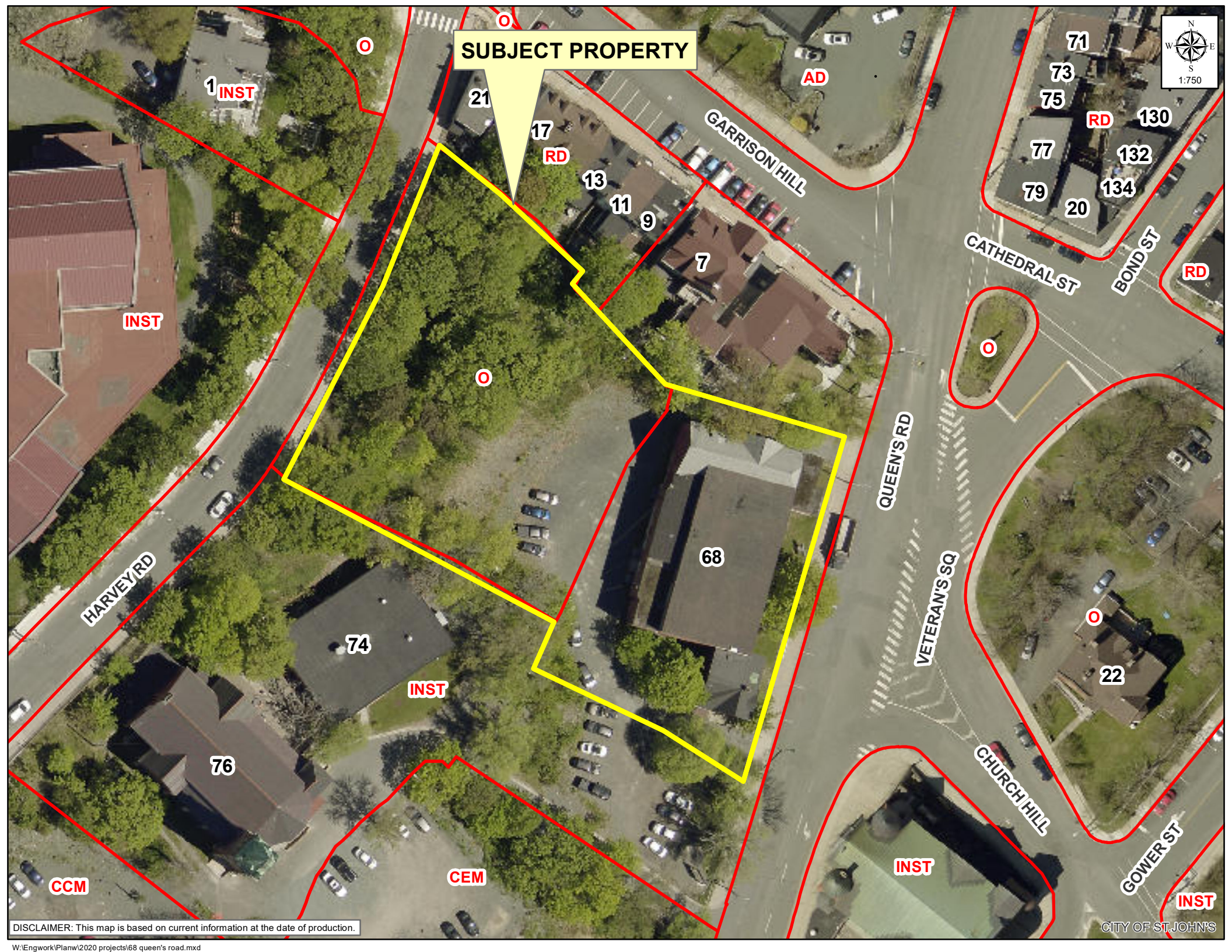




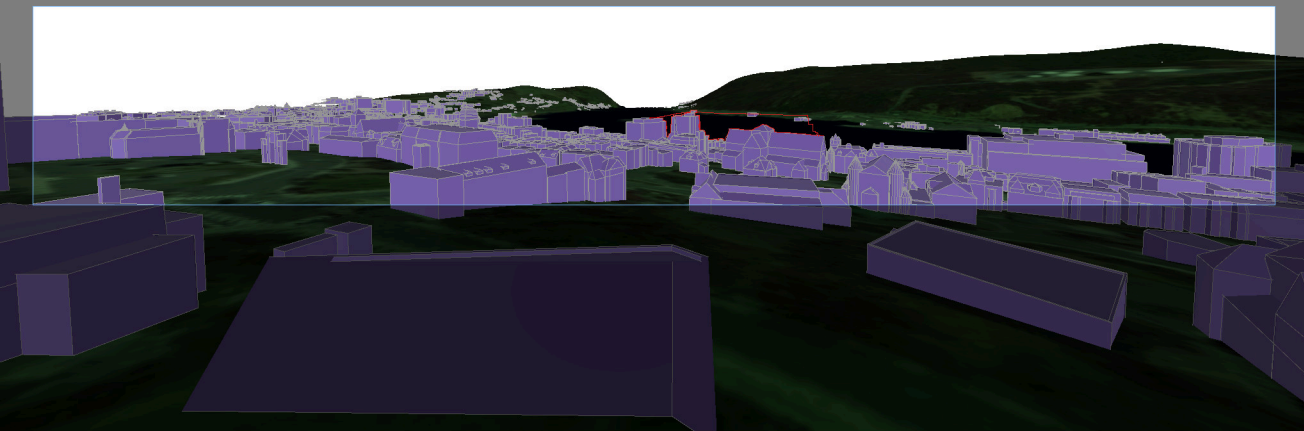
**SUBJECT PROPERTY**



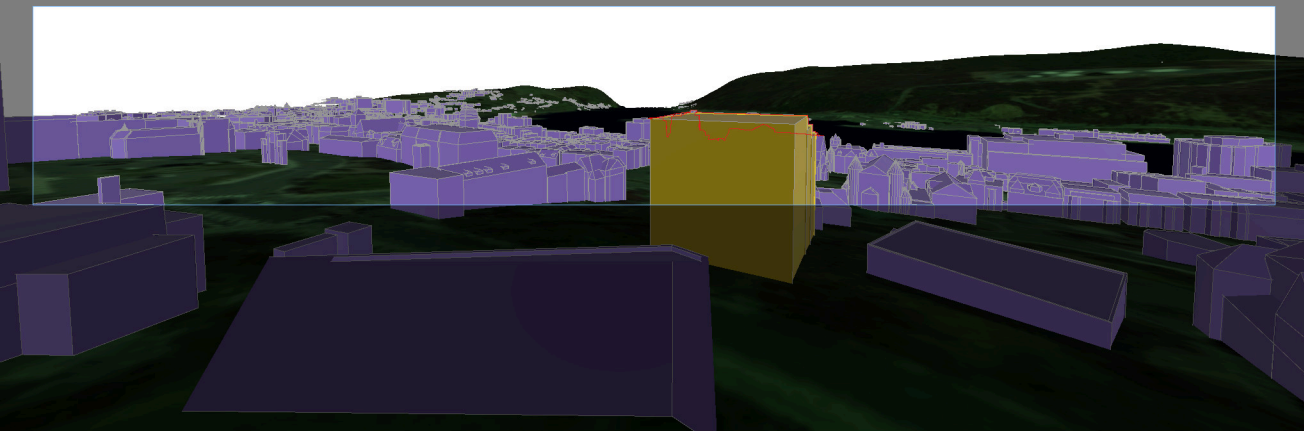
DISCLAIMER: This map is based on current information at the date of production.



Skyline prior to proposed development.



Skyline with proposed development.



Visibility by Layer



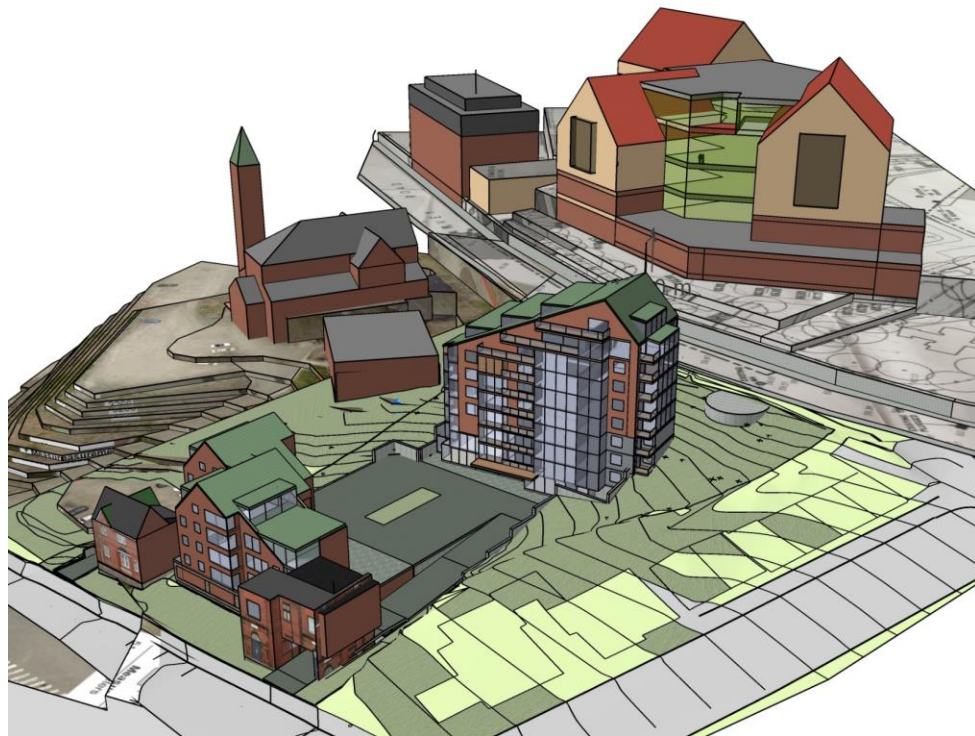
Layer

Share (%)

Value (0.50sr)

## Parish Lane Project History<sup>1</sup>

- This development was introduced to the City of St John's during the fall of 2018. The first formal meeting was held on November 22, 2018 with the Built Heritage Experts Panel (BHEP).
- During the first quarter of 2019, the development proposal was refined and a formal application was submitted to the City on January 31, 2019.
- The City issued a Terms of Reference for a Land Use Assessment Report (LUAR) on May 19, 2019.
- Four revisions of the LUAR were submitted to the City and Revision 4 was published for public review via a public meeting held on November 27, 2019.
- Based on the feedback from the public meeting, an extensive public consultation process was undertaken.
- Key elements of the public consultation process included:
  - a. Meetings with The Rooms, culminating with a public session with Rooms' stakeholders
  - b. In partnership with Happy City St. John's and Heritage NL, a three-phased public engagement process was undertaken:
    - i. An on-line survey was initiated (attached as Appendix G)
    - ii. Focus groups were held with stakeholders
    - iii. Design charrette lead by ERA Partners was undertaken (attached as Appendix H)



Original Proposal

1. The full time line for the development is attached as Appendix F.

### Outcome of the Public Consultation Process

- The public consultation process brought forward many thoughtful and helpful suggestions. While not all suggestions can be accommodated, several design themes evolved.
- The scope of recommended changes has resulted in a significant redesign of the project.
- The key recommendations were:
  1. Increase the setback from Garrison Hill
  2. Improve the view from The Rooms and Harvey Road
  3. Reduce parking surface area
  4. Increase the landscaped area adjacent to Garrison Hill
  5. Provide a more residential feeling on Queen's Road
  6. Coordinate access with The Kirk
  7. Develop measures whereby the proposal can be codified
- The full set of recommendations and suggestions and the proponent's response is attached as Appendix I.
- Several alternatives were prepared and discussed, though the Kirk ultimately decided not to participate in joint access measures.
- This Revision R5 A incorporates City comments dated May 22<sup>nd</sup>, 2020.



Revised Proposal





### **Phase 1: Renovation of the Residence (1)**

The Residence is being renovated as Phase 1. Work is being carried out in accordance with City standards. This includes a balance between code and Heritage requirements.

### **Phase 2: Queen's Road Townhouses (3)**

As a result of concerns and suggestions from the design charrette, the Queen's Road building is changed from a 14-unit apartment building to three townhouses.

### **Phase 3: Parish Lane Residences (36)**

Based on the public consultation process, the upper building has been rotated and the design modified. The number of residences increases from 25 to 36.

Total number of proposed residences on the site matches the initial proposal (40).

### **Legal Construct for Property Ownership**

Given the three-phase approach to the development, and the planned combination of freehold and condominium real property ownership structures, Appendix J outlines the proposed legal constructs to ensure property rights are appropriately established.





## Phase 2: Queen's Road Townhouse's Materials

- The building will be of combustible and non combustible construction.
- Cladding is solid and rainscreen masonry, composite panel rainscreen, glass, and machine coated aluminum.
- Colours and textures of exterior materials will be selected to blend with and complement the existing residence.

## Glass window wall and punched windows

- Machine coated aluminum.

**Patios and balconies** will be integral with the structure.

Railings will be glass and aluminum.

**Roof:** Asphalt shingles to match the residence



## Materials

B1 Clay stack brick, Shaw red range

C1 Composite rainscreen

G1 Clear glass

A1 Machine coated aluminum

E1 Existing brick

S1 Natural and cultured stone

## Cladding technology is evolving.

In addition to traditional material choices that provide superior durability, thermal and weather protection are available.

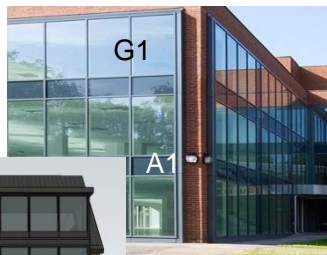
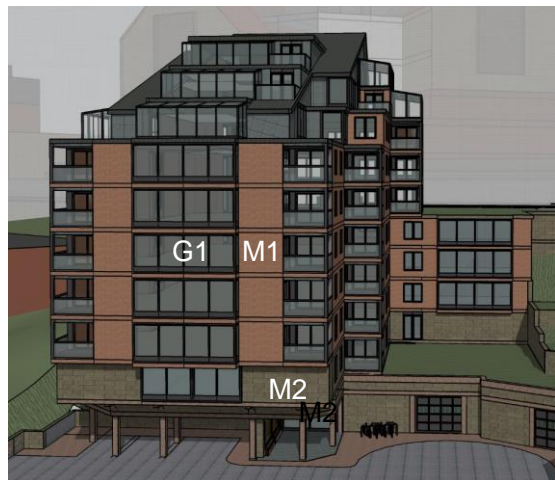
## Solid Materials

Calcium silicate masonry (CSMU), cultured stone, brick.

## Rain Screen

Composite panels, fibre cement, CSMU

**Architecturally consistent choices** will be made from a wide range of surface colour, texture and patterns.



## Phase 3: Parish Lane Residence's Materials

The building structure will be concrete.

Cladding is masonry, glass, and machine coated aluminum. Colours and textures of exterior materials will be selected to blend with and complement the development.

### Glass window wall and punched windows

Machine coated aluminum.

**Patios and balconies** will be integral with the structure, and recessed into corners versus projected from the corner. Railings will be glass and aluminum.

**Roof:** standing seam metal roof, muted colour. Other than dormers, there are no roof top structures

### Materials

M1 Calcium silicate rain screen, Aris Clip 'Merlot'

M2 Calcium silicate full bed stone, Arriscraft 'Montecito'

C1 Composite Rainscreen

G1 Clear glass

A1 Machine coated aluminum

R1 Standing Seam metal





## 10.7 RESIDENTIAL MIXED (RM) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

### 10.7.1 Permitted Uses

#### Residential:

- (a) Accessory Building (subject to Section 8.3.6) (1995-06-09)
- (b) Apartment House
- (c) Bed and Breakfast (subject to Section 7.27) (1998-10-23)(2008-01-25)
- (d) Boarding or Lodging House  
(accommodating between five (5) and sixteen (16) persons) (1999-04-16)
- (e) Duplex Dwelling
- (f) Home Office (subject to Section 7.9) (1997-08-08)
- (g) Semi-Detached Dwelling
- (h) Single-Detached Dwelling
- (i) Subsidiary Apartment
- (j) Townhousing

#### Private/Commercial:

- (k) Clinic
- (l) Club
- (m) Commercial School
- (n) Converted Building (Subject to Section 7.21). (2003-12-12)
- (o) Office
- (p) Pharmacy
- (q) Parking Area Accessory to the Foregoing Uses
- (r) Service Shop

#### Recreational:

- (s) Park

#### Other:

- (t) Family Home Child Care Service (subject to Section 7.6) (2004-05-14)

### 10.7.2 Discretionary Uses (subject to Section 5.8)

- (a) Adult Day Care Facility (subject to Section 7.3)
- (b) Day Care Centre (subject to Section 7.6)
- (c) Heritage Use
- (d) Home Occupation (subject to Section 7.8) (1997-08-08)
- (e) Parking Lot (subject to Section 7.13)
- (f) Personal Care Home (1999-02-26)
- (g) Planned Unit Development (subject to Section 5.10.3)

## RM

- (h) Private Park (2007-10-05)
- (i) Public Utility
- (j) School and Church

### 10.7.3 Zone Requirements

The following requirements shall apply to:

(1) Apartment House:

- (a) Lot Area (minimum) 750 m<sup>2</sup>
- (b) Lot Coverage (maximum) 35%
- (c) Lot Frontage (minimum) 20 m
- (d) Floor Area Ratio (maximum) 1.0
- (e) Density Not more than 1 Dwelling Unit per 120 m<sup>2</sup> of Lot Area
- (f) Building Height (maximum) 3 Storeys
- (g) Building Line (minimum) 7 m
- (h) Side Yards (minimum) 1 m per Storey
- (i) Side Yard on Flanking Road (minimum) 7 m
- (j) Rear Yard (minimum) 6 m
- (k) Number of Parking Spaces per Dwelling Unit (min) 1.2

(2) Bed and Breakfast: (subject to Section 7.27) (2008-01-25)

Same requirements as established for the Dwelling types in this Zone. (1998-10-23)

(3) Boarding or Lodging House:

Same requirements as established for the Dwelling types in this Zone.

(4) Duplex Dwelling:

- (a) Lot Area (minimum) 350 m<sup>2</sup>
- (b) Lot Frontage (minimum) 14 m
- (c) Building Line (minimum) 4.5 m
- (d) Side Yards (minimum) Two of 1.2 m (1994-11-04)
- (e) Side Yard on Flanking Road (minimum) 4.5 m
- (f) Rear Yard (minimum) 6 m

(5) Personal Care Home:

Same requirements as established for the Dwelling types in this zone (1999-02-26)

(6) Semi-Detached Dwelling:

- (a) Lot Area (minimum) 188 m<sup>2</sup> per Dwelling Unit (1997-03-07)
- (b) Lot Frontage (minimum) 18 m; 9 m per Dwelling Unit

**RM**



- |     |                                      |             |                     |
|-----|--------------------------------------|-------------|---------------------|
| (c) | Building Line (minimum)              | 4.5 m       |                     |
| (d) | Side Yards (minimum)                 | Two of 1.2m | <b>(1994-11-04)</b> |
| (e) | Side Yard on Flanking Road (minimum) | 4.5 m       |                     |
| (f) | Rear Yard (minimum)                  | 6 m         |                     |
- (7) Single Detached Dwelling:
- |     |                                      |                    |                     |
|-----|--------------------------------------|--------------------|---------------------|
| (a) | Lot Area (minimum)                   | 300 m <sup>2</sup> |                     |
| (b) | Lot Frontage (minimum)               | 10 m               | <b>(1994-11-04)</b> |
| (c) | Building Line (minimum)              | 4.5 m              |                     |
| (d) | Side Yards (minimum)                 | 1.2 m              | <b>(1994-11-04)</b> |
| (e) | Side Yard on Flanking Road (minimum) | 4.5 m              |                     |
| (f) | Rear Yard (minimum)                  | 6 m                |                     |
- (8) Townhousing:
- |     |   |                                      |                     |
|-----|---|--------------------------------------|---------------------|
| (a) | Lot Area (minimum)                      | 140 m <sup>2</sup> per Dwelling Unit |                     |
| (b) | Lot Frontage (minimum)                  | 5.5 m per Dwelling Unit              |                     |
| (c) | Building Line (minimum)                 | 0 m                                  |                     |
| (d) | Side Yard for End Unit Townhouses (min) | 1.2 metres                           | <b>(2002-07-05)</b> |
| (e) | Side Yard on Flanking Road (minimum)    | 2.4 m                                |                     |
| (f) | Rear Yard (minimum)                     | 6 m                                  |                     |
- (9) Private/Commercial Uses Except Converted Buildings:
- Zone standards shall be in the discretion of Council **(2019-04-26)**
- (10) Converted Building:
- |     |                                      |                    |  |
|-----|--------------------------------------|--------------------|--|
| (a) | Lot Area (minimum)                   | 560 m <sup>2</sup> |  |
| (b) | Building Height (maximum)            | 3 Storeys          |  |
| (c) | Side Yard on Flanking Road (minimum) | 2 m                |  |
| (d) | Rear Yard (minimum)                  | 4.5 m              |  |
| (e) | Landscaping of Lot (minimum)         | 20%                |  |
- (11) Day Care Centre in a non-residential Building:
- |     |                              |                          |                     |
|-----|------------------------------|--------------------------|---------------------|
| (a) | Lot Size (minimum)           | 450 m <sup>2</sup>       |                     |
| (b) | Lot Frontage (minimum)       | 15 m                     |                     |
| (c) | Landscaping on Lot (minimum) | Subject to Section 8.5.1 | <b>(1998-09-11)</b> |

**RM**