

[To: cityclerk@stjohns.ca CC: council@stjohns.ca]

RE: Application to rezone 66-68 Queen's Road to Commercial Central Mixed Use

Dear City Councillors:

I, [REDACTED], a resident of [REDACTED] St., am very concerned about the proposed condominium development at 68 Queen's Road.

I feel this development does not meet the spirit of downtown's municipal and heritage plans. It would be directly in the view plane of The Rooms from downtown, and also from the perspective of the Rooms looking towards the narrows.

As well, the traffic in this area of Queen's Road is already somewhat dangerous, with the re-design of Veteran's Square. Even your staff has acknowledged (with me) the wish to slow traffic due to the volume.

Our city needs to be liveable for all residents, which includes preserving urban forests. Nature and natural green spaces improve residents' mental and emotional well-being, in addition to providing a host of ecological benefits, including carbon sequestration and habitat for bird life, insect pollinators and other flora and fauna. Green spaces are good in and of themselves. I urge council to work towards both your climate emergency pledge and duty to support residents' quality of life by protecting the forested portion of 68 Queen's Road through maintaining the Open Space zoning.

I

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, November 18, 2019 8:31 PM
To: CityClerk
Cc: Mayor; Sheilagh O'Leary; Maggie Burton; Hope Jamieson; Jamie Korab; Ian; Dave Lane; Sandy Hickman; Debbie Hanlon; Wally Collins; Deanne Stapleton
Subject: Ecclesiastical District condo tower proposal
Attachments: Classic Letter 4.docx

Dear Mayor and Councillors

Attached please find my submission to you for the proposed Ecclesiastical District condo proposal. As you can see I have informed Minister Davis regarding my objections.

The proposal is not only totally out of scale to the District, it is also disrespectful to the other Church property owners and residents of this closely knit and homogeneous downtown heritage neighbourhood.

It is also likely a threat to potential World Heritage designation, future cost shared funding, and an affront to the world class architecture commemorated by Canada in the Precinct.

I can only hope wisdom will prevail as you make decisions on the future outcome of this condo proposal.

Regards
[REDACTED]

[REDACTED]

Begin forwarded message:

[REDACTED]
Date: November 18, 2019 at 11:49:00 AM AST
To: TCIIIMinister@gov.nl.ca As you can see I have informed Minister Davis
Subject: Classic Letter 4.docx

Dear Minister Davis,

I am resending my recent email to you in a better format, hope this helps.

Regards,
[REDACTED]

November 18, 2019

Dear Minister Davis,

First congratulations on your new portfolio as Minister of Tourism, Culture, Innovation and Industry. I know it will be an interesting and challenging job.

I believe one of your first challenges will be to help us protect the Ecclesiastical District in the central and core heritage area of old St. John's. The District is now under threat by a proposal before City Council to construct a 40 unit condo edifice on the Cathedral Parish Hall site.

I am writing to you as the former Chair of the Heritage Foundation of NL that championed the designation to the Historic Sites and Monuments Board of Canada to consider the St. John's Ecclesiastical District to be of national historical significance. I am writing to specifically advise you that the proposed Parish Hall condo tower development now before City Council will now threaten this designation.

If this precedent setting modern intrusion, in the heart of the City's heritage district, proceeds it will impair the heritage integrity of the Ecclesiastical District and this may result in the loss of both the Provincial and Federal designations of the Church Precinct, eliminating the future possibility of this District putting forward a World Heritage designation proposal.

It could also significantly frustrate other Churches access to the Parks Canada's Cost Share Program and other federal and private donors funding for the exterior restoration of the buildings, their landscapes and for presentation materials that support visitor experiences.

The Parks Canada Cost Share Program alone has provided funding over \$3 M into these internationally important church properties. If this funding source is put in jeopardy, where will the funding come from to conserve the world class majestic and magnificent cathedrals this District contains ? The integrity of the District must be maintained to ensure this investment continues, as well as other sources available because of the immense heritage value of the total District.

The current open space zoning of this site now protects the historical and commemorative integrity of the ecclesiastical district. This district is unique in Canada and possesses qualities that may meet the criteria for world heritage designation. This vision will not be possible if the historic landscape of this property is destroyed.

The property is part of the story of the role that the Anglicans and other religions played in the educational, social (including youth leadership), political and charity development of the Colony and later the Province. The story includes all the associated heritage features of the Precinct including its associated churches, cathedrals, parish halls, convents, schools, libraries, cemeteries, open spaces and landscape features.

The City's new Envision Plan 2-10, 2019 exact wording...."The City's Heritage Area (including the Ecclesiastical Precinct) as set out by the Historic Sites and Monuments Board, will continue to be protected under the new St. John's Heritage ByLaw, and Residential districts in the downtown will be preserved to retain the blocks of row housing, streetscapes, laneways and public spaces unique to the City". Council's approval of this proposal would contravene its own regulations as well as its moral duty to protect the Precinct.

The Developer has stated in their proposal that the Parish Hall "is of no use" therefore demolition is necessary. This of course is utterly ridiculous. Heritage buildings across the world have been restored and renovated for centuries.

As this building is located in the prime tourism and heritage neighbourhood district many options for adaptive reuse of the current parish hall should have been undertaken by the Church and requested by the City prior to entertaining a glass condo tower development. For example In Scandinavian countries ecclesiastical buildings are used for educational tourism and tourism industry training programs.

Adaptive reuse of our older buildings is the wave of the future as well. We are increasingly concerned about our carbon footprint so now we have an opportunity to find new uses for the old Parish Hall on the existing site without intruding into the open space zone behind that also borders on Harvey Road. The first phase of the condo construction would be 10 storeys on Queens Rd (in contravention of Heritage Area 1 four storey limit) and what appears to be about 5 stories off Harvey Rd. Surely as Minister responsible for The Rooms this would be of some concern to you.

There are numerous other adaptive reuse opportunities for the structure and property however the Anglican diocese has proceeded to develop this land without reaching out to its other religious affiliates, neighbours or heritage experts to discuss the opportunities this site can offer besides an intrusive glass condo tower complex. The need for consultation with key stakeholders, and neighbouring property owners is actually a requirement of the City's Built Heritage Expert Panel, and this has not been completed for some reason. Why not?

They City has also failed to understand the purpose of the original architectural design associated with the Parish Hall The historical importance of ecclesiastical architecture at this site and in the district should have been included by the City under their " Key Considerations and Implications" analysis.

For example this building will sit next to a 13 th century Gothic styled Anglican cathedral representing the high Church of England in the new world. It's architecture is considered the best example of Gothic English style architecture in North America, designed by the worlds great architect of the day Sir George Gilbert Scott and later rebuilt by his son George Gilbert Scott, JR., after the Great Fire.

The Protestant churches choose architectural styles reflecting their Protestant dissenters ambitions. The Gower Street Romanesque architecture was purposeful to demonstrate visually a break with the Church Of England. The Presbyterian dissenters chose a Romanesque Victorian style Architecture. The Catholics choice of Italian Romanesque style architecture reflected their alliance to Rome. Again a building which is considered one of the finest Basilicas in the world .

It is within this backdrop the City is entertaining a common intrusive vertical glass condo complex for this splendid architecturally stunning ecclesiastical district.

Parish Halls are also important in this District. The architect for the old Anglican Parish Hall, also designed the building to respect the Anglican aspiration to be a visible and imposing expression of "High Church of England in Newfoundland". In respect to the magnificence of church architecture in this District he was also commissioned to design the Masonic Temple which truly symbolizes respect for the ecclesiastical goals of the Churches.

The glass modern historically unsympathetic architectural style chosen for the Parish Hall site in fact detracts from the historical significance of the District. If a suitable redevelopment was to proceed for the site the buildings its architecture should be complimentary, subordinate and not over powering to the ecclesiastical buildings it will sit amongst. A new building should therefore be appropriated in scale, form and massing to the original building, complimentary, yet distinguishable. The proposed condo building design could not be any further away from these standards required in historic districts.

The History of the Parish Hall site is also important as it was here the Factory was located operated by the early Anglican Missionary Society for the Administration of the Gospel. The Parish Hall site is also the location of first Anglican school in the City prior to Bishop Field, Spencer and the Model School school being constructed.

The proposed Rezoning of the Open Space to CCM would therefore destroy the heritage characters of the church district and significantly damage the commemorative heritage integrity of both the provincial and national historic significance of the District .

The setting of a building in a historic district contributes to the historical significance of its cultural landscape helping to explain its origins and subsequent evolution and development. The International Council on Monuments and Sites (ICOMOS) defines the setting of a heritage structure site or area as "the immediate and extended environment that is part of and contributes to its significance and distinctive character".

The preservation of the setting of an historic place also ensures that owners and adjacent property owners are aware of the historic value of the property and how interventions can affect its historic value. " (Adjacent property owners include the Roman Catholic Episcopalian Church, Gower Street United Church, St Andrews Presbyterian Church, owners of the Masonic Hall, property owners at Garrison Hill, Church Hill and The Rooms).

Given this is a municipal, provincial and nationally designated historic district that will be impacted by such an ill informed project and design , the City should have also the formally consulted the neighbouring churches,the Province and key stakeholders before accepting this proposal from the Church.

The proposed development will be in contravention of the City's own heritage objectives and impair the Heritage integrity of the site in which The Rooms sits, the Federally commemorated Ecclesiastical District and the City's own Historic downtown neighbourhood.

As former Chair of your Provincial Heritage Foundation and former Vice Chair of Heritage Canada I ask you to please assert your professional and moral obligations with the City to ensure for a development and design better suited for the Parish Hall site then is now proposed.

Yours truly,

A solid black rectangular box used to redact the signature of the sender.

Karen Chafe

From:



Thursday, November 21, 2019 5:32 PM

To:

CityClerk; CityCouncil

Subject:

RE: Application to rezone 66-68 Queen's Road to Commercial Central Mixed Use

Dear councilors, and to others this may concern:

Please consider my following argument in support of NOT rezoning the property.

I do not agree with rezoning of this land so that Parish Lane Development Inc. can build:

- Notably because of the impact on other property owners-- especially the Garrison Hill properties which will be deeply affected by construction, loss of light and loss of privacy, as well as loss of green space
- The amount of destruction (digging and possibly blasting rock etc.) to the existing ground and rock to allow for the building of such a large property would definitely damage the adjacent heritage buildings. Most have plaster work interiors and shifts and vibration in the ground results in the cracking of ceilings and walls, never mind possible damage to foundations
- Forty units is a preposterous amount of dwellings to insert on that land in this area-- forty units would be detrimental to an already cramped residential area with various issues such as lack of parking, lack of green space and lack of road safety
- This area is designated as a significant space, known as St. John's "Ecclesiastical District" - in the quote of the following conclusions by the City of St. John's, *particularly* note "openness of landscape"

Quote: "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”
(source: Master List of Heritage Buildings City of St. John’s
Statement of Significance, page 308)


I was raised by a professional architect who taught me about the importance of a site for building, and what should or should not be built on it. I can tell you that this is not a good site for Parish Lane Development’s proposed building.

It is beyond my comprehension how the City of St. John’s planning department could possibly be recommending the rezoning of the land to allow for the planned construction, which is grotesquely oversized, even if underground and aboveground parking was *not* included in the plans, which it is!!! (source: Decision/Direction Note - 68 Queen’s Road, page four)

Why do the citizens in this area have to constantly fight for common sense in the planning of the downtown area? It is exhausting. If you want to preserve this area, then support the homeowners who are constantly investing in and creating the special quality of heritage and charm which the city and the province brag about. Do not support the construction of oversized condominiums, which will damage the inherent quality of the existing neighbourhood.

Sincerely,

A black rectangular box redacting the signature of the author.



November 22, 2019

Sheilagh O'Leary
Deputy Mayor
City of St. John's

Dear Sheilagh:

Million Dollar view only for Millionaires

This is my first letter to a city council member, so this letter speaks to a deeply felt concern. I feel compelled to write as I fear that a public gift will be taken away from us all and given into the hands of the very few and the very affluent. There is an application to City Hall to change the zoning for Harvey Road and Queen's Road to have a high-rise condo built. You and the remainder of council must say no to this and hold firm against the pressure of powerful men and developers.

First, the view belongs to all of us in St. John's, not just to the few wealthy who will purchase those top floors of the condo. To steal away that iconic view of St. John's from its citizens, our visitors and our future is ethically wrong and financially short sighted. Yes, I have seen the design and yes we can all peek "over the fence" to see part of the view, but there is no denying the loss of the power of that view, when framed by an urban forest, as opposed to a modern building. The loss will be felt by thousands of locals and hundreds of thousands of visitors. This is, on a larger and more permanent scale, what happened on Signal Hill when the needs of the few were set higher than the wishes of an entire community. The fence, thank Rick, came down.

The City has courted cruise ships and tour companies to come to this unique and charming city. I direct many, many visitors, during my walks and shopping downtown, to go to the top of the hill and into The Rooms. I suggest they check out the museum, and the art gallery and then the wonderful view. I suggested a challenge to count the churches they see below them, and then try to find them at ground level. On the way down the hill, I suggest they stop into the churches and then onto the stores and pubs before settling onto their ship. What will our guests remember- that view! It is two or three of the most iconic views of St. John's marketed throughout the world. Why would the City throw away all those marketing dollars and years of work, to satisfy a developer of another glass building? Soon St. John's will look like everywhere else and citizens will have to "peek over the fences" to sneak a look at the beauty that was once for everyone.

An additional blessing of this city is our urban greenspace. Those trees are the lungs of our city. They clean the air, they bind the soil, they provide food and shelter for birds and small mammals, their early blossoms provide food for bees. I know you don't need a lecture on the value of trees as you fought your own battle to make sure land developers added trees to all new housing projects. You also know the developers will say they will retain "as many trees as possible." You also know that the roots systems of those trees all support one another and to

tear up a few will risk them all. The Council has declared a climate emergency, let not one of your first acts be to contribute to that emergency. That area's zoning must remain open space.

Downtown and its historic properties are a major contributor to our value as a visitor destination. These Ecclesiastical buildings and lands are National Historic sites. They are value added to our present day and to our future. The City has spent hundreds of thousands of dollars in the downtown and in that area, just this fall, to enhance its beauty and its safety for everyone who visits, walks and explores that area. It makes no sense then to devalue that area of National Historic significance with a glass tower. Glass towers are for metropolitan cities, not five-hundred-year-old historic properties.

The view belongs to every citizen in St. John's and I yes, of Newfoundland and Labrador. All the tax paying citizens own the view, not just the handful of wealthy condo owners who will purchase the top floors of that proposed building. Please act to preserve our urban forest, our iconic view and our National Historic sites. They are our entire city's inheritance and should not be to be just the property of a handful of wealthy landowners. Have we not come farther than that, in our vision for our city?

Yours,

A black rectangular redaction box covering the signature of the sender.

Cc City Clerk, Various Media

Karen Chafe

From: [REDACTED]
Sent: Monday, November 25, 2019 9:26 AM
To: CityClerk
Subject: Ecclesiastical District Fevelopment

Do we really need another over priced condo unit in St Johns that very few can afford? No to development of the site .

[REDACTED]

Sent from my iPhone

Elaine Henley

From: [REDACTED]
Sent: Sunday, November 17, 2019 2:29 PM
To: CityClerk
Cc: Hope Jamieson
Subject: 66-68 Queen's Road

Please be advised that I wish to submit the following comments regarding the proposed development of 66-68 Queen's Road:

- 1) Modern Design: The contemporary high rise design in the heart of the St. John's District National Historic Site is not compatible with the local historic church buildings and is another encroachment into a designated Heritage Area 1.
- 2) Destruction of Green Space: The proposed development destroys valuable green space - the last naturalized forest space in the downtown core. In this era of the importance of the environment and mitigating climate change, reducing the green space in the City is not desirable to say the least.
- 3) Blocking the View from The Rooms: The proposed 10 story building would appear to at least partially block the view from The Rooms. The view currently provides arguably the best view overlooking the downtown and out the narrows enjoyed by both tourists and locals alike.

For these reasons along, I would not approve this project.

[REDACTED]

21 Nov 2019

Dear Councillor Jamieson and other members of City Council:

I want to tell you how much I value having affordable housing in my neighbourhood. Garrison Place, at the end of my street, is full of great folks who are friendly, generous and always warm with my two young daughters. Along with the Howard House, Garrison Place is part of what makes Garrison Hill one of the best places to live in the St. John's.

Our neighbourhood and city need more safe, affordable and high-density housing.

I would love to see the currently institutionally zoned portion of the 68 Queen's Road property zoned to accommodate high-density, affordable housing. It would be especially excellent if such housing included the necessary partnering organizations that could offer wrap-around services that are unavailable for people needing Third Tier emergency shelters (which we have intimately seen as an extremely urgent priority for our neighbourhood). This would serve the city's goals of increasing affordable, high-density housing while even potentially re-purposing portions of the Parish Hall facility through greyfield development. In tandem with an adjacent community-stewarded, inner-city green space, THIS would be a good neighbourhood project. It could serve as a model of St. John's prioritizing people and our urban environment.

I also think you would have community support in rezoning the institutional portion of 68 Queen's Rd to accommodate high-density housing. Unfortunately, this is not what is being proposed by Parish Lane Residences Inc.

My neighbours and I started a petition to urge you to NOT rezone the Open Space to Commercial Central Mixed. The proposed development and zoning change are inappropriate for the following:

- The proposed building will effectively destroy a valuable green space (I have another letter about that)
- Under CCM, the developer (who uses the term CDM) has stated on p. 15 of the LUAR that **no setbacks are required**. Meaning that regardless of the presented landscape/building design, under CCM zoning there is no obligation to protect a single tree that currently stands.
- No setbacks required under CCM also means the houses on Garrison Hill could have a 10-storey building right alongside our property line, which would drastically reduce our quality of life.
- The proposed condos will increase gentrification – they are very unlikely to be affordable and include parking and driveways on 24% of the property (with the total accommodation for 72 parking spaces- when only 40 are “required”- LUAR pgs 25 and 29, respectively), which is a significant portion of what is currently naturalized green space. Taken collectively, in my opinion, the proposed development violates the spirit of the signed Climate Emergency declaration because it fails to protect a valuable inner-city environmental asset, it is clearly a car-centric development and it fails to serve the most vulnerable members of our community.

Thank you,

██████████
██████████

Elected Members of St. John's city Council. I am writing to you regarding the up coming vote to re-zone the area of 66-68 Queens rd to a development/residential zone.

I am a concerned homeowner on Cathedral st. and have very serious concerns and questions regarding the proposed 40 unit condo development in the green space of 66-68 Queens st.

I believe development is critical to a vibrant city and increasing density is important but at what cost? To develop a new condo building in this area is disregarding the national historic importance of a truly unique corner of our province and the world. If the city rezones this area and allows development, we are truly selling our unique heritage to the highest bidder and if rezoned the developer has full control to change design with little to no influence to the city or public. This is unacceptable.

We are in a time where buildings downtown (on my daily walk) are becoming vacant. The CBC building is an eye sore and a significant portion of the office buildings will be moving to outside the downtown area. If there is such a desire to create condos every building and already existing condo in the downtown area should be at full capacity or at the least a growth model showing an increase in all ready existing and built condos! As of now this is not the case.

The environmental impact of taking a green space and turning it into condos can not be stressed enough. This area needs work and the hall needs to be something more than a vacant building but new build condos are not the answer. The construction will greatly affect life and traffic and the additional condos will cause congestion.

If the City wants to do something to create density how about focusing on rent control and affordable housing in an area where a murder happened just 1 month before and another 3 months before. There is a growing issue with wealth inequality and building condos in this area is only going to increase the ever growing wealth inequality in this city.

As a concerned citizen of downtown St. John's please vote to NO in the rezoning of 66-68 Queens st.

Kind Regards,

[REDACTED]

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Thursday, November 21, 2019 1:40 PM
To: CityClerk
Subject: 66-68 Queen's Road Rezoning

I just wanted to add my voice of protest against this development. I like the green space argument, but it is not the main issue.

The issue is placing a 10 story building in the middle of an historical precinct - the St. John's Ecclesiastical District National Historic Site. It would block the best view in the city from the Rooms, which has a wonderful panorama of the entire downtown. That view would now be focused on a modern structure basically across the street, and mostly blocked by it.

Furthermore, from most angles looking towards the Rooms from below, the historical precinct would also be focused on the condo building, which would dominate nearby structures such as the Kirk, the United Church, and the Anglican cathedral.

Does council really want to even consider such a monstrosity, and indelibly alter historic St. John's for the worse?

What is it about our local developers that they have no sense of place? A more modest 4 or 5 story building would be almost invisible built into the steep gradient - even if it might be less lucrative.

I count on the City bringing this proposal down to a proper scale. Of course such a building should be designed to reflect or build on the architecture of the district around it, even if it is a modern building - that shouldn't be too much to ask of a developer invading such an area. (But if the recent proposal for new parish facilities shows, it is all about cost, not architecture or community - cheap is best!)

Allow this structure and you might as well stop pretending anyone on Council or in city government pays anything more than lip service to "historic" St. John's.

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, November 18, 2019 2:32 PM
To: CityClerk
Subject: 66-68 Queen's Road

To Whom It May Concern,

I am writing with respect to the above referenced the above referenced matter. I believe it is vitally important that we approach development in the historic core of the city with the utmost care. Proposals must be scrutinized to ensure they preserve and enhance the character of the neighborhood.

As someone who lives and works in close proximity to Queens Road I care deeply about how this part of the city is developed. I am further concerned over the hollowing out of downtown St. John's. We need responsible development that enhances our historic core. I have reviewed the LAUR Dated November 6, 2019 and believe that the proposal is very well conceived and entirely appropriate for this location.

Respectfully,

[REDACTED]

[REDACTED]


St. John's, NL. A1C 6N8,

,
Your Worship and Members of Council,

I will be out of the Province and unable to attend the public hearings scheduled for the public hearings concerning the rezoning of the Anglican Parish Hall site.

I am writing to express my concern about the proposed spot rezoning of the site to accommodate a 40 unit residential development by Parish Lane Developments Inc.

I would like to say at the outset that considered in isolation from the proposed location, what I have seen of the development from the renderings in the LUAR and the Telegram, it appears to be a well designed and attractive development. That is not my issue.

It is precisely the proposed location of this development that is one of my main concerns. This is not just any area. The site located in the heart of the nationally designated Ecclesiastical District, one of only two such National designations in Canada. This district itself, the very heart of the designated Heritage Conservation Areas of historic St. John's. Therefore any consideration of changes to the Municipal Plan and development regulations deserves very careful consideration and care.

This is not about one site, it is about the cultural landscape of the historic downtown core area. The "cultural landscape" is a way of describing the interrelationship of the natural and built environment of the older area of a community and how they have developed over time. This is the physical evidence of our civic history. Is a very important asset for St. John's. This important civic asset not only contributes to our sense of identity and pride of place, but is an accepted factor in the attraction of our city as a place to live, work and do business and as a tourism destination. The protection and enhancement of this asset is an important civic responsibility.

The current open space and institutional zoning provides protection for the integrity of the ecclesiastical district. Changing the zoning to CCM represents a major up zoning and an increase in height, density and potential uses permitted for the site which cannot be reversed once the zoning is approved, whether or not this development proceeds. It will create a precedent for other developments in the future and has the potential to seriously undermine the integrity of this historic area.

Why is this important? Because control of the height and density of new developments and consistency in the application of municipal regulations are two of the most important tools in protecting the cultural landscape of historic places within an urban setting. I believe that the height and density of this proposed development are inappropriate for a historic district of this significance and that other zoning options should be considered which will provide more adequate protection for the district and still allow for a reasonable redevelopment of the site..

I am also deeply concerned about the negative impact of the height of this development on the views of historic St. John's from the Rooms, one of the most accessible and sought after views of old St. John's. These views are public views and they belong to the public. They are an important economic asset for the Rooms. If this development is approved at the present height it will trade away an important public asset for the benefit of one land owner, one developer and private citizens wealthy enough to live in one of these high end units.

If my memory serves, the green space currently zoned open space was zoned this way for a reason, not only the protection of one of the remaining green areas in the historic downtown but because of the unique topography of the area. It was a means to control development which would negatively impact the views of and from the City's historic core area. Lowering the height and density requirements for any rezoning of this site could protect these views

I realize that increasing urban density is a policy in the new municipal plan. I recognize the value of increasing density . However, not all sites are appropriate for increased density in isolation from other factors such as street and sidewalk width, snow storage capacity, availability public transit and on street parking, and

the impacts of a site specific increase in density on the livability of adjacent neighbourhoods or the viability of other existing structures in an area.

The downtown has already has the highest density in the city. It also has ageing infrastructure, narrow streets and sidewalks and limited snow storage capacity. Downtown business are leaving because of the lack of on street parking and efficient public transit.

I am concerned about the impact of the increased density on this site, and possibly others to follow because of the serious limitations of available parking already existing in this area. I realize that the developer intends to provide an on-site parking structure to serve the needs of the project. This will not serve the increased visitor traffic.

In closing, I urge council to listen to the concerns of citizens about this rezoning and to consider possibly alternatives to the plan as presented. There has to be a better way for council to facilitate a more constructive and productive dialogue around future developments. Perhaps when sensitive and important sites are being considered for redevelopment earlier stakeholder conversations could be encouraged.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

Karen Chafe

From: [REDACTED]
Sent: Sunday, November 24, 2019 8:14 PM
To: CouncilGroup; CityClerk
Subject: letter re: development at 66-68 Queens Road

Dear City Council and Clerk,

I am writing to express my adamant opposition to the proposed condo development on the site of the Anglican parish hall and adjacent open space. This proposal would destroy a wonderful piece of nature and a vibrant community at the very heart of St. John's. Approval of this development would violate the city's own bylaws, the 2003 Municipal Plan and the Draft Envision Municipal Plan. I urge you to deny the rezoning of 66-68 Queen's Road from open space and institutional to commercial mixed.

You may not be familiar with this green space, but I am. I have lived on Garrison Hill for eleven years and my house backs onto this area. In the spring this area bursts alive with vivid green cow parsley. The robins hop about and the apple and pin cherry trees blossom. Our neighbours tap the maple trees for syrup and the whole street gathers to clean up the garbage that has accumulated over the winter. In early summer, the crows choose one of the many towering old linden and maple trees to build a nest in and raise their young. The pollinating insects abound: bumble bees and honey bees, butterflies of all sorts, yellow swallowtail, red admiral and painted lady. People are found relaxing in hammocks or walking their dogs. Children climb trees. Fall brings the return of the blue jays and our pair of northern flicker woodpeckers who overwinter here. The beech trees drop their nuts and it is winter. But there is still life here, the chickadees, juncos, and crows stay all year and are joined by flocks of Bohemian Waxwings who rest here on their migration. It is an amazing natural ecosystem. It is valuable in and of itself.

This green space provides the wonderful woods that frames the view of and from the Rooms. It gives us all oxygen and aids our mental health. It is enjoyed by everyone who passes by. You, as city council have recently declared a climate change emergency. Rezoning open space to build condos for rich people and their cars is not remotely consistent with this declaration. The rezoning of this open space runs contrary to the following parts of your own Municipal Plans:

Draft of the Envision Municipal Plan

3.1 Forested lands within the city provide wildlife habitat, amenity space and opportunities for recreation and resource use. A healthy urban forest is also more resilient to the effects of climate change.

3.1.10 Encourage the retention of natural features, including hilltops that are not included as an Environmentally Valuable Area (Z-2 EVA Map) or in the St. John's Open Space Master Plan, and their incorporation into the planning and design of proposed development wherever possible.

3.1.11 Protect and expand the urban forest in existing city neighbourhoods and integrate it into new neighbourhoods as they are planned and developed, consistent with the City's Urban Forest Plan.

4.6.9 Ensure lands required for public open space are acquired through the development approval process where a proposed development includes lands identified as part of the St. John's Open Space Master Plan (2014) or as open space land for neighbourhood use.

4.6.11 Encourage the retention and use of existing privately-owned recreation facilities and open space to supplement municipal parks and facilities.

The 2003 Municipal Plan

5.2.3 Preservation of Open Space and Recreation Use

Where Institutional lands such as schools or churches have traditionally provided open space or recreation uses and acquisition is determined not to be desirable or feasible, the City shall encourage the provision of open space or recreation use as part of any redevelopment of such lands.

In addition to destroying the natural area, this development would destroy the community around it. In circulating the petition to preserve the open space (which has about 3000 signatures as I write this) I knocked on the doors of the

people of Henry Street and Dick's Square. They have been living with the construction of the Star of the Sea condos for years. They were so sad and frustrated. They are unable to live peacefully, or even tolerably in their homes. They are also unable to sell or even rent their homes. Right now, Garrison Hill is a wonderful street to live on. Any of you who have been over knows this already. My neighbours are my best friends and I know if this development goes through I will lose them and the community I so cherish. My loss would also be the city's loss, for we are people who support and contribute to our downtown with our work, both paid and volunteer, and with our wallets.

The height, scale, and design of this development is completely incompatible with the adjacent properties. It would shade our gardens and windows on the west side of the houses on Garrison Hill. It would light up that same area during the night. Once constructed, noise would increase due to the patios, balconies and metal walkway right behind our home. The sixty car parking area, far larger than needed in this walkable area, would bring us noise and fumes. The five year plus building schedule would mean that the children living here would spend a third of their young lives with construction noise. Our residents in Howard House and Garrison Place who are working so hard to change their lives would have yet another challenge to overcome. The unique feel of our historic area would be ruined and the tourists who walk up and down our hill by the hundreds every summer would ask "Dear God, what are they doing to this beautiful place?!".

The first line of the terms of reference for the LUAR says "The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property". In this case the LUAR falls short of addressing the full impact on our properties and does very little to mitigate those impacts. The shadowing, for example, on page 18 shows the tragic loss of summer light between noon and 4PM and maintains that "later than this shadows already occur because of the existing topography, tree cover and buildings." Then an image of the existing shadows is included, rather than show the full shadow this mammoth building will shed. It is true that there are existing shadows, but these come from the many existing trees. Whenever it comes to addressing the impact on our homes, the LUAR relies on phrases like "Wind generation and mitigation is extremely difficult to predict (p28) and "The view from Garrison Hill is difficult to project" (p38). These things are not difficult to predict. All that was needed was some contact with the residents. We have heard nothing from this developer, no knock on our doors, nothing in our mailboxes. This from a developer who states, as their Civic Objective, to be "a good neighbour" (p3,34). I know what a good neighbour is, I have a street full of them and this is not how a good neighbour behaves.

St. John's has a host of bylaws and regulations that have been set to preserve neighbourhoods just like this one. For example, from the Draft Envision Municipal Plan:

6.4.1 Recognize and protect established downtown residential neighbourhoods through the retention of housing stock or consideration of moderate intensification in a form that respects the scale and character of the neighbourhood.

And this, from the 2003 Municipal Plan:

2.2.5 Protect the Architectural Scale of Downtown

The City shall maintain and develop the St. John's Heritage Area as the historic architectural focus of the City and ensure harmonious development of the Downtown by:

1.adopting regulations to:

- a) protect significant public views from streets and open spaces;*
- b) control blockage of sunlight in streets and public open spaces;*
- c) control the density, height and siting of buildings;*
- d) control the relationship of buildings to streets and open spaces;*

Garrison Hill sits as a little residential strip in the heart of the Ecclesiastical District which is a National Historic Site. The Anglican parish hall is a designated heritage building in this National Historic Site and the open space is part of this National Historic Site too. I encourage you to look at section 4-7 of the Envision Municipal Plan. It states "*Historic districts enhance our perspective, understanding and awareness of the past, and contribute to our sense of identity and pride. Preservation of historic districts provides tremendous economic benefits, stimulating commercial activity through increased tourism activity and spending ...Ultimately, heritage resources are a fragile gift from past generations, and are not a renewable resource, therefore we must preserve them for their unique value and the qualities that make St. John's significant for past, present and future generations. Heritage resources will now be protected under the new St. John's Heritage By-law,*". But I do want you to actually see the document, because these statements are actually written under a picture of Garrison Hill.

Like many of my neighbours, I celebrated when this council was elected. I thought we had elected a council who cared more about the poor, nature, pedestrians, heritage and communities and they did for cars and rich people and big buildings. I hope you don't prove me wrong. Soon it will be up to you. You need to consider the rezoning of this site. Here are the four considerations as outlined in the Draft Envision Municipal Plan:

9.5 Considerations for Rezonings

- Potential for restoration, rehabilitation, damage or destruction of historic building or sites;*
- Compatibility of the development in terms of height, scale, lot coverage and bulk with adjacent properties;*
- Whether the proposed use will alter the intended mix of land uses in the District or neighbourhood;*
- Whether the proposal is in conformity with the intent of this Plan, any applicable Secondary Plan, and with the requirements of other City by-laws and regulations*

It is clear to me, as it should now be to you, that this development proposal does not meet a single one of these considerations. I urge you to reject this rezoning and put a stop to the city's consideration of this proposal.

Sincerely,



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Elaine Henley

From: [REDACTED]
Sent: Friday, November 15, 2019 10:46 AM
To: CityClerk; Mayor; Sheilagh O'Leary; Maggie Burton; Deanne Stapleton; Ian Froude; Sandy Hickman; Debbie Hanlon; Jamie Korab
Subject: Parish lane proposed development

Good morning City Clerk and Councillors,

This is a letter regarding the proposed development at 66-68 Queen's road, otherwise known as Parish Lane. I would like these comments put into the public record and I would like the opportunity to speak at the public meeting on November 27th. I have written to other councillors directly and therefore not included them here.

Thank you,
[REDACTED]

I have lived on Garrison hill for the past 10 years and during that time I have acted as a steward of the naturalised green space between Garrison hill and the Kirk, bordered by Harvey Rd. and Queen's Rd. I intimately know the trees, bushes, and other plants growing there. I watch the crows, bluejays, juncos, chickadees, flickers, starlings, waxwings, and robins who rely on this haven of natural space for food and habitat. I see the countless pollinating insects busy in their work as I pick the apples and beech nuts which proliferate there. As a community, we organise annual clean-ups of the litter strewn there by the wind and passers-by on Harvey rd. We watched in 2010 as Hurricane Igor toppled one of the oldest maples at the very edge of the forest and we continue to watch as its meter-wide stump decomposes and creates new life for fungi and lichens. Green spaces are not just for the use of people, but for the benefit of all living things.

Rick Pardy is seeking a rezoning of this area from open space to commercial central mixed in order to trample this forest and erect a 10 story condo development. The St. John's City Council unanimously voted on November 4th, 2019 to recognize a climate change emergency. It is entirely antithetical for this climate change emergency motion to be accepted **and** to allow for the removal of the last naturalised green space in the city's core. Does this council want to be seen as acting globally by denying this rezoning and commercial development or as bold faced hypocrites who claim to support real change but refuse to implement it? This is an opportunity to make a stand for urban forests, to reinforce a network of green spaces, and to better strengthen sustainability in St. John's.

I have, and will continue to, support reasonable and appropriate development in our city. I supported the construction of Garrison Place run by the John Howard Society, three doors away from my own home, because it fits with the character of the neighbourhood and benefits its residents and the surrounding community. This new proposed development is ridiculously out of character with the surrounding area and would completely alter the community. At 10 stories tall, this glass tower would put Garrison hill in shade hours earlier in the day at all times of year and be illuminated all through the night; darkness when light is needed and light when it's not wanted. If this developer should be asking for anything, it should be for residential rezoning which would restrict him to three stories. This is a slippery slope. By granting CCM rezoning, he could build anything he well pleases at a height and scale more fitting to Calgary than St. John's. I am not an expert on Built Heritage, but any simple mind could tell you that 7 stories higher than the surrounding area is not suitable.

I implore this council, as the stewards of our city, to vote against this rezoning of open space to commercial central mixed. By preventing this rezoning you can prevent the permanent loss of this valuable environmental asset.

Elaine Henley

From: [REDACTED]
Sent: Thursday, November 21, 2019 2:36 PM
To: CityClerk; Hope Jamieson
Cc: [REDACTED] CouncilGroup
Subject: submission of Public Comments for agenda of 66-68 Queen's Road Public Hearing
Attachments: Petition public comments to Save the Last naturalized Green Space in St. John's- 21Nov2019.pdf

Good afternoon Elaine,

Please find attached copies of the public comments we have received from the online portion of our petition entitled **Save the Last Naturalized Green Space in Downtown St. John's**. This is being submitted to you to be included in the agenda for the 66-68 Queen's Road public meeting to be held on the November 27th, 2019.

If you would prefer a hard copy of this, I would be happy to drop it by your office at your convenience.

If you have any questions, please give me a call at [REDACTED]

Best regards

[REDACTED]

21 November 2019

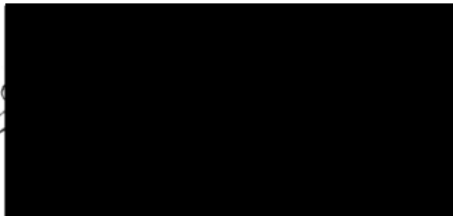
Attn: St. John's City Council and St. John's City Clerk

The following document is being submitted to be registered in the agenda for the Public Hearing (27 November 2019) regarding the proposed zoning changes to 66-68 Queen's Road.

Greetings,

Please find below a collection of public comments received from the online portion of our petition entitled **Save the Last Naturalized Green Space in Downtown St. John's**. This petition has been submitted to the St. John's City Clerk for addition to the agenda of the Public Hearing separately and details of that petition can be found on that document.

As we are still collecting signatures on this petition leading up to the City Council vote in the future, we fully expect to receive more comments and **will make a further submission of public comments** when the petition is completed and submitted in full.



Comments

Name	Location	Date	Comment
T ffany Sm th	Torbay, Canada	2019 07 25	"I'm s gn ng because open space / nature space s more mportant than the pend ng deve opments"
Sterner	St. ohn s, Canada	2019 07 25	"We need to keep as much green space downtown as poss b el"
Deanne E ms	St. ohn s, Canada	2019 07 25	"Th s s a h stor ca d str ct how can th s even be propsed.Th s s a c ty that shou d conserve the green spaces we have. Green space has many known factua benefits for peop e and commun t es. We need to stop mov ng backwards on these ssues."
Stacy Nugent	Fort McMurray, Canada	2019 07 25	"There are a ot other p aces that cou d be deve oped bes des th s space."
G an Marx	St. ohn s, Canada	2019 07 25	"I be eve there are ots of condos be ng bu t and there are other p aces where they can add more. I wou d ke to see a p an for the natura space. deve op t to be enjoyed by a ."
Annemar e Nag e	St. ohn s, Canada	2019 07 25	"Th s space needs to be preserved at a costs"
Er n Power	Bonav sta, Canada	2019 07 25	"Green space matters so much to a c ty!!!!!! P ease eave some a one!"
barbara houston	Bonav sta, Canada	2019 07 26	"trees, songb rds and other sma w d fe are part of the r chness of St ohn's"
Dana P ke	St. ohn s, Canada	2019 07 26	"We re fac ng a c mate cr s s; conserv ng mature trees and other green spaces (as we as cu t vat ng new green spaces) s cruc a f we are to m t gate the damage humans have a ready nfl cted. It s bas c stuff we need the oxygen prov ded by trees to breathe. More overpr ced Condos w ot he p the oca commun ty or the wor d."
Dav d Ma one	Mount Pear , Canada	2019 07 26	"An ma s n St. ohn s need th s area not to be deforested and c t es need greenery around to prevent depress on and ma nta n uster. Noone kes concrete jung es."
u e Ke y	St. ohn s, Canada	2019 07 26	"There are p enty more spaces n the c ty that can be deve oped w thout destroy ng th s downtown spot. We shou d be focus ng on creat ng MORE green spaces n the c ty, not gett ng r d of the few we have."
Cu am Bruce Lockhart	St. ohn s, Canada	2019 07 26	"Green space mass ve y matters to qua ty of fe n a c ty. Leve ng t to put a 10 story condo r ght on top of our famous downtown sky ne s a terr b e dea."
kather ne ne	st.john s, Canada	2019 07 26	"I m s gn ng because natura green space s v ta to the we be ng of c t zens. Green spaces are known to reduce stress when v ng n c t es."
an Rowe	Parad se, Canada	2019 07 27	"Who buys a these freakon condos anyway"
Ke y Lance	k ng c ty, Canada	2019 07 27	"Love t there. Know fam es who enjoy t."

Name	Location	Date	Comment
Terr Lynn Rimmer	St. John's, Canada	2019 07 28	"There are so many condos downtown already. Buy one of those?"
Eric Richard	Toronto, Canada	2019 07 28	"Urban green areas have been proven to be a valuable resource in carbon capture and fighting climate change. We need this exponentially more than we need commercial properties."
Kathleen Robins	Napier, New Zealand	2019 07 28	"Heritage is important. Green spaces in cities are crucial."
Linda Fitzpatrick	St. John's NL, Canada	2019 07 28	"Once this is gone, it's gone forever and that's just wrong in and of itself"
Dee Rogers	Toronto, Canada	2019 07 30	"I'm signing because St. John's needs to retain and preserve every blade of grass in the city centre. And every tree. And how this even on the table. 🐼💎👩🏻👦🏻"
Judith LeMoine	Seattle, Canada	2019 07 30	"I just bought a house in this area. Architects need trees and green space not to mention the historical aspect of this part of St. John's."
David Dunn	Emerald, Canada	2019 07 30	"This is so one of the best views of the harbour from that site."
Don Smith	St. John's, Canada	2019 07 31	"No need to destroy that space"
Deborah Rehner	St. John's, Canada	2019 08 01	"I'm signing because "changing the zoning of this open space conflicts with stated priorities in the St. John's Municipal Plan (2003) and the Environment St. John's Municipal Plan (Feb. 2019 Draft)..". What's the sense of planning, if you're going to ignore the plan!"
Jason Brown	St. John's, Canada	2019 08 01	"We need green space to keep the area clean."
Timothy Ford	Portland, Oregon, US	2019 11 16	"We save folks from having to journey"
Zsuzsanna Magyaros	St. John's, Canada	2019 11 16	"Green spaces are important in the cities."
Johnannon	St. John's, Canada	2019 11 17	"True consultation starts at the terms of reference. 2020 vision would have the community design the terms and business works to the regulations (by its nature to externalize costs)."
April White	St. John's, Canada	2019 11 17	"Leave the green space alone!"
Dan Rubin	Pouch Cove, Canada	2019 11 17	"Please wake up and make your promises real. For many reasons we need these trees."
Debra Warren	St. John's, Canada	2019 11 17	"Green space in our downtown is important"
Peter Dawe	St. John's, Canada	2019 11 17	"Saving trees..... while a bit of a cliché is a so great stewardship."
Jessica McDonald	St. John's, Canada	2019 11 17	"In our current political & environmental climate, this would be completely unacceptable as we are trying to work towards reversing climate change and we are urged to make effective and forward decisions. Removing this space is wrong."

Name	Location	Date	Comment
M chae Woodford	K tchener, Canada	2019 11 17	"It's essent a the c ty ma nta n th s current green space for ts env ronmenta and h stor ca va ue. Downtown St. ohn's needs green space, espec a y that w th mature trees."
Br ttney Ho ett	Southern Harbour, Canada	2019 11 17	"PRESERVING THE TREES ARE WAY MORE IMPORTANT THAN NEW CONDOS a so f*** cap ta sm 💎"
ames Forbes	Toronto, Canada	2019 11 17	"Th s mess happens a over the At ant c reg on and t s enough of t."
Esther Oosterbaan	Stephenv e, NL, Canada	2019 11 17	"Green spaces are the ungs of any c ty."
Kathryn N cho son	Young's Cove, Canada	2019 11 17	"It s common sense!"
V ncent Payne Hannon	Sa nt ohn s, Canada	2019 11 17	"These condo un ts have a negat ve mpact on our economy. It dr ves up the pr ce of v ng wh e eav ng empty bu d ngs to converted nto someth ng e se that usua y doesn t serve the peop e e ther."
Mary Lou Short	Marystown, Canada	2019 11 17	"I ove the h story of St. ohn's as we as the h story and open spaces of our beaut fu prov nce of Newfound and and Labrador! It w be a shane to ose th s ast p ece of 'green' property n our downtown sect on of the c ty when there s so much property I. The out y ng areas of our cap ta c ty."
Darren Hayward	St. ohn s, Canada	2019 11 17	"The ast th ng we need s another condo. Soon our beaut fu c ty w end up ke a the rest."
Em y Ferren	Dartmouth, Canada	2019 11 17	"One of my favour te th ng about downtown St. ohn's s the tt e pockets of green space, t makes our c ty un que and so spec a ! We need to keep them and even encourage more to be n p ace."
Margaret H d	St. ohn's, Canada	2019 11 17	"Keep St. ohn's beaut fu , keep t that way! Stop destroy ng green space for deve opment!"
Er c Short	Marystown, NL, Canada	2019 11 17	"We need to protect green spaces not on y for our env ronmenta hea th but a so our menta hea th. Green spaces prov de a p ace to re ax from the da y stressors. We a so need more affordab e hous ng not Condo's for the wea thy."
Susan C arke	St. ohn s, Canada	2019 11 17	"I be eve we need th s green space for so many reasons. 8 have been deep y saddened by see ng our beaut fu downtown core ose ts h stor ca beauty and become more modern zed. Our c ty needs to ma nta n some or ts character. As we , we need these green spaces for our phys ca , menta and env ronmenta hea th."
patsy eve y	bay roberts, Canada	2019 11 17	"We need more green spaces"
Tammy C	St. ohn s, Canada	2019 11 17	"P ease don't downtown has a ack of greenery a ready: th s wou d be sad."

Name	Location	Date	Comment
Anne Malone	St. John's, Canada	2019 11 17	"We should protect and develop green spaces, and divert development to the multiple empty/detrimental building and empty spaces that exist in the city."
Cory Young	St. John's, Canada	2019 11 17	"I would love to see more green space in St. John's downtown"
barbara richards	CBS, Canada	2019 11 17	"I love the tall oak, birch trees the flowers and the grass. I would hate to live on a planet that was dry & barren & didn't have shelter from the trees."
Debra Kuzyk	Annapolis Royal, Canada	2019 11 17	"Why would you cut down this living treasure? A forest, downtown....what a brilliant idea. How much would it cost to plant one? It can't be done. This is the envy of so many across the world... living together with nature, don't take it for granted. Be leaders."
Kimberley Devlin	St. John's, Canada	2019 11 17	"Save our green space!"
Nick Foote	St John's, Canada	2019 11 17	"we need nature!!"
Chelsey Gob	St. John's, Canada	2019 11 18	"We need to value the green space."
Dennis Dober	Concept on Bay South, Canada	2019 11 18	"I believe there should be a preservation of habitats."
Chad Middleton	Denton, Texas, US	2019 11 18	"When I visit, as a tourist, natural spaces like these are just as interesting and attractive as historical sites and local flora. If you need to build more housing, please consider cleaning up already developed areas before wiping out this one."
Laura Fox	St. John's, Canada	2019 11 18	"I love downtown and wouldn't want to see the greenery go!"
Cheryl Squires	St. John's, Canada	2019 11 18	"Green space is an important part of city planning. We should be creating more of them, not taking them away."
Pudden Pumpernicks	Toronto, Canada	2019 11 18	"Save green space"
Eleanor Jones	St. John's, Canada	2019 11 18	"I'm signing this petition because I strongly object to the loss of yet more green space especially in the downtown area."
Michael Charand	Vancouver, Canada	2019 11 18	"My childhood playground. Shame to see more condos in historic St. John's."
Darlene Brown	St. John's, Canada	2019 11 18	"Keep nature where we can!!"
Linda Mackey	St. John's, Canada	2019 11 18	"Green space is important to the physical and mental health of everyone in the area."
Eizabeth Howay	Governors, Canada	2019 11 18	"we need green spaces in our communities for mental and physical health, and the environment."
Mary Hood	St. John's, Canada	2019 11 18	"We need more green spaces and fewer empty expensive condos."

Name	Location	Date	Comment
Beth Ryan	ST. JOHN S, Canada	2019 11 18	"Green spaces n c t es are good for the env ronment and for our nd v dua hea th. They a so make our h stor c downtown attract ve to v s tors!"
oan Dohey	St. ohn s, Canada	2019 11 18	"Oh, for God s sake, wou d you eave t be? Green spaces make a c ty vab e, attract ve. Taxes seem to be a dr v ng force for c ty ha p ease ook beyond \$\$ and preserve our natura spaces. It s gems ke th s that make our c ty attract ve, and the menta hea th benefits of green spaces shou d not be underest mated.."
Sandra Abbott	St. ohn s, Canada	2019 11 18	"The C ty Counc won t be sat sfied unt they have tota y destroyed our her tage n favour of the a m ghty Do ar. Shame on them for even cons der ng th s."
Samantha janes	St. ohn s, Canada	2019 11 18	"Yesss yess and yesss"
Ste a d nn	Ste a d nn, Canada	2019 11 18	"I"
Theodora Ryan	Madoc, Canada	2019 11 18	"Th s s my home and that green space s prec ous."
Lorra ne ackson	St. ohn s, Canada	2019 11 18	"We need the trees!"
Meaghan Hard ng	Seongnam, South Korea	2019 11 18	"Green space s so cruc a to hea thy commun tes and hea thy env ronments. P us St. ohn s doesn t need more condos!"
M y Meaney	Mt Pear , Canada	2019 11 18	"Trees are cruc a for c ean ng our a r."
Lynne Loveys	St. ohn s, Canada	2019 11 18	"Once th s greenspace s gone t can never be rec a med. Let t co ex st w th the downtown as t has so far!"
Candace Co ett	Ca gary, Canada	2019 11 18	"Not everyth ng needs to be deve oped for the purpose of mak ng money. P ease eave th s p ece of nature the way t s so everyone can enjoy t."
ack e Fur ong	St. ohn s, Canada	2019 11 18	"I be eve n keep ng the few green spaces we have eft."
kath e rose	Mahone Bay, Canada	2019 11 18	"Why not th nk about the future generat ons that need mature and greenery n the r ves? Come on St. ohn's stop chopp ng down trees and deve op ng...be the change and ho d on to what's eft!"
Lorra ne Wa sh	St. ohn s, Canada	2019 11 18	"We need th s"
Lynn Derradj Aouat	St. ohn s, Canada	2019 11 18	"We need to eave our green spaces a one."
Cather ne Donovan	St. ohn s, Canada	2019 11 18	"Downtown needs green space. Green s necessary for the menta hea th of those who ve, work and move through the downtown."
Gwen Da y	St. ohn s, Canada	2019 11 18	"We need more green spaces n St. ohn s, not more condos!"
Fred Tucker	St. ohn s, Canada	2019 11 18	"Green space s mportant to our k ds and menta hea th"
Caro Devereaux	Trepassey, Canada	2019 11 18	"We need more green spaces not more condos"

Name	Location	Date	Comment
Er n Ho and	St. ohn s, Canada	2019 11 18	"A though t s not a "pr st ne forest" or a beaut fu park space for peop e to spend t me n, I be eve we need to ma nta n green spaces for the hea th of humans, other creatures and our p anet."
oseph ne F er	St ohn s, Canada	2019 11 18	"Nature s more mportant than bu d ngs"
Mark Brown	St ohn s, Canada	2019 11 18	"Th s s a beaut fu part of the c ty and shou d rema n as t s."
Sydney Ryan	Canada	2019 11 18	"not on y s t a green space but t s a so n the ecc es ast ca zone , and as such s not zoned for a condo deve opment."
Sheena Chaytor	Avonda e, Canada	2019 11 18	"I be eve n green space n c t es"
M che e Ha	St. ohn s, Canada	2019 11 18	"Th s beaut fu space needs to be preserved."
oanne B yde	St. ohn s, Canada	2019 11 18	"There soon wont be any beauty eft n our St. ohn s!!"
Lynn Moore	Mount Pear , Canada	2019 11 18	"We need trees. And we don't need condos."
Robert Howard	St. ohn s, NL, Canada	2019 11 18	"I m s gn ng th s because there are many p aces n th s c ty that are eye sores, and th s sn t one of them. Deve op the eye sores, not the beaut fu h stor c ocat ons."
Mar yn Coady	St. ohn s, Canada	2019 11 19	"I th nk we have enough condo /apartment sty e v ng n downtown St. ohn s, w th many empty un ts, a ready. To sacr fice a beaut fu green space ,spec a y cons der ng c mate change, we need more green space n our downtown commun ty."
Lynda Younghusband	St ohn s, Canada	2019 11 19	"We need to save the h stor ca s tes n St. john's. A huge condo bu d ng s not needed n th s area and wou d be to the detr ment of th s area."
Caro eAnne Coffey	Canada	2019 11 19	"It s beaut fu the way t s and there are enough bu d ngs n th s area a ready."
jean Day O Keefe	Stephenv e, Canada	2019 11 19	"It he ps make the c ty more beaut fu and the area w become more congested f a condo s put n th s area of town.The more of nature s beauty the better to mprove the qua ty of fe for the res dents of the area."
Caro MacDona d	P ctou NS, Canada	2019 11 19	"It s abso ute y the r ght th ng to do. A c ty needs trees n fact our p anet needs trees to decrease Co2 eve s."
Donna Conran	St. ohn s, Canada	2019 11 19	"Save the green!!"
Rosa nd Kean	Edmonton, Canada	2019 11 19	"I'm s gn ng because I'm from Newfound and and w be com ng home."
Heather Burness	Austra a	2019 11 19	"As a tour st v s t ng from overseas t was beaut fu hav ng th s area when v s t ng The Rooms. To bu d a mu t story condom n um n that area wou d harm f not ru n the appea of St ohn's"
Shannon O Rourke	Sa nt ohn, Canada	2019 11 19	"As Newfound and and Labrador cont nue to urban ze (at the same t me the popu at on Is fa ng), we need to be more consc ous of

Name	Location	Date	Comment
			the green spaces we have n urban centers. St. ohn's has penty of houses on the market a ready. We shou d be ma nta n ng the house/bu d ngs we have. Cons der that as the popu at on drops n the future, we may need fewer houses/bu d ngs, but we w not need ess green spaces."
A ce Cooke	W nter and, Canada	2019 11 19	"We need nature not move concrete"
E en Merr gan	St. ohn s, Canada	2019 11 19	"It s mportant to save our green spaces."
Robert McDona d	Russe , Canada	2019 11 19	"It s mportant to preserve nature, and perhaps no more so n the spaces where most of us ve."
T ffany Sm th	Torbay, Canada	2019 11 19	"It's r d cu ous that th s s even a poss b ty, a urban green spaces shou d be preserved!"
cor na Ho d	Toronto, Canada	2019 11 19	"I want the beaut fu trees to stay"
She a Pert	TEGUCIGALPA, Honduras	2019 11 19	"We need our green spaces to breathe."
Heather Rodgers	W nwr ght, Canada	2019 11 19	"I wou d hate to see such a h stor ca c ty become just another cement c ty. Keep St. ohn's beaut fu , eave the trees."
Mon ka Behr	Canada	2019 11 19	"Mun c pa tes n NL have to protect green spaces n the urban core to protect the phys ca and menta hea th of the r c t zens."
ames McKeown	St. ohn s, Canada	2019 11 19	"ust as the h stor c bu d ngs are a part of St. ohn s , so are our h stor c green spaces."
o Russe	St. ohn s, Canada	2019 11 20	"We need the green. And we don t need more condos."
patr c a Ke sa	Happy Va ey, Canada	2019 11 20	"Green spaces matter and shou d be cher shed. Deve opment for the sake of deve opment s redundant."
oanne Dunne G assman	Marystown, Canada	2019 11 20	"It s the r ght th ng to do 💎"
Mary Ryan Mark e	Toronto, Canada	2019 11 20	"The green spaces n St. ohn's must be protected. Beaut fu and necessary. The c ty scape wou d be detr menta y a tered forever. P ease don't make St. ohn's barren."
Benjam n Co e	UK	2019 11 20	" used to ve the r"
oe yn Coady	St. ohn's, Canada	2019 11 20	"We need th s green space more than we need another 10 story bu d ng downtown."
K m Mu a y	Parad se, Canada	2019 11 20	"K m Mu a y"
Ca eb Tesch	Utah, Utah, US	2019 11 20	"He o, I am s gn ng th s pet t on because I support your cause. Can you p ease do the same for me and take some t me to s gn th s pet t on a ow ng my fr end to keep a pet tarantu a? https://www.change.org/p/my parents want my parents to a o

Name	Location	Date	Comment
Dav d Doug as	Gue ph, Canada	2019 11 20	"Wh e not know ng the deta s of the case, I am very fam ar w th St. ohn s (fam y and fr ends there, and 18 v s ts). The pr nc p es n p ay here are se f ev dent; we are n a c mate cr s s, green spaces and p aces are at a prem um, and urban green spaces have add t ona her tage, cu tura and other s gn ficance. A contemporary and progress ve urban des gn pr nc p es po nt to re deve op ng, re purpos ng and otherw se regenerat ng grey and brownfie d s tes first, rather than greenfie d spraw or the eras ng of nterna and ncreas ng y endangered green s tes, such as parks, wood ots, waterways and other va uab e commun ty assets. Urban green p aces must move the "the front of the queue". T mes have changed; urban po cy and concrete act ons must change. The case for a re zon ng here s n pr nc p e a one, not supportab e."
chante burry	c arke s beach, Canada	2019 11 20	"It s mportant to keep these rema n ng p aces green! We have a beaut fu prov nce! Keep t that way"
Tara Conno y	Mount Pear , Canada	2019 11 20	"Fed up w th the greed of compan es and the r affi at on towards the destruct on of h story and green spaces n our c ty. The damage needs to stop so our future can ook green for the benefit of ourse ves and the generat ons to come."
eanette Maher	V ctor a, Br t sh Co umb a, Canada	2019 11 20	"I want th s beaut fu space eft as t s, there s enough overpr ced condos, we need the trees."
y y fort n	St ohn s, Canada	2019 11 20	"we NEED that green space !"
max mu ns	St. ohn s, Canada	2019 11 20	"R ght th ng to do, beep, beep"
enn fer ohnson	St. ohn s, Canada	2019 11 20	"We cou d save the p anet by each person on the p anet p ant ng 3 new trees each. Not everyone has the resources to p ant even 1 new tree. We just p anted 100 new ones on the west coast of Newfound and PLEASE don t undo th s work by cutt ng down MORE!"
Laur e Brown	Toronto, Ontar o, Canada	2019 11 21	"more green space!!"
W am Rose	Portuga Cove St. Ph p s, Canada	2019 11 21	"A 10 story tower has no p ace n the center of a ot surrounded by bu d ngs that are 2 to 3 stor es n he ght."
T m Warren	Oromocto, Canada	2019 11 21	"I grew up n St. ohn's. Stop destroy ng the downtown area."
Kr st an A exander	St. ohn s, Canada	2019 11 21	"It s mportant to keep as much natura green space n our downtown sector as poss b e. Don t ru n t bu d ng condos."
Barnett Massey	Char otte, North Caro na, US	2019 11 21	"I want to preserve the character and h story of my hometown."
Cj Wh ffen	Fox Harbour, Canada	2019 11 21	"Look e sewhere for deve opment. Try Danny andLeave the trees a one"
Pame a S aney	St. ohn s, Canada	2019 11 21	"Pame a S aney"

Name	Location	Date	Comment
Cynthia Hebert	Waterloo, Canada	2019 11 21	"St. John's is my favourite Canadian city and I don't want it to lose its charm and beauty."
Joan Sharpe	St. John's, Canada	2019 11 21	"Downtown has become unrecognizable. Villas have vanished. Fences have been erected. Looking like downtown in any big city. Stop the wayward development. Recognize it as a place of honor. It's a burial ground. Have some respect"
Jeremy Goodyear	Little Canada, Canada	2019 11 21	"With all the empty housing in the city, this is an unnecessary development."

To: City Clerk

From: [REDACTED]

Re: Proposed Condo Development for 66-68 Queen's Rd

I am writing to express a number of concerns I have related to the development on Queen's Rd itself and its potential impact on other industries and opportunities that could be beneficial to the City's citizens. I am opposed to the rezoning due to the following reasons:

1. It does not contribute to the type of housing stock that the citizens of St John's, particularly those of us who live in the older sections of the City, need;
2. It could negatively impact tourism and related industries.
3. It has the potential to impact negatively on the Ecclesiastical Heritage District itself, its national designation, and possibility to apply for other advantageous designations, e.g., UNESCO world heritage site status.

The following sections provide the details of my concerns.

1. Housing/Condos in St John's

Reports have shown that the City has seen a significantly decreased interest in condo ownership over the past decade particularly in the luxury market, attributed in part to the decrease in the price of oil, which shows no indication of increasing anytime soon (see web-page reference following signature). My own recent cursory review of the more obvious real estate web-sites showed that as of November 16th there were some 200 condos for sale in the City. Many of these have been on the websites for more than 6 months. There are 17 condos ranging from \$400,000-\$795,000 for sale at 181 Hamilton Ave alone. The "Star of the Sea" condos on Henry St do not appear to be on the market as yet but will add to the glut. The MIX development, originally planned as condos, was converted to apartment development (2014) due to the lack of interest in condos. The rent for these very small units (500 – 800 sq. ft.) seems to range from about \$1500 - \$2500. And there are other recent approvals (e.g., Churchill Square's 6 storey development) yet to hit the market. There appears to be an overabundance of condos. The prices for rent or purchase of them seem to be out of the range of people beginning their working career or workers in the middle income brackets.

One has to wonder why any investor would want to enter into this over-supplied market. Perhaps the Vancouver syndrome where condos are built as investments not as home and sit empty while ordinary citizens have no viable places to live? Since there does not appear to be a demand or need for these high-end units, and recent information indicates that these would be at the very top of the local market. I would suggest that there be no rush to rezone the area but rather that some consideration be given to what could be accomplished within the current categories to actually supply the St John's need.

The City could not likely question the rationale that a developer would have for entering an oversupplied and flat market. However, it should, I would argue, consider in its decision the housing stock that is required in the City and particularly the needs of the citizens living in that neighbourhood. We hear frequently that there is a considerable need for affordable and/or modest entry-level housing. Could Council not work with the various churches/ parishes in the district to develop some affordable

residences with perhaps offices for social justice groups to address needs? Some of this could likely be achieved within the current zonal designation. The City has programs to encourage this type of activity, as does the Federal Government. Perhaps the Anglican Church could be an active participant in addressing the needs of some of its more vulnerable parishioners.

The open space zone could continue to be “wild” space with perhaps some creative use of the wooded area to reflect the district’s heritage. Not a structured environment such as Bannerman Park but a hidden treasure in the middle of the city. There are many little spaces and commons behind houses in the old city known largely to the bordering homes and to those of us who walk dogs in sun and rain and snow. They have their value for those who live in the neighbourhood, particularly children who now live in an overly structured and mechanised world.

2 Tourism

Every resident in the older part of the city takes a deep breath towards the end of every June, as we know that we will soon be inundated with tourists, including many international visitors who arrive on the cruise ships; they come huffing and puffing up Garrison Hill, taking a sitting break on the steps before they make the last push to the Basilica. They are engaged, lost souls, bewildered by our intersections and “intriguing” street orientations. We do what we can to help. They come to see historic church buildings set amidst rows of colourful clapboarded houses that wind their way around the harbour — all a walkable distance from downtown shops, lively bars and world class restaurants. This is what tourists from all over the world come here to experience. It’s what the municipal and the provincial tourism departments promote.

Cultural tourism is a large segment of the market here. These travellers are drawn to the Churches of St. John’s. They take advantage of guided tours, gift shops, tea rooms, plays and concerts that occur in the churches and parish halls. The revenue from these activities helps maintain the historic buildings and support parish programs. At the same time, the spillover effects support many jobs in the City.

Religious tourism is a growing area. Research suggests the market is more resilient to recessions and is more open to repeat business than secular leisure travel. The global faith-based travel sector is worth \$18 billion and includes 300 million travellers a year. The majority of these people are well educated and with comfortable incomes.

The Ecclesiastical District could be an even larger attraction for religious tourists. Many European religious sites are overcrowded. St. John’s is well positioned to capture some portion of this market.

This one development will not ruin the town for tourists but every inappropriate modern development—and others are planned—takes away from the unique character of the historic downtown. Tourism is one of our few non-resource based, low carbon industries. Unlike some of the others, it has the ability to drive and support other service-based sectors.

3. National Ecclesiastical Heritage District.

While St John’s citizens are accustomed see the structural beauty of the churches and the ecclesiastical district as they go about their everyday lives, this district is unique in Canada. Therefore in 2008, following much work by local citizens and groups, it was designated a national historic site. The

designation was awarded because this cultural landscape represents the breadth of involvement of the Anglican, Roman Catholic, Methodist/United and Presbyterian denominations in the establishment and evolution of the spiritual, philanthropic, charitable and educational institutions of St. John's and Newfoundland during the 19th and 20th centuries. Further, the designation noted that it is important architecturally as its ecclesiastical buildings and spaces are in unusual proximity to one another and located on an outstanding and unique site on a steep hill overlooking St. John's Harbour, where many of them serve as visual landmarks both from the harbour and within the downtown.

This designation has many benefits. The exposure that comes with the designation can help in attracting tourists (see 2 above). It helps to protect and preserve various aspects of our history. And it comes with the quite tangible benefit of enabling matching funding from federal programmes to pay for the necessary restoration of buildings. The Anglican Cathedral is currently conducting repairs to the exterior wall on the Cathedral St side under one such grant. Other Churches could take advantage of this programme as well. The designation comes with expectations including protection of the built heritage, as well as complementary new development. These districts must portray a "sense of history" where intrusive elements are minimal, and the district's historic character must predominate and set it apart from the area that immediately surrounds it.

One wonders how the 10 storey tower component of this development, which would introduce contemporary high rise design into the heart of the St. John's Ecclesiastical District National Historic Site, would impact this nationally recognised site. It isolates one of the designated historic buildings, separating it from the other structures. Thus it effectively divides the district. The tower is not compatible in style, scale, height nor architectural detail with the church buildings, commercial premises or heritage homes that give this area its distinctive character. Approval of this development could set a precedent for other requests for other similar buildings and this type, height and form could cascade across the precinct, further compromising its integrity. While not directly related to this proposal, the City has just recently almost completely isolated Gower St United Church making it almost inaccessible. Actions like these erode the heritage integrity of the district. Ultimately they could lead to loss of the national designation, and will seriously reduce future opportunity for this district to be considered for other designations such as UNESCO world heritage status. I feel the City will rue the day that it allows this and any similar development to negatively impact the esthetic and economic benefits this district brings to the City.

3a. Municipal Heritage Area

This ecclesiastical district is arguably the core of the City's Heritage Area 1.

The current City of St. John's *Municipal Plan. 2003*, pp. 37-38, states:

The built heritage of fine old buildings and streetscapes in St. John's contributes to the enjoyment of its residents and visitors. As the city develops, heritage buildings should retain their original features, although their use can and must evolve over time. Heritage areas also need to accommodate appropriate new buildings and redevelopment. . . . The City shall ensure that renovations and new development are compatible with adjoining buildings in terms of style, scale, height, and architectural detail (emphasis added).

The 2019 draft of the Envision St. John's Municipal Plan, pp. 2-10, states:

The city's Heritage Area (including the Ecclesiastical Precinct set out by the Historic Sites and Monuments Board) will continue to be protected under the new St. John's Heritage Bylaw. Residential districts in the downtown will be preserved to retain the blocks of row housing, streetscapes, laneways and public spaces that are unique to the city. Urban Design Guidelines will be prepared for commercial areas in the downtown, addressing such things as site specific parameters for height, bulk and form of buildings, as well as exterior design elements (emphasis added).

While the 2019 wording does not appear to provide as much protection as the existing plan, one hopes that as the specific guidelines are prepared, they will reflect the intent of the 2003 wording. The built heritage does contribute to the enjoyment of residents, and many citizens—one house, one commercial building; one street at a time—rescued the City from the sorry state it was in in the early 1970s. The City owes the citizens its continued protection, including protection of the core of the Heritage Area.

Conclusion:

It is my understanding that once an area/site is rezoned, the City can have little impact on the design of buildings as long as they comply with the regulations for that zone. If, for instance, the current developer finds that this design is too expensive, a completely different design could go ahead without further consultation. Similarly, if this developer decides not to proceed, a new developer could propose a square block filling most of the site and reaching 3 or 4 stories above Harvey Rd, and Council would have few tools to stop it.

I would encourage Council not to approve the rezoning that would facilitate this development and any other that might in the future be proposed for this site for the reasons discussed above. Rather, Council should work creatively with other players in the district and surrounding neighbourhoods to develop a forward-looking vision for the area.

If rezoning is the only card that Council has to play, I implore you to play it wisely on behalf of all the citizens of the City, not just its elites.

Thank- you for your kind consideration of my concerns.



References:

<https://www.cbc.ca/news/canada/newfoundland-labrador/condo-market-oil-industry-1.3403810> 2016

<https://www.cbc.ca/news/canada/newfoundland-labrador/st-john-s-condos-executive-homes-rent-real-estate-1.3392123> 2016

<https://www.cbc.ca/news/canada/newfoundland-labrador/duckworth-street-condo-development-shifting-to-rentals-1.3188152> Aug 2015 MIX

<https://www.cbc.ca/news/canada/newfoundland-labrador/condo-market-rapidly-cooling-off-in-st-john-s-area-1.2568741> 2014

<https://www.cbc.ca/news/canada/newfoundland-labrador/sluggish-housing-market-nl-1.5249403> 2019

Elaine Henley

From: Hope Jamieson
Sent: Wednesday, November 20, 2019 2:21 PM
To: Elaine Henley
Subject: Fwd: Rezoning under the Rooms

Hi Elaine,

Another one for the package re: 68 Queen's Rd. Thanks!

Warmly,

Hope

From: [REDACTED]
Sent: Monday, November 18, 2019 9:05:25 PM
To: Hope Jamieson <hjamieson@stjohns.ca>
Subject: Rezoning under the Rooms

Hi Hope

I can't attend the public meeting but want to be heard. I think that developing that green space would be a mistake. Tough for the owners but we need green space to soak up water when it rains and the snow melts, to absorb sound, to clean the air etc. Let's be leaders in city planning. Let's be brave and wait to see if we really need more condos downtown at the moment. There are other spots that could be redeveloped. Derelict and run down areas that are not full of trees.

Thanks for reading

[REDACTED]

[REDACTED]

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Elaine Henley

From: [REDACTED]
Sent: Wednesday, November 20, 2019 8:47 PM
To: CouncilGroup
Subject: Proposed new condo development

Dear Mr Mayor and Council members,

I have been listening to and reading much discussion on the proposed new condo development in the small forested area at the centre of our city.

I am shocked that such a proposal would even be seriously entertained. I thought we had passed the point of cutting down trees in this city where they take so long to grow and are so precious to us. I am sure we all remember with grief the wanton destruction of trees along West Water Street and in front of the Old Colonial building on Military Road!! Quite apart from all that we have a glut of condo capacity in the city. And a very troubled housing market. The last thing we need is another high-end condo! If we need anything in the housing department it is provision of affordable accessible housing.

And as for that spurious MegaCity argument about density ... while it is an entirely appropriate consideration in many contexts it is hardly applicable in our St John's situation and certainly not in historic Central St John's!!

Friends we have had more than enough development driven inappropriate high-rise buildings in the core of our city. We certainly do not need another one. I hope we who object to this condo development proposal can count on you to reject this totally unacceptable proposition.

Thanks for all you do on our behalf

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, November 18, 2019 8:10 AM
To: CityClerk
Subject: Do not rezone parish Hall greenspace

Hello,

Please take efforts to preserve the green space behind Garrison hill and the parish Hall. The downtown is home to many empty condo and apartment buildings but few green spaces. Please do not rezone this space. It has immense value as it stands. As you voted yourselves we are in a climate emergency and in the words of Coun. Ian Froude, climate mitigation and adaptation must be made a strategic priority and considered in every council decision.

Best,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Thursday, November 21, 2019 3:14 PM
To: CityClerk; Mayor; Sheilagh O'Leary; Sandy Hickman; Hope Jamieson; Debbie Hanlon; Ian Froude; Dave Lane; Deanne Stapleton; Wally Collins; Maggie Burton; Jamie Korab
Cc: TCIIlMinister@gov.nl.ca
Subject: Submission Parish Hall Proposal
Attachments: Elegant Letter.docx

City Clerk, Mayor, Deputy Mayor and Councillors

Please find my partial submission re the above. It is a letter I recently sent to The Honourable Bernard Davis about the significant impact the proposed development will have on the original objectives for the Rooms to become a cultural tourism generator for both the Province and the City.

To achieve that objective a significant site selection study was undertaken and other towns were lobbying for its placement in their community. The Province decided to place it in the most strategic location possible within the City's prime heritage and tourism district to maximize economic benefits for all citizens and your City.

The proposed condo development as now outlined will impact significantly on the historical integrity of the District in which the highly successful and world class cultural facility sits.

Thank you for considering this matter

[REDACTED]

Sent from my iPad

[REDACTED]

, NI

[REDACTED]

[REDACTED]

[REDACTED]

November 17th 2019

The Honourable Bernard Davis

Minister of Tourism, Culture, Innovation and Industry

Dear Minister Davis:

I am writing to ask you to protect the important tourism setting of The Rooms that will be impaired if the rezoning of "Open Space" occurs and the intrusion of a modern building design is allowed as proposed by the Parish Hall developer now before City Hall.

Under the current municipal zoning of "Open Space" The Rooms sits within a protected heritage setting strengthening its mandate to be a cultural and heritage iconic tourism facility for the Province. The City and the developer have addressed view planes from the North in their proposal however they have both missed the most important consideration for this proposal and that is of its impact on the heritage setting for The Rooms and its view planes from the South. This protection of this view plane and the historic setting of The Rooms is critical to our tourism industry and to a future application for world heritage designation consideration for this precinct. These are the two critical visible features that helped Quebec City achieve their world heritage status for their old town district.

As information often gets lost to time the historic infrastructure that this district offers and its visibility were the deciding factors in 1999 for the siting of The Rooms at the strategic and historically dominant Fort Townsend site. It was specifically planned for this facility to sit high amongst the splendid and sumptuous ecclesiastical churches and properties in the old town as had Fort Townsend.

As your Government knows in December 1999, at an important Press Conference, the Honourable Brian Tobin along with the late Dr. Mary Pratt, co chair of the Premiers Advisory Committee for The Rooms, announced the construction of the new Rooms facility. At that conference and in other subsequent press releases the following statements were made:

"The site is part of the heritage area, it's development will strengthen cultural tourism in the City and by extension the whole Province,

The direct view through the narrows highlights the traditional gateway to and from the province and will be instantly visible to visitors arriving by cruise ships and from the downtown,

The building will be a major addition to the skyline, without dominating it, and will fit in well, with the other institutional and religious buildings in the neighbourhood,

Culture is expected to become a major economic generator in the 21st century and The Rooms will enhance the future of our economic development and our cultural tourism industry,

Culture is a means of assuring a society in the global marketplace.....it helps generate tourism and trade activities, and

This will be a landmark project with a memorable presence, celebrating our rich cultural heritage. It will serve not only to educate and inspire but also to attract visitors from within and outside the Province.

The Rooms have achieved these above-noted outcomes and it is a highly successful and unequalled accomplishment by a Liberal Government, and one of your very finest.

It is therefore concerning that the importance of the Rooms, and its strategic purpose has not been noted in any of the sections of the City in its Decision and Directions note. It is not specifically listed under "Partners or other Stakeholders" or in the section noted "Alignment with Strategic Directions and Adopted Plans".

The City's adopted new Envision Plan 2-10, 2019 exact wording states....."The City's Heritage Area (including the Ecclesiastical Precinct) as set out by the Historic Sites and Monuments Board, will continue to be protected under the new St. John's Heritage ByLaw, and Residential districts in the downtown will be preserved to retain the blocks of row housing, streetscapes, laneways and public spaces unique to the City".

Modern historically unsympathetic disproportionate design as proposed by the Developer, does not belong in this heritage area.

The need for "consultation with key stakeholders and neighbouring property owner" is a key component however again The Rooms is missing in this section along with other key stakeholders such as your Cultural, Tourism and Heritage Divisions, Heritage NL, City Tourism, operators such as Spirit of Newfoundland, the Peter Lewis Gallery as well as players in the tourism industry and Parks Canada.

Without this directed consultation the City is silencing yours and the voices of the tourism, culture and heritage industries whom rely on this District for their livelihood and the economic benefits it creates. The city's public consultation process does also not have the structure to ensure the above-noted recommended partners are actually heard.

Equally importantly under "Strategic Implications " the City should have recognized all the private and Government investments, over the past 30 years, including the \$40 million invested by the Province in The Rooms, its annual multi-million operating budget, your annual marketing costs for the old town and Federal investments.

These investments have all been made by governments, developers, residents and neighbourhoods on the basis that the City's objectives and vision for its heritage district would be upheld as outlined in its adopted Plan.

St. John's City Plan, Pages 37-38 states thatthe City shall ensure that renovations and new development are compatible with adjoining buildings in terms of style, scale, height and architectural detail. The proposed condo tower if approved will be in complete contravention of this City objective.

I wanted to bring these matters to your attention to ensure that you or your officials have brought these matters to the attention of the City.

The Rooms has been called by the Globe and Mail one of the best small cultural facilities in the world. A recognition of its global appeal and potential to grow as a cultural tourism generator for NL.

A glass tower condo development in front of this world class iconic cultural facility will diminish its current and future world class appeal. This setting for such a world class historic and this cultural facility should be protected.

You have a choice before you and that is to accept a glass condo tower or ensure for a world heritage future, in a district, that is so important to the future of your cultural and tourism

industries. There are so many other designs, reuses and proposals that would be a better fit for this site.

Thank you for your consideration of this matter.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

CC. City Clerk, Mayor, Deputy Mayor and Councillors, City of St John's

Nov. 20, 2019

Office of the City Clerk

Re: rezoning request by Parish Lane Development Inc.

To Planning Staff and Members of Council,

I would like to elaborate on concerns I raised previously in a letter to some Members (original letter attached). I would like to thank Councillor Maggie Burton and Chief Municipal Planner Ken O'Brien for the valuable information they provided that made me consider more deeply the issue of rezoning institutional and open space to make way for a 10-storey condominium building between Queen's Road and Harvey Road.

What I have found is that this rezoning is incompatible with several stated objectives our city has embraced through its Municipal Plan and the Climate Crisis declaration.

Climate Crisis: The site of the proposed development is a steep slope, with the exception of the Parish Hall itself. To level the area in preparation for a new building, thousands of tons of earth and rock would have to be removed and an urban forest destroyed. As Councillor Burton pointed out, there are many trees in the older parts of the city. However, most exist in manicured settings and do not provide the diverse habitat of a wild forest. I described that diversity in my letter of October 19. I would also add that one family of crows that calls this space home is rare if not unique in that the feathers on the underside of their wings are white; one crow, that was born about five years ago, has a full wingspan of white feathers. Bill Montevecchi, despite his expertise, told me that he had never seen such a mutation. Protecting urban forests is one of the objectives stated in the Municipal Plan.

Residential Districts: The goal to encourage mixed land use and higher density residential districts is wise urban planning. Urban sprawl is a real concern. Access to convenience stores, daycares and other neighbourhood amenities is important to reducing traffic. What councillors should consider in rezoning this particular space is that, in the downtown core, we already live in a mixed neighbourhood. In five minutes, I can walk to any of the following: a grocery store, two pharmacies, a liquor store, three convenience stores, three theatres, three churches, a daycare, a bakery, several restaurants and coffee shops, four banks/credit unions, the downtown retailers on Duckworth and Water Street and City Hall. A commercial-mix zone is unnecessary. We also live in that part of the city with the highest residential density.

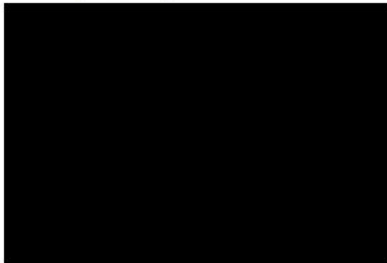
Traffic: Despite aspirations of encouraging more people to use public transit rather than personal vehicles, I find that the city is ambiguous. In recent years, more and more of the available land is being turned over to parking. This proposed development would see yet another parking lot. The last thing we need in our neighbourhood is another 40 or more SUVs and pick-up trucks pouring onto an already busy

Queen's Road. I am sure the drivers of the Number 10 buses will not appreciate the delays this causes during rush hour. A fairly new parking garage on Duckworth Street is only a couple of minute's walk away.

Heritage: A shiny new concrete and glass tower does not fit in with the built heritage that surrounds the area at the centre of this rezoning request. Good architecture should enhance rather than detract from its surroundings. There are only two ways to achieve this: my preference is to leave the open space alone and rezone the Parish Hall to Residential Downtown, which is the predominate zoning for the area and would encourage the proponent to tastefully design housing. If Council does not value the urban forest behind Garrison Hill's 19th Century properties and decides it should be used for infill housing, it is crucial that rezoning to commercial-mixed be rejected. Once so rezoned, there will be few restraints on any developer and the change will be permanent. The proposed condominium would be 35 metres in height. Not only will I not have a view of trees and the Kirk steeple, I will be deprived of seeing any sky from my first and second-storey back windows. That is how huge this building will be. Moreover, it is so close to our houses that my small garden will get almost no sunlight. At least with a Residential Downtown zoning, the height restrictions will render it unnecessary for the developer to excavate the entire slope. Instead, the development would more likely respect the geography of the land as well as the Heritage 1 standards.

Thank you for taking my objections into consideration. I implore you to preserve the integrity of our unique heritage neighbourhoods and reject this rezoning proposal.

Respectfully,



October 19, 2019

Maggie Burton
Councillor at Large
City of St. John's

Dear Maggie,

I have lived on Garrison Hill for 46 years. The deed to my house is dated 1843. You can imagine the number of changes I have seen over the decades. Most have been beneficial but there are periodic threats to the character of the heritage areas. I deem the proposed zoning change from Parish Lane Development Inc. for an essentially new-build to be one of the biggest threats.

Before I explain my concerns, I want to assure you that I am not by nature a NIMBY person. Three decades ago, I supported the establishment of Howard House and, more recently, I supported the John Howard Society in its Garrison Place project. I have welcomed restoration and new developments such as the old B.I.S. and its attached townhouses, the condominiums on the old St. Patrick's property on Bonaventure and The Rooms (although the architect's drawings seriously misrepresented the look and especially the height of the building).

I would have no problem with Phase 2, the redevelopment of the Parish Hall, if the developer paid heed to the three-storey height that is reflective of the built heritage of the area and was sensitive to the materials and architecture that characterize the neighbourhood. I don't see that sensitivity in the diagram presented to council.

Phase 1 is a big problem for me. First, I would like to challenge the statement by City staff that the Open Space is unused. It may not have a significant human footprint but it is a natural and pesticide-free habitat for at least seven species of birds. It is not just the number of species but the quantity of birds that nest and feed there. The long grasses provide a safe environment for the bumblebees and butterflies. The wild parsley that flows down the steep slope near Harvey Road stabilizes the soil. Not only do residents of Garrison Hill enjoy this last patch of wild growth and the animals that depend on it; I often see pedestrians stop by the rail to watch the antics of the blue jays and crows or the beauty of the finches, chickadees, juncos, Northern flickers and the occasional robin. The plan calls for saving a few trees. It is unlikely that any bird will use the Open Space during construction and their return is not assured, especially if the opportunities for nesting and feeding are severely cut.

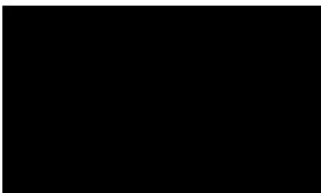
My second objection is that the developer is asking for rezoning to commercial-mixed. If the intent is to build residences, the request should have been to rezone to residential; the development would then be bound by Heritage 1 standards. Acceding to the demands of this proposal would allow the corporation to erect an office tower if it so wished. This reminds me of the years following the approval of Hibernia when developers tried to buy up blocks of residential neighbourhoods in anticipation of profitable commercial ventures. Thanks to councillors like Shannie Duff and Frank Galgay, their efforts were thwarted and new heritage by-laws enacted.

From a selfish perspective, the presence of a 10-storey building behind my house would cast us in shadow during the day and subject us to light pollution by night. I am also concerned that winds would intensify as weather systems blow in from the southwest. Wind speeds have certainly increased around other tall buildings such as The Rooms.

There has always been tension between those who want to turn the Heritage core into a mini-Toronto or mini-Calgary and those who value the unique character of the old city. Allowing a concrete and glass tower to intrude into what is essentially an ecclesiastic and residential area is extremely inappropriate. I question the need for this type of development. Certainly, revitalization of the downtown is essential. However, there is already a mismatch between the needs of residents already living in a densely populated part of the city and the retail sector of the downtown. To purchase the basics for everyday life, residents have to use cars and buses to get to shops at the malls or box stores. I remember when there were a variety of department, hardware and home decorating stores. There was even a lumber yard.

Never did I anticipate that, in my lifetime, the citizens of this city would elect such a progressive council. You have excelled at engaging people and have been exemplary in making St. John's a beautiful and liveable city. However, if you permit this rezoning and the subsequent uphill march of the towers, you might as well tear up the heritage regulations. I trust you will make the wise decision and deny this request for rezoning.

Respectfully,





Elaine Henley
City Clerk
City of St. John's
PO Box 908
St. John's NL A1C 5M2
cityclerk@stjohns.ca

Dear City Council Members:

RE: Rezoning Application for 66 - 68 Queen's Road (Nov 27th)

We are writing regarding the application to rezone the land at 66 to 68 Queen's Road from Institutional and Open Space to Commercial Central Mixed Use (CCM) Zone, to allow the construction of two residential buildings, one fronting Harvey Road and the other fronting Queen's Road.

As longtime residents of downtown St. John's, and owners of 19 Garrison Hill, we are very interested in opportunities for St. John's to become a more vibrant, populated and walkable city. However, we have a number of concerns with the proposed development, and are of the opinion that approving the rezoning of the land designated as Open Space would be contrary to Council's stated goals, as set out in the Municipal Plan 2003 and Envision St. John's Draft Municipal Plan (February 2019). In destroying the last natural green space in the downtown, the city would lose the opportunity for this forest to be enjoyed by future generations. We sincerely hope that this is not the decision of Council.

Our concerns can be broken down in the following categories:

- Importance of walkability in the downtown area;
- Environmental importance of maintaining green space; and
- Importance of preserving the architectural scale of the neighbourhood.

1. Walkability Downtown:

The Envision Draft Municipal Plan sets out the following goal: "To design complete and interconnected, walkable neighbourhoods with efficient infrastructure, facilities and services, including a range of housing options" (p. 4-1). As long time downtown residents, we agree that ease of walking and healthy commercial areas will encourage residents to access services by foot (Envision, p. 4-2, see also Municipal Plan, p. III-12). This is essential for a green future, and to maintain quality of life in the downtown. Towards this end, we applaud Council for the pedestrian friendly redesign of the intersection of Queen's Road and Cathedral Street. The speeding, lack of lighting, narrow sidewalks and long intersection made this area perilous, and it was a daily stressor to cross these streets with a stroller. The traffic calming elements and wide sidewalks are a welcome change, which make the city more liveable.

In light of this, we are generally supportive of the rezoning of the portion of the property that is currently zoned Institutional to CCM. However, consistent with the CCM designation, we would encourage Council to ensure that the Queen's Road frontage property is in fact used to

support retail spaces that provide amenities to improve the quality of life for those who live downtown. In addition, we would encourage any new development to recognise the community not for profits that were previously housed in that location, and to accommodate such services going forward (see Envision, p. 8-7).

We note that, although the rezoning application is from Institutional/Open Space to CCM, the plans do not appear to contemplate the incorporation of retail or service spaces. The street facing elements of the building are set back from both Harvey Road and Queen's Road, which has the effect of shielding the entrance from public view. This design is not conducive to the use of the space for commercial purposes. If the project does not intend to provide opportunities for increased amenities in the neighbourhood, we query whether it would be appropriate to approve a rezoning to CCM.

2. Environmental Impacts:

We applaud Council for taking a strong stand to preserve the City's natural environment and combat climate change, through the Climate Mitigation and Adaptation Declaration, and the 2019 - 2029 Strategic Plan. We see this rezoning application as an opportunity for Council to translate these policy goals into positive action.

In our opinion, the proposal to rezone the Open Space directly contradicts Council's previously stated strategic priorities. On November 4th, City Council unanimously voted to declare a climate emergency, "for the purpose of deepening our commitment to protecting our community, economy, natural assets, and ecosystems from changes in climate" (s. 4). This declaration is consistent with the 2019 - 2029 Strategic Plan's goal of creating "A city that is sustainable today and for future generations; economically, environmentally and financially" (s. 9), including preserving and enhancing "the natural and built environment where we live" (p. 10). We also note the Envision Draft Municipal Plan's goal of improving the urban forests "for their ecological, aesthetic and economic value" (p. 3-1, 3-2), and the current Municipal Plan goal of protecting the natural environment, in particular open spaces (p. III-39) and steep slopes (p. III-40).

The application to rezone the Open Space to CCM would mean losing the only natural forest in downtown St. John's. This forest is currently home to numerous 100 year old trees (36 trees with a diameter of above 0.2m, according to the Land Use Assessment Report (LUAR) (November 6th, 2019), Supplementary Information, p. 5), as well as wildlife and birds. The LUAR contemplates that over half of these trees would be removed, while the brush forest would be converted to a manicured "buffer" zone. In fact, the LUAR refers to "protecting existing trees to the extent possible" (p. 26), which suggests a very low level of commitment to saving any existing trees. We note that we find the table on page 25 of the LUAR to be misleading - it refers to 50% of the landscaping being maintained, however this number includes "hard landscaping", which appears to include the Harvey Road driveway and walkways. If hard landscaping is removed, then much more than half of the green space is converted to pavement and buildings. It should also be noted that the numbers used on page 25 do not appear to align with those provided in Progressive Engineering and Consulting's portion of the submissions (drawings C100 and C101).

Once this forest is damaged, no forestry policy will replace the benefit of this green space, for the community, to counter greenhouse gas effects, and for the wildlife that it supports. We think that it is the responsibility of council to preserve this forest for future generations. If it is replaced with a condominium and parking lot, our children and grandchildren will shake their heads at the shortsightedness of this decision. We think that council should consider the possibility that this forest could be preserved as a public space, where residents can enjoy a

slice of nature in the downtown area. If this rezoning goes ahead then this possibility will be gone forever.

Maintaining the open space for public use is also consistent with Council's goals of developing pedestrian paths in the downtown (Municipal Plan, p. IV-52) and improving open spaces (Envision, p. 10-11), as well as acquiring Institutional land in order to maintain its public use (Municipal Plan, p. III-32; Envision, p. 4-6; 8-15).

3. Heritage

We support the efforts of council to preserve the heritage elements of this property, consistent with the area's Heritage 1 designation. The Ecclesiastic District is "one of the oldest sections of town" (Master List of Heritage Buildings, p. 306) and we agree that special care should be taken to preserve it. However, we are concerned about the impact of this development on the scale and liveability of the neighbourhood.

Garrison Hill is a corridor for tourists walking from the Harbour to the Rooms, and is frequently photographed. If approved, the Harvey Road phase of this development will loom far above the existing houses, undermining the historical feel of the street. Ensuring that new development is compatible with existing neighbourhoods is an essential part of preserving those neighbourhoods (Envision, p. 10-11). If the quality of life in existing houses downtown is harmed through close proximity to large scale development, residents will be unlikely to maintain these houses at the same level. The decline of this neighbourhood will mean a downtown that is less desirable for everyone - including the potential condo residents. Approving the rezoning to CCM would directly contradict Council's stated goal of protecting the architectural scale of downtown (Municipal Plan, p. IV-49; Envision p. 10-9) and respecting the spatial relationship of the neighbourhood (Envision, 4-8). Beyond this, the Municipal Plan specifically calls for the maintenance of the "unique and special elements that define" the Ecclesiastic district, including maintaining "openness of landscape".

To summarise the above, we ask that Council consider the following:

- Reject the application to rezone the open space as CCM, and preserve the green space adjoining Harvey Road for public use, for the enjoyment of future generations and as part of the implementation of Council's climate strategy;
- Ensure that development along Queen's Road is developed thoughtfully, preserving the heritage elements of the Parish Hall, and ensuring that the design improves the walkability of downtown by including space for amenities and community outreach. If there is no intent to include commercial spaces in the design, then the CCM designation should not be granted.

Thank you for considering our views.

Sincerely,

[Redacted Signature]

Rezoning application for 66-68 Queen's Road (Cathedral Parish Hall)

To the City of St John's

As a resident adjacent to the proposed application [REDACTED] **I OBJECT** to proposed rezoning and planned building. Currently there is an application to rezone the space and build a 40-unit "luxury" building. This project would destroy a mix-growth forested green space which is the only one in the neighborhood. It would also require the demolition of a Heritage building. In recent years the City has approved several large building projects (e.g. large houses) in heritage areas (Quidi Vidi and The Battery) which have reduced the historical/cultural values of the area. I do not want to see the historical/value of our neighborhood diminish.

Recent investigations have shown that St. John's has lost a large portion of their historical buildings ("In less than 60 years, more than half St. John's historic buildings have been lost." *The Telegram*. Juanita Mercer). Community activities conducted on this section of Queens Road include: Regular Church services (parking/traffic concerns), Military demonstrations and marching band parades, the Ghost Walks. So, there is a considerable noise level sporadically throughout the year that these new residents may not be aware and could deter them from purchasing a unit. Also, of concern is that it blocks the Rooms. If St. John's is a city that cares about heritage and heritage buildings, then let's hold the big developers' feet to the fire or otherwise let homeowners who live in heritage homes paint them whatever color they want and put in whatever windows they want. Let's be honest they aren't going to keep any of the heritage building. They can say they will but I'm sure they will find a structural reason why they can't keep something siting safety and costs as the reason to demolish it.

In consideration of the units being built and sold in a timely manner. I have seen several condo buildings spring up throughout the city over recent years. The Park Place West apartments located at 181 Hamilton Ave took several years to complete. I know this because I lived directly across the street for a time and a colleague owned a house across the street. The building ruined the view and access to natural sunlight for residents across the street. It took a very long time for units to be sold in pre/during the building process and there are still vacant units in the building.

Also, of concern/consideration is the resale value of the adjacent homes. The condo building located at 16 Water Street also has several units for sale and is in an undesirable location (next to an industrial use site). It is a fairly new building (<10 years old) and several of the balconies have had to be torn down and rebuilt. One must wonder how well these condo buildings are being built and the forethought to go into it. Building next to a huge salt mound and having that blow into your "luxury" condo building deteriorating the structure and furniture. I have a friend who bought a unit in its first years of being open and had to move out of province for work. They have since had a very difficult time finding a buyer and a hard time finding someone to rent it. The MIX is also a new condo building that is has several vacancies open. There have also been several failed/cancelled condo buildings in the recent past with investors losing their money.

As an early career adult looking to buy the real estate in the city and have several friends also currently buying houses, none of us are remotely considering condos.

Regards,

[REDACTED]

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Friday, November 22, 2019 11:45 AM
To: CityClerk
Subject: 66-68 Queen's Road

Hi,

Although I support condo developments of this nature as they increase densification of the downtown, discourage car ownership and facilitate use of downtown businesses and services, I question the lot chosen for this particular proposal. There are a plethora of empty lots in the vicinity of this location—why are these not being considered instead? We should be favouring the redevelopment of existing lots over the destruction of more green space.

Examples of lots that could be considered (I fully admit I have no knowledge concerning the land use agreements governing these properties):

the old CBC building: an empty, dilapidated structure in a prime dt location

the neighbouring BellAliant building: another empty, dilapidated structure in a prime dt location

the empty gravel lot next to the Kirk on Long's Hill: Totally unused space with staircase access to Harvey Road, in a low-traffic area. No removal of green space required, and no impact to neighbouring structures in terms of views, etc.

The old Grace Hospital grounds: A central location between downtown and centre city/west end. Gorgeous city views, and a completely empty lot save for the hideous, spooky skeleton of a former hospital

The Eastern extreme of Water Street: A barren plot of gravel land at the corner of Temperance St. Totally empty, and a prime location for Condos, with the Narrows directly in front, and other condo projects immediately adjacent.

Just curious as to **why** all of these lots are allowed to sit empty while valuable pieces of land such as the grounds of 66-68 Queens Road are being considered for demolition? The people of St. John's deserve an answer. This is our city, our downtown.

Elaine Henley

From: Hope Jamieson
Sent: Monday, November 18, 2019 1:22 PM
To: CityClerk
Subject: Fwd: Building a healthy city

Hi Elaine,

Please see attached for inclusion in the submission to council. Thanks!

Warmly,

Hope

From: [REDACTED]
Sent: Sunday, November 17, 2019 1:21:06 PM
To: Hope Jamieson <hjamieson@stjohns.ca>; Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>; Dave Lane <dlane@stjohns.ca>; Sandy Hickman <shickman@stjohns.ca>; Debbie Hanlon <dhanlon@stjohns.ca>
Cc: [REDACTED]
Subject: Building a healthy city

Hello Councillor Hope, Mayor Breen, Deputy Mayor O'Leary and Councillors at large,

I am writing to urge you to protect the naturalized green space between Queen's Road and Harvey Road that is being considered for condo development.

There are precious few green spaces in the downtown area of St. John's and it would be a great mistake to lose this one. Green spaces in cities are a form of natural capital with multiple benefits for citizens. For example, in their review of the importance of greenspace in urban settings, Barton and Rogerson ([2017](#)) find:

Individuals have less mental distress, less anxiety and depression, greater wellbeing and healthier cortisol profiles when living in urban areas with more greenspace compared with less greenspace.

These aren't just statements of belief or hope. Multiple pathways linking urban greenspace to with health and wellbeing have been demonstrated through research, including: improved relaxation and restoration (critical for resilience and stress management), improved immune system performance, improved social capital and cohesion ([Braubach et al., 2017](#)).

If the health evidence doesn't persuade you, then the aesthetics and economics should: neighbourhoods with greenspaces are perceived as more pleasant and appealing to the eye, and are typically associated with social capital and wellbeing. [For real.](#)

We know that developed and undeveloped greenspaces are necessary for a healthy built environment. And yet St. John's seems to forget this time and again with new suburban developments to the detriment of the families that choose to live there. It is much easier to plan these greenspaces into neighbourhood design than it is to retrofit them afterwards.

Please don't sell the family silver for a condo development that could go in a bunch of other places.

Sincerely,

[REDACTED]

[REDACTED]

PS: I also think those condos are going to lessen the quality of the view of The Rooms from below, and the view from The Rooms of the harbour. Just saying.

Disclaimer: This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Elaine Henley

From: [REDACTED]
To: Sandy Hickman; CityClerk
Subject: Rezoning concerns

Sandy Hickman
City Councillor

Hello again Sandy

This past week I attended an information meeting about the proposed development on Queens Road. Officials from the City Planning department, Parks Canada, historians and others spoke about the area around Garrison Hill...giving me much more context about its history, importance and its potential.

As with the development replacing the Star of the Sea Hall...where I spoke in favour of developing a condo on the site and then once it started construction it was changed to an apartment building... I am very concerned things will change once rezoning of 66-68 Queen's Road is approved.

As I have said before, the proposed development is disproportional (out of synch) with the neighbourhood and should not be given approval based upon the development as proposed.

Thank you Sandy for your time.

Regards

[REDACTED]

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Saturday, November 23, 2019 1:46 PM
To: CityClerk
Subject: 66-68 Queen's Road

I strongly object to the proposed new development at 66-68 Queens Road.

I object in general because it is completely out of keeping with the Heritage Area of which it is part, and completely at odds with the ecclesiastical area to which it belongs.

And in particular, I object because it interferes with the Rooms.

When building the Rooms was first discussed, there was a lot of controversy about where it should be located.

One of the arguments that swayed the decision in favour of the present site was the intention that not only should the contents of the Rooms showcase the culture of the Province, but that the Rooms should also highlight the heritage of the capital city by providing an expansive, uninterrupted panoramic view of the old city, because that in itself was considered an integral part of the culture of the Province.

The present proposal runs exactly contrary to that intention. The present proposal will crudely interrupt the panoramic view so beloved by both resident and tourist alike, and should not be allowed.

[REDACTED]

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Wednesday, November 20, 2019 11:40 AM
To: CityClerk; Maggie Burton; Deanne Stapleton; Hope Jamieson; jkorqb@stjohns.ca; Ian Froude; Wally Collins; Sandy Hickman; Debbie Hanlon; Mayor; Sheilagh O'Leary; Dave Lane
Subject: Cathedral Parish Hall Development
Attachments: Information Sheet Final.pdf

Mayor and Councillors:

Please find attached an information package about the proposed Cathedral Parish Hall condo development on Queen's Rd. that was prepared by an informed group of residents, culture and heritage advocates, and tourism stakeholders for a public meeting held on November 13th.

We are sending this to you because the strategic importance of the district as a tourism attraction and historic spiritual centre appears to be absent from the package prepared for the City's upcoming November 27 public consultation meeting.

This modern development will sit in the middle of the city's premiere tourism district, in your own designated Heritage Area 1 and in the heart of the St. John's Ecclesiastical District National Historic Site — a nationally designated historic district with the potential to be a UNESCO World Heritage Site.

As you will read in our background paper, this is not just a municipal matter. This proposal has implications for the provincial Department of Tourism, Culture, Industry and Innovation — particularly for The Rooms — and for the federal agency Parks Canada.

Should you approve this precedent setting glass condo tower for the heritage district, you will be in contravention of your own municipal plan which outlines your commitment to protect the Ecclesiastical District and you will be diminishing the city's world class tourism experience.

The decision you have to make is quite clear. You can add another glass condo tower to the downtown or you can support the establishment of a world heritage site for your premier tourism district in one of North America's oldest cities.

Yours sincerely,

[REDACTED]

Proposed Development for the Cathedral Parish Hall Site



Is this too modern and too tall for the historic downtown?

The developer is proposing two buildings at 68 Queen's Rd. on the Anglican Cathedral Parish Hall site.

Phase 1 would be a tower block with 25 units located at the rear of the lot and accessed off Harvey Road. This building will be 10 storeys above grade on Queen's Rd. and 4 storeys above Harvey Road. The Phase 2 building, fronting onto Queen's Road, will have 15 units and be 4 storeys in height.

The 10 storey tower block component of this development would introduce contemporary high rise design right into the heart of the St. John's Ecclesial District National Historic Site and would be yet another encroachment into the City's own designated Heritage Area 1.

It is not compatible in style, scale, height nor architectural detail with the church buildings, commercial premises or heritage homes that give this area its distinctive character.

A building this modern and this tall in this part of the city is contrary to the vision that guides the St. John's Municipal Plan and is in contravention of the heritage bylaws — particularly the one that restricts residential buildings to maximum of four storeys.

From the current *City of St. John's Municipal Plan*. 2003. Pages 37-38

. . . The built heritage of fine old buildings and streetscapes in St. John's contributes to the enjoyment of its residents and visitors. As the city develops, heritage buildings should retain their original features, although their use can and must evolve over time. Heritage areas also need to accommodate appropriate new buildings and redevelopment. . . . The City shall ensure that renovations and new development are compatible with adjoining buildings in terms of style, scale, height, and architectural detail.

From the 2019 draft of *Envision St. John's Municipal Plan*. Page 2-10

The city's Heritage Area (including the Ecclesiastical Precinct set out by the Historic Sites and Monuments Board) will continue to be protected under the new St. John's Heritage Bylaw. Residential districts in the downtown will be preserved to retain the blocks of row housing, streetscapes, laneways and public spaces that are unique to the city. Urban Design Guidelines will be prepared for commercial areas in the downtown, addressing such things as site specific parameters for height, bulk and form of buildings, as well as exterior design elements.

From the *City of St. John's Municipal Plan*. 2003. Revised July 2019. Page III-23

Buildings in a Residential Downtown District shall not exceed three storeys or a Floor Area Ratio of 1.5. Subject to a Land Use Assessment Report, areas may be zoned to allow heights not exceeding four storeys or a maximum Floor Area Ratio of 3.0, subject to the necessary controls to protect the surrounding District.

More about the St. John's Heritage Areas:

Review of the Project by the Built Heritage Review Panel
<http://www.stjohns.ca/sites/default/files/files/agenda/BHEP%20Agenda%20-May%2015%2C%202019.pdf>

St. John's Municipal Plan. 2003
<http://stjohns.ca/sites/default/files/files/publication/St.%20John's%20Municipal%20Plan%20July%202019.pdf>

Envision St. John's Municipal Plan February 2019 Draft
<http://www.stjohns.ca/publications/envision-st-johns-draft-municipal-plan-february-2019>

Heritage Financial Incentives Program
City Of St. John's
<http://www.stjohns.ca/living-st-johns/building-renovation-and-repairs/heritage/heritage-financial-incentives-program>

Downtown St. John's Strategy for Economic Development and Heritage Preservation
<http://www.stjohns.ca/sites/default/files/files/publication/Downtown%20St.%20John's%27s%20Strategy%20for%20Economic%20Development%20and%20Heritage%20Preservation.pdf>

<https://www.cbc.ca/news/canada/newfoundland-labrador/anglican-church-development-1.522252>

Could sensitive adaptive reuse save this significant historic building?

The Cathedral Parish Hall and its surrounding property is so much more than a potential building site.

It's **a place of national historic significance** designated by the Historic Sites and Monuments Board of Canada.

Belonging to **the the oldest Anglican parish in North America** dating back to 1699, the hall is one of a related cluster of buildings around the cathedral that make up the Anglican Precinct.

The Anglican Precinct is **the oldest part of the only designated ecclesiastical heritage district in Canada**. This district includes many architecturally rich and symbolically important church buildings and landscapes of four religious denominations recognized for the major role they played in the spiritual, social, educational and political development of Newfoundland and Labrador. **A district that could well become a world heritage site.**

Preservation of such an historic site within such an historic district should always be a priority. Adaptive reuse is a way to preserve it by renovating it to serve a whole new purpose.

All over the world, the preservation and adaptive reuse of existing buildings is seen as part of a broader context and set of priorities impacting cities. It can help to create a more livable urban environment that retains residents and attracts innovation and investment. It is a way of making communities more attractive for tourists. It addresses the need to decrease carbon emissions and waste through the conservation — a greener option than new construction.

The City of St. John's certainly recognizes the value of adaptive reuse and the need to do it properly. It is outlined in the Municipal Plan on page 38:

In the Heritage Area, the City shall encourage preservation, appropriate renovation, and adaptive reuse of buildings. . . . The City shall adopt regulations to encourage the conservation and continued use of buildings that have architectural or historical significance, and to encourage the preservation of building facades and other exterior physical features of architectural or historical significance. . . . The City shall encourage the renovation of existing buildings to their original designs. . . . The City shall ensure that renovations and new development are compatible with adjoining buildings in terms of style, scale, height, and architectural detail.

Perhaps other developers could find innovative ways to use this property while respecting the heritage values of the site and the district. Here are just a few suggestions:

It could become the site of the new Cathedral Annex.

The existing parish hall building could be renovated to meet the Anglican congregation's changing administrative and community outreach needs and the green space enhanced and incorporated into their programming. Even if they demolished the structure and built new, it would be in keeping with the historic use of the site and much of the natural area could be preserved. The Gathering Place, the Lantern, Stella Burry, the John Howard Society and Cochrane Street Church have all expanded their outreach programs while maintaining the historic integrity of their buildings and the historic district. They have not run away from their heritage buildings because they needed repairs. Just the opposite, they saw this as an opportunity and sought federal and provincial retrofit programs to refurbish and reuse them.

It could be better incorporated into the proposed residential development.

Perhaps the proponents could be encouraged to make the historic hall a part of their plan. The building could be given a new life with a new purpose while maintaining the scale of the streetscape and the historical integrity of the Ecclesiastical District. Just to the east, the Benevolent Irish Society and Presentation School buildings were successfully turned into condos.

It could become affordable downtown housing

An alternative development with a social mandate could be smaller scale and more neighbourhood friendly. And more in keeping with the Anglican parish's philanthropic heritage.

And all of this could be done in ways that were inspired by the building's dignified past.

Here's what the Anglican Cathedral Hall looked like in 1890s when it included the synod and a school.

This building's role in Anglican education has all but been lost. The existing structure stands as a symbol of the major role the Anglican Church played in the denominational school system—one important chapter in the larger story of the essential part religion played in education throughout Newfoundland and Labrador for over 200 years. The Presbyterian school was located to its east as was the Methodist school, known as Holloway. Bishop Feild, the Model School, and Spencer College were constructed later as Anglican educational institutions.



More about the historic site:

Heritage Foundation of Newfoundland & Labrador Cathedral Parish Hall

– City of St. John's Heritage Site

<https://heritagefoundation.ca/heritage-property/cathedral-parish-hall-city-of-st-johns-heritage-site/>

A Brief History of the Cathedral and the Parish of St. John the Baptist

<http://www.stjohnsanglicancathedral.org/resources/Anglican+Cathedral+Tour.pdf>

<http://faculty.marianopolis.edu/c.belanger/nfldhistory/NewfoundlandEducation.htm>

More about adaptive reuse:

Parks Canada's Standards & Guidelines for the Conservation of Historic Places.

<https://www.historicplaces.ca/en/pages/standards-normes>

Will it destroy a valuable green space?

The proposed development would be built on a wooded lot. Cities all over the world are protecting mature trees and planting new ones because they are a cost effective way to mitigate some of the worst effects of climate change. Trees shade heat-absorbing pavement and concrete, absorbing water from the earth and releasing it as cooling vapour. They soak up flood water after severe storms. Even more importantly, they take carbon from the air. Why are we in such a hurry to cut them down?

The climate crises is just one reason to save these trees. A petition recently circulated by downtown residents says it all:

The green space behind the Anglican Parish Hall (68 Queen's Road – across Harvey Road from The Rooms) is the last naturalized forest space in downtown St. John's. It is home to century-old trees, songbirds and other small wildlife – valuable in and of itself – and is part of the historic fabric of downtown.

This space offers a sense of nature to residents and to tourists as they visit famous landmarks of the City of St. John's, such as The Basilica and The Rooms.

It would be a tremendous and permanent loss to our city if this 'Open' space were re-zoned to 'Commercial Mixed' to allow the construction of a 10-storey condominium (currently under consideration).

Further, changing the zoning of this open space conflicts with stated priorities in the St. John's Municipal Plan (2003) and the Envision St. John's Municipal Plan (Feb. 2019 – Draft)

More about urban green spaces:

World Health Organization Urban green space

<https://www.who.int/sustainable-development/cities/health-risks/urban-green-space/en/>

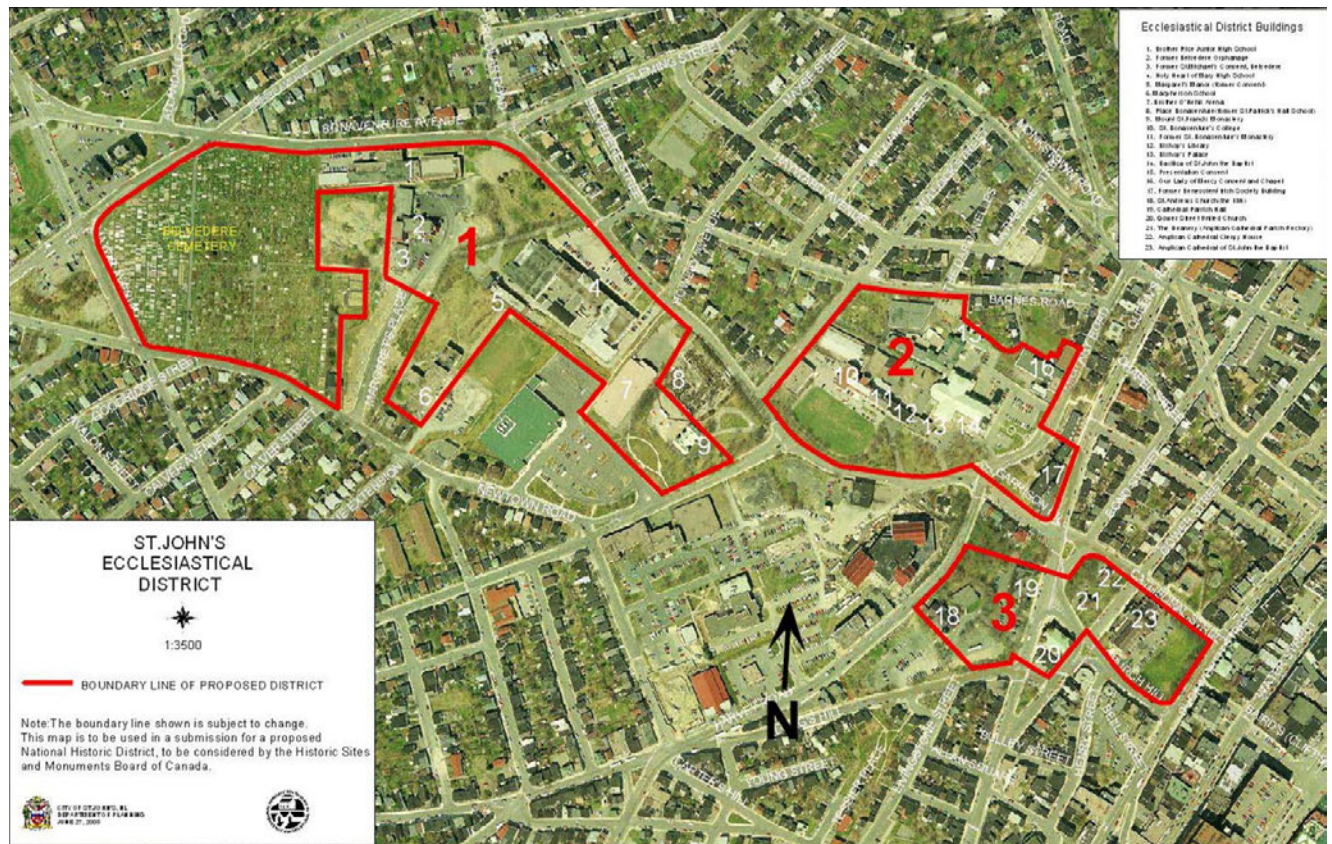
World Wildlife Fund Objectives for urban environments

https://wwf.panda.org/our_work/projects/one_planet_cities/153

<https://www.cbc.ca/news/canada/newfoundland-labrador/green-spaces-make-neighbourhoods-golden-st-john-s-forum-told-1.2586934>

<https://www.theglobeandmail.com/featured-reports/article-cities-turn-to-urban-forests-to-combat-climate-change/>

Could it impact the entire Ecclesiastical Heritage District?



By being out of place in this historic setting?

The tower block's modern design and glass cladding is not compatible with the stone and brick church buildings that surround it. At 10 storeys, it would physically overpower the Lombard Romanesque Revival stone Catholic Basilica, the Gothic Revival stone Anglican Cathedral, the Gothic Victorian brick Kirk and the Romanesque Revival brick Gower Street United Church. It will also visually impact all the other components of this religious precinct — bishop's residencies and manses, libraries, monasteries, convents, chapels, schools, museums, archives, religious affiliated social institutions, four cemeteries and landscape features including stone walls, arches and statues, iron fencing and archaeological remains.

The tall tower block would also isolate the Kirk and the old Catholic Burial Grounds from the rest of the ecclesiastical district. It would block the light and could impede access to their steep driveway impacting on future, more appropriate, development.

You would not put a glass tower in the middle of Historic Trinity or Boavista, or in the nationally designated Historic Port Union District or at the Battle Harbour National Historic District. Why would anyone think it was appropriate in this nationally designated ecclesiastical district? Property owners and developers who do not have knowledge of or value the historical importance of a building within its historic landscape can do great damage.

By diminishing the district's heritage value?

The approval of a tall modern glass tower for the Cathedral Parish Hall property could negatively impact both the historical integrity and visual identity of the St. John's Ecclesiastical District National Historic Site.

Districts of national historic significance in Canada above all must portray a "sense of history" where intrusive elements are minimal, and the district's historic character must predominate and set it apart from the area that immediately surrounds it. Old Quebec City is a great example.

A historic district is a group of buildings, structures and open spaces none of which singly needs to be of national architectural significance, but when taken together, can be identified as a harmonious representation of one or more styles of construction types, building types or periods of history.

The Ecclesiastical District in St. John's is an outstanding harmonious example of stone and masonry church buildings and landscapes including schools, residences, parish halls, convents, palaces, monasteries, stained glass and other art works, graveyards, libraries and open spaces.

It was designated in 2008 because *this cultural landscape represents the breath of involvement of the Anglican, Roman Catholic, Methodist/United and Presbyterian denominations in the establishment and evolution of the spiritual, philanthropic, charitable and educational institutions of St. John's and Newfoundland during the 19th and 20th centuries, as well as the political life of the colony; it speaks to the evolution of the province's unique denominational system of education, established in stages from 1832 to 1879 and lasting until 1998 and especially to the competition among the denominations that brought this system about . . .*

The commemorative designation documentation also cites that *it is important architecturally for its ecclesiastical buildings and spaces in unusual proximity to one another and located on an outstanding and unique site on a steep hill overlooking St. John's Harbour, where many of them serve as visual landmarks both from the harbour and within the downtown.*

The setting — the immediate and extended environment — of each building within an historic district contributes to its significance and distinctive character and helps to explain its origins and subsequent evolution and development. Interventions within the broader setting, such as the addition of a high rise building in the sight lines of a heritage district, impair the ability to interpret the district as a whole for tourists, current residents and future generations.

By negatively affecting future funding?

In the last two years, the Anglican Parish has received \$1.3 million from Parks Canada for the exterior refurbishment of the Cathedral. If the ecclesiastical district designation was impaired, the Kirk and Gower Street United Church might not be able to apply for funding to maintain their buildings and grounds.

By jeopardizing its potential World Heritage Designation?

A tall modern glass building that compromises the integrity of the district, could significantly impact the ability of the churches to apply for UNESCO world heritage designation.

The world renowned historic district of Old Quebec is just one example of what this Ecclesiastical Heritage District could become. Like Quebec City, it has two parts — a lower historic district and an upper historic precinct — with cathedrals and churches constructed on a hill overlooking a harbour with unfettered views from both upper and lower sections. Like Quebec City, our Ecclesiastical District bears eloquent testimony to an important stage in British and European interests in the New World. Like Quebec City, the District has a well preserved historic urban ensemble authentic in terms of architectural form, design, materials, substance and landscape settings.

While over the years restoration and redevelopment have been carried out in Old Quebec, the projects have been done in ways that have not compromised the historical and architectural integrity of the district.

The value of the ecclesiastical heritage district is further enhanced by the fact that it sits in the middle of largely intact 19th century neighbourhoods and blends seamlessly into the historic downtown judicial and commercial districts. Could it negatively impact tourism in the city?



Old Quebec



Old St. John's

More about the Ecclesiastical District:

The St. John's Ecclesiastical District National Historic Site
https://www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=11843

Architectural Design for Buildings in a Historic District
Parks Canada's Standards & Guidelines for the Conservation of Historic Places. Pages 50, 131-133
<https://www.historicplaces.ca/en/pages/standards-normes>

The Historic District of Old Quebec -UNESCO World Heritage Site
<https://whc.unesco.org/en/list/300/>

Religion and Politics, 1832-1855
<https://www.heritage.nf.ca/articles/politics/religion-politics-1832-to-1855.php>

Could it negatively impact tourism in the city?

Awe-inspiring church buildings set amidst rows of colourful clapboarded houses winding their way around the harbour — all a walkable distance from downtown shops, lively bars and world class restaurants. That's what sets St. John's apart. It's what the municipal and the provincial tourism departments promote. It's what tourists from all over the world come here to experience.

This one development may not ruin the town for tourists but every inappropriate modern development — there are many and more are planned — takes away from the unique character of the historic downtown. Building by building, we are losing our built heritage. And it's a nonrenewable resource.



Hospitality Newfoundland and Labrador 2014

Tourism in the Ecclesiastical District

Cultural tourists, a large segment of the market here, are drawn to the Churches of St. John's. They make their way up from cruise ships. They visit by the bus load. They come by taxi, car and on foot. They take advantage of guided tours, gift shops, tea rooms, plays and concerts. The revenue from these activities helps maintain the historic buildings and support parish programs.

Growing the religious tourism market

The Ecclesiastical District could be an even bigger attraction, especially for religious tourists. Many European religious sites are over crowded. We need to be ahead of the curve in North America to capture some of this market. The Ecclesiastical District is well positioned to attract even more people from other countries — Ireland, Scotland, the UK, Portugal, France and Spain for example — who share a common Christian heritage.

To take advantage of such opportunities, all the churches within the Ecclesiastical District could work together to promote each others' activities, to develop joint programs and interpretation, to encourage the municipal and provincial tourism departments to market the district as a whole to this potentially lucrative niche market.

Religious tourism is big. And it's getting bigger. Researchers suggest the market is more resilient to recessions and is more open to repeat business than secular leisure travel. The global faith-based travel sector is worth \$18 billion and includes 300 million travellers a year, the majority well educated and with comfortable incomes.

More about tourism:

The Canadian Vacation Travel Market

https://www.tcii.gov.nl.ca/publications/recreation/2014/summary_canadian_travel_market.pdf

Tourism After Confederation

<https://www.heritage.nf.ca/articles/economy/tourism-post-confederation.php>



Will it block the public views?

The development will include a 10 storey tower that would block one of the last public views of the downtown and the harbour from Harvey Road — view that's now softened by a stand of mature trees.

A building that tall would also intrude into the cascading views of row houses and architecturally splendid church buildings throughout the historic downtown that tourists admire and residents cherish. Church steeples rising to heaven are inspiring. A massive apartment block looming over the houses may be just too tall. And against the City's own height restrictions for the heritage area.



Will it block views of and from The Rooms?

In 2005, the Government of Newfoundland and Labrador opened The Rooms — a \$40 million world class cultural and heritage institution in the historic downtown that references the fishing rooms of the past. This facility was seen as a tourism generator that could grow the cultural and heritage industries in the capital city and around the province. Professionals in this sector had lobbied for it for years. Over 800,000 people visited The Rooms in its first decade. Last year alone, 120,000 people came to see exhibits, take part in programs or to do research.

The building stands as a symbol of our great pride in who we are and where we came from. It was built to be seen and to offer panoramic vistas of the oldest city in North America from its specially designed viewing spaces.

The Rooms' striking modern design is now an iconic part of the city's skyline. The architect's drawings of the proposed Cathedral Parish Hall development show the 10 storey tower block right in front of it. Will this massive modern apartment building eclipse The Rooms from viewpoints like Church Hill, the downtown and the harbour?

The most spectacular of the views from The Rooms are looking southeast — past the impressive church buildings, over the row houses, shops and businesses of the old town, down to the harbour, through the Narrows and out to sea. How much of this panorama of cultural landscapes and natural wonders will be obscured by even four storeys of the tower?



Is there a market or downtown condos?

The demand for high end luxury condos in St. John's has been going down since 2016. The need for affordable and low cost housing continues to be important especially for disadvantaged citizens.

More about housing needs.

More space than renters in St. John's, lower demand for high end digs

<https://www.cbc.ca/news/canada/newfoundland-labrador/st-john-s-condos-executive-homes-rent-real-estate-1.3392123>

Low oil prices affecting St. John's luxury condo, commercial real estate market

<https://www.cbc.ca/news/canada/newfoundland-labrador/condo-market-oil-industry-1.3403810>

Economic weakness and uncertainty drives shift to lower priced housing options

http://publications.gc.ca/collections/collection_2018/schl-cmhc/nh12-269/NH12-269-2018-1-eng.pdf

Housing Needs Assessment 2019. City of St. John's

http://www.stjohns.ca/sites/default/files/files/publication/Housing_Needs%20Assessment.pdf

You can make your views known by:

Attending the City's public consultation session

On Wednesday, November 27, 2019 7:00 pm

At St. Mary the Virgin Anglican Church, 80 Craigmillar Avenue
Canon Stirling Auditorium (entrance off Craigmillar Avenue side of church)

Before the meeting, you can send comments to
The Office of the City Clerk
cityclerk@stjohns.ca
or P.O. Box 908, St. John's, NL, A1C 5M2.

Make sure to include your full name and address.

By contacting the media

The Telegram

Newsroom - News Tips and Inquiries
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Letters to the Editor - Letters to the Editor
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The CBC

<https://www.cbc.ca/news/canada/newfoundland-labrador/contact-us-cbcnl-1.3990861>

NTV

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Phone: 709-722-5015
Fax: 709-726-5107

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Calling or writing politicians

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709-576-8477
E-mail: mayor@stjohns.ca

Deputy Mayor Sheilagh O'Leary

709-576-8363
E-mail: soleary@stjohns.ca

Councillor at Large Maggie Burton Chair of the Built Heritage Experts Panel

709-576-8286
E-mail: mburton@stjohns.ca

Councillor Ward 1 Deanne Stapleton

709-576-2332
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Councillor At Large Sandy Hickman

709-576-8045
E-mail: shickman@stjohns.ca

Councillor at Large Debbie Hanlon

709-576-8219
E-mail: dhanlon@stjohns.ca

The Honourable Bernard Davis

Department of Tourism, Culture, Industry and Innovation
P.O. Box 8700
Confederation Building
St. John's, NL A1B 4J6
Tel: (709) 729-4728
email: TCIIMinister@gov.nl.ca

Elaine Henley

From: [REDACTED]
Sent: Wednesday, November 13, 2019 2:59 PM
Cc: CityClerk; [REDACTED]
Subject: Thoughts re: Proposal for 66-68 Queen's Road ("Parish Lane")

Dear City Council Members (cc to City Clerk Elaine Henley for inclusion in the comment package for this proposal)

My wife [REDACTED] and I are writing today to share our thoughts regarding the "Parish Lane" proposal currently being considered for 66-68 Queens Road (the current site of the Anglican Cathedral Parish Hall and its associated green space). We are the resident owners of [REDACTED], so this is quite literally in our backyard! With that in mind, we do want to note that we are by no means opposed to development or intensification in the area, and we've been looking forward to seeing a proposal for the Parish Hall in particular.

We have also, over the years, been involved in many different conversations around land use and public space in St. John's; we particularly appreciate the public engagement process around the development of the new Municipal Plan and the associated Development Regulations. We endorse the vision of the city outlined and enforced through those documents and we recognize the enormous work that has gone into developing them.

Furthermore, we recognize the legislated limits on the city's powers in this space. While it is a specific proposal that you (and the community) has been presented with, the rezoning is in many ways independent of the proposal; if the proposal itself doesn't go ahead, the rezoning will be in place nonetheless and Council will have little recourse should a future development emerge that fits within the rezoned parameters.

With that in mind, we would urge Council to evaluate this decision primarily in terms of the planning principles involved, rather than on the specifics of the design, since council's power to bring those specifics about is limited (we feel, as we're sure many of you do, that this is unfortunate but we understand that Provincial legislation would need to change to enable more municipal discretion).

To that end, it is worth emphasizing that this proposal is in fact *two* proposals: the first, to rezone the existing Parish Hall structure and its footprint from Institutional to Commercial Central Mixed and the second to rezone the abutting green space from Open Space to Commercial Central Mixed. We would encourage Council to think about each of these component proposals somewhat separately, as their respective merits and their relationship to the Municipal Plan do differ.

Rezoning 1: from Institutional to Commercial Central Mixed

For the portion of the site zoned "Institutional" (which comprises the Parish Hall building itself and the parking areas around it), we entirely agree there is a compelling rationale for rezoning to permit new development on the site.

- **We would welcome a rezoning of the Institutional zoning to "Commercial Central Mixed"** The wide range of permitted uses and the scale permitted under this zoning seems very much appropriate for the site, which has typically had a wide range of uses. Indeed, we note that the maximum height for CM-zoned buildings is increased, in the new Envision Development Regulations; we would suggest that the Queen's Road frontage site can support *greater* height and density than CM normally permits.
- **This part of the rezoning largely fits with the new Envision municipal plan objectives**, particularly sections 4.1 (Housing), 5.4 (Retail), which focus on the development of a denser and more mixed-use character to the city. There is also focus, in the Municipal Plan, on transit-oriented development, and the site in question is among the best-served by transit in the city.

- **We would encourage Council to reduce parking requirements and to encourage the proponent to reduce the parking on site.** Residential parking minimums push up the price of housing by forcing households without vehicles (or with only one) to subsidize the substantial costs of building parking spaces and garages for others. On a site such as this, in particular, units catering to less driving-dependent residents would be ideal, as these people are not well-served by the local market as it stands.

Rezoning 2: from Open Space to Commercial Central Mixed

The rezoning of the rear portion of the land (up to Harvey Road) out of “Open Space” is not so clear-cut a matter, and we would much rather it not proceed. This rezoning appears to contradict a number of objectives of the Envision St. John’s Municipal plan, including:

- **3.1.11** *Protect and expand the urban forest in existing city neighbourhoods and integrate it into new neighbourhoods as they are planned and developed, consistent with the City’s Urban Forest Plan.*
- **4.6.9** *Ensure lands required for public open space are acquired through the development approval process where a proposed development includes lands identified as part of the St. John’s Open Space Master Plan (2014) or as open space land for neighbourhood use.*
- **4.6.11** *Encourage the retention and use of existing privately-owned recreation facilities and open space to supplement municipal parks and facilities.*

Beyond the municipal plan wording is the space itself. It is unique as a piece of forest in the downtown core. Living alongside it, we see the life of that space both for people - we neighbours clean it up, children explore it, people tap the maple trees, people walk their dogs - and just as importantly for nature. It is full of bird life and mature trees. There is certainly ample research out there about the value of these wild spaces in cities - some of that research likely informed the Municipal Plan itself. For what it’s worth, we’d welcome the integration of access to this green space (particularly access via Harvey Road) with a development proposal on the institutionally-zoned lands. It’s a lovely space to be in and more people should share it. That said, the value of urban green spaces isn’t measured in terms of people’s use of them alone. They have ecological value as well.

City staff, in their background provided to this proposal, note that this space was zoned “Open Space” as part of the creation of the city’s first zoning map in the 1950s, and at the time that zoning was applied to all the open areas around churches, with the churches themselves zoned Institutional. It’s a fair point to note that this wasn’t done (as far as anyone can tell) to preserve these areas as green spaces - but that was the result, and that has provided the downtown with spaces that, in the generations since, have become valued open spaces that are worth preservation.

We recognize that the Municipal Plan isn’t unchanging, and that Council is trying to balance many different priorities within it. Removing one of the last pieces of downtown open space, though, is a pretty big ask, and we would encourage council to think carefully about whether the benefits are worth it in this particular case, particularly where a more creative site plan and zoning could add density and improve access to this green space without removing it.

Thoughts on the Proposed Design for “Parish Lane”

With this application for rezoning driven by an application that has a detailed LUAR attached, we do of course also want to comment on it from our perspective as neighbours:

- **A missed chance at social impact:** this area of the city serves many of St. John’s more marginalized people, and is well-served with infrastructure that supports people living with low income or other challenges. We would be much more supportive of a proposal (potentially even one involving removal of open space) should it have involved the provision of affordable or supportive housing and/or space for social services (particularly supporting people with mental health and addictions needs). There are funding streams available to developers wishing to create such infrastructure and we’d love to see them used here. Alternatively, we would also be much more supportive of the proposal should it include cultural and/or educational spaces.

- **A wasted opportunity for mixed use:** although the proposed rezoning to Commercial Central Mixed allows many possible uses (from stores to libraries), the site plan is a traditional single-use residential development. This is unfortunate, particularly in the heart of downtown on a major artery. The Queen's Road frontage would be an ideal space for street-facing commercial units, in particular, which would do much to make this section of the street feel more inviting. Similarly, the Harvey Road frontage could potentially include some commercial spaces (though it is farther from the street).
- **A chance for density bonusing:** in many other cities, developments are granted extra density beyond normal zoning rules in exchange for the provision of some social infrastructure (ie affordable units, a community centre, etc); this site would be an excellent pilot for such an arrangement in St. John's.
- **We appreciate the efforts made to incorporate materials and design elements specific to the site:** the use of red brick, the incorporation of the remaining heritage components are all positives; the design would be much worse off without them
- **Access to the green space from Harvey Road is a positive:** we do appreciate the provision of access to the remaining green space from Harvey Road; while it is unlikely pedestrians will use this as a thoroughfare (given the parallel stretch of Garrison Hill abutting it), we would welcome more public access to the open space here.
- **Too much on-site parking:** the proposal includes 1.5 resident spaces and .5 visitor spaces per unit. This exceeds City requirements and is excessive for a development located downtown, in an area served very well by transit. Aside from the impacts on the site layout, this also imposes a cost on residents, as parking spaces (particularly structured ones such as this proposal has) cost upwards of \$20,000 per space. There is a missed opportunity here to provide units geared towards single-car or carless households at a more affordable price point. There is ample street parking in the immediate vicinity to accommodate additional visitors.
- **Impacts on heritage streetscapes:** it is worth noting that the immediate surroundings, particularly Garrison Hill, make up important heritage streetscapes in St. John's (Garrison Hill is, in fact, the example image on the "Heritage" section of the Municipal Plan, and is surely one of the most-photographed streets in the city). It is important to consider the impact of newer construction at a significantly larger scale immediately behind these buildings.

Broadly speaking, while this proposal could certainly be much worse, it could also be much better. The residents have unfortunately had no contact from the developer or invitation to provide input; should that happen, we do believe a more sensitive site plan could emerge.

An alternative vision for the site

To draw this all together, perhaps the clearest thing would be to articulate our own alternative vision for the site. Assuming that the development would still be primarily condominium residential in character, there are still ways to improve on the proposed plan. Here's what we'd love to see:

- **A shift of density to the Queen's Road frontage:** we would welcome a larger building than planned here on the footprint of the existing building and it's parking lot. Ideally, this would replace the structure marked as "Phase 1" in the LUAR.
- **Mixed use on Queen's Road:** a few commercial units on the ground level would greatly improve this development and be an asset to the neighbourhood.
- **Preserve the Open Space as an amenity for residents and the public:** with density moved to the Queen's Road frontage, there'd be a chance to provide access down to that building and to Queen's Road from Harvey road through the green space, opening it up as a shared public-private amenity. We would encourage the property owners to keep it as "wild" as possible.
- **Work with the Anglican Cathedral:** the Anglican Diocese, who own this land, are also planning a large modern addition to their Cathedral to accommodate office and community space; this has encountered significant resistance on heritage grounds; there is an opportunity here to incorporate those needs to animate the non-residential parts of a potential building here.

Conclusion

We are happy to see something finally happening with the Parish Hall site, but we would strongly encourage council to push the developer to be more creative with the site plan. With that in mind, we hope to see the

proposal to rezone from Institutional to Commercial Central Mixed granted, but the proposal to rezone the other part of the land out of Open Space to Commercial Central Mixed rejected.

We have tried to focus this letter on broader planning considerations, but it is also worth noting here that this project will have a significant impact on us personally. The presence of a large area zoned for open space abutting our home was certainly a major factor in choosing to live here. We love our street, and we're not going anywhere (heaven help us, we've sunk too much money into this creaky old heritage house to leave now!), but it would still be a blow to our quality of life. At the same time, we absolutely support increasing density downtown - the more people that live here, the better for all of us. There is still an opportunity to make that happen here in a thoughtful way.

Regards,

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Sunday, November 17, 2019 7:16 PM
To: CityClerk; CouncilGroup
Subject: Rezoning of 66 - 68 Queen's Road

Hello,

I've been looking over the proposed development for 66-68 Queen's Road and feel that it is much too large a development that will severely impact the trees and creatures in that beautiful wild area as well as have a significant negative impact on current residents in the immediate area. Please do not allow this area to be rezoned.

Sincerely

[REDACTED]

Sent from my iPhone and therefore may contain typos!

Elaine Henley

From: [REDACTED]
Sent: Monday, November 18, 2019 4:17 PM
To: Maggie Burton; Hope Jamieson
Cc: CityClerk
Subject: feedback re: Parish Hall development

Hello Dave and Maggie,

I'm sure you are hearing a lot about this today, so sorry if this seems repetitive in any way. I just wanted to share my thoughts and add them to the public record, so I've cc'ed the City Clerk office in this e-mail.

I've written to you specifically because Hope is the councillor for my ward, and Maggie because you are very active on social media in terms of engagement and you seem open to direct contact between yourself and residents.

I truly hope that the City Council will vote against this re-zoning application and the proposed construction. A city's open, undeveloped green spaces are an incredibly vital resource for its residents, in ways that no dollar amount could ever really measure up to. [This is just one example of an academic paper on this very topic.](#) Green spaces make people healthier, happier, and more in love with their neighbourhoods. It quite literally helps people breathe better. That would only become more painfully obvious if this green space were to be eradicated.

This development is just a bad idea from anybody's perspective, except for the developers and any investors they may have backing them (many of whom who may not even live in the city day-to-day).

The sense of loss that residents would carry with them if this goes ahead would be profound. It would be a loss in the collective sense, the emotional sense and would be felt by many as a physical loss. I don't know if there's any amount of commercial value that could adequately compensate for such an impact on the community.

I guess that, like a lot of things it comes down to some narrow, individual private interests conflicting with the more complex, organic and intangible set of values shared by a much bigger group of people. I really hope you can stand with those of us on the side of preserving the public good and vote against this development.

Thanks,

[REDACTED]

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, November 18, 2019 11:23 AM
To: CityClerk
Subject: 66-68 Queen's Road

This development is unwanted and unnecessary. Please do not allow it.

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, November 25, 2019 9:35 PM
To: CityClerk
Subject: Proposed Condo Development 66-68 Queen's Road

To: City Clerk and All City Councillors

From [REDACTED]

Re: Proposed Condo Development for 66-68 Queen's Rd.

I am writing to express my concerns about the development on Queen's Rd.

1. The downtown has several high rise condo developments already. I see that the MIX development, originally planned as condos, has been converted to rental apartments of 500-800 sq. ft. at a cost of \$1500-\$2500. There are some 17 condos for sale at 181 Hamilton Ave. at prices between \$400,000-\$795,000. Then we have the Star of the Sea condos on Henry Street. They do not appear to be on the market yet. Why? **Do city councillors not have the responsibility to look at why some so many condos are on the market in the city, that have not been purchased, before they change the zoning on Queen's Rd. to allow for another large condo building, especially on a site that has a National Ecclesiastical Heritage Designation, and is within the city's designated heritage area.** Will we be looking at another Vancouver down the road, where the downtown is littered in high rise developments in which the average person cannot possibly afford to live, and which remain unoccupied .

Can city councillors not work with many interested parties such as the church, community groups, architects, developers, social justice groups to come up with a use and design for this space which is fitting of it's designations.

2. **Please don't let it happen that in rezoning this area, you take away one of the few, if not the last open wild space that residents of the area enjoy. It is important to the physical and mental health of citizens that such spaces exist.**

3. Will the number of cars that this large building will undoubtedly produce cause **traffic congestion** in an already quite busy area.

4. Will the introduction of a modern building on the site **impact the designation** of 'National Ecclesiastical Heritage site'? This designation comes with the benefit of receiving matching federal funding for site restoration. But it also comes with the expectation of protecting built heritage. A historic character must predominate. Intrusive elements must be minimal. **Could a development of the nature proposed lead to a loss of the designation and impact the ability of the churches in the area to apply for funding for maintenance of their buildings.** Funding is desperately needed by all the churches in this area.

The churches in this ecclesiastical core are a growing draw for tourists, both religious and cultural. Volunteering at the Gathering Place [REDACTED] I watch the large groups of tourists coming up over Garrison Hill having visited the other churches in the area, and finally making their way into the Basilica. Travellers can easily visit all the churches, because they are within a few minutes walking distance of each other. They take advantage of guided tours, gift shops, concerts, tea rooms and plays. The proposed condo development will do nothing to compliment the historical nature of the church buildings. It's size and scale would in fact probably dwarf them in the overall landscape.

5. I have travelled much, especially to many European cities. I've noted that these cities have taken care to **preserve their old historic cores**, moving modern and larger scale development outside the centres. These places are full of tourists who come to breathe in the sights of historic old houses, cathedrals, universities, town halls, and market buildings that they know can never be reproduced.

St. John's is a unique city. Tourists, as we know, come to see the historic church buildings and the colourful clapboard houses that wind their way around the harbour, all a walkable distance from downtown shops, great restaurants and lively bars. They **DO NOT** come to see the likes of the ALT Hotel's 'shipping containers stacked on top of one another and painted black'! They do not want to see the rusty old parking garage or the glass towers that were proposed by FORTIS a few years back. They come to see what is unique about the city.

While one development alone does not ruin the unique character of the downtown, over the years we have watched inappropriate building development creep across the area. I understand that once this area is rezoned, the city has little impact on building design.

I urge members of council to try and work creatively with other players in the area to try and come up with a vision for this important, historic district that is something other than JUST ANOTHER HIGH RISE CONDO DEVELOPMENT!

Thank you for listening to considering my concerns.

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Monday, November 25, 2019 1:24 PM
To: CityClerk
Subject: Cathedral Parish Hall proposal

Re: Cathedral Parish Hall Proposed Development

To Whom It May Concern,

I am opposed to the current plan.

It disregards many rules federally, provincially and municipally for Heritage, land use and green space preservation as stated numerous times by various skilled individuals, groups and residents.

I am fully aware as are others of serious facts and rule breaking that those like [REDACTED] has identified for this proposal and related proposals.

This city appears to bend and break to developers more often than it does protect and promote what it should. We need to protect our small heritage zones, culture and nature. That building can be utilized under the rules and protections and the developers need to follow the rules. The rules and protections need to be reinforced.

This proposed development is not an extension of the Rooms which is a public museum. This ten story proposal open zone non heritage design is beyond the six story limit anyway that alone is a serious enough issue. Design should be within the heritage environment not what this proposal is. They can make all the statements they want but the fact is this proposal isn't within the rules and it isn't within our heritage standard design. Those are facts.

Also, the remaining views of the harbour and surrounding areas shouldn't be blocked from most persons by those who can give the highest bid and by those who can pay to a developer. We shouldn't be creating darkness, dark gardens, wind tunnels and leaving persons and neighbours' windows with nothing but a tall building and shadow as is done already near Springdale Street.

We should be protecting our heritage and green spaces and certainly demanding and expecting that proposals adhere to the Federal, Provincial and Municipal rules.

Groups selling and developers buying can find solutions and ways to improve within these rules and respecting these rules. They also can and must respect the nature and neighbours/downtown residents. It's been done by other churches and these churches have also created affordable living.

I am concerned by the "coincidental" ongoing work on Harvey Street. Is this work being done over the months to suit the plans within this developers proposal? After-all, the proposal states there will be an exit to Harvey Road which is interestingly in the exact area where the city work has been ongoing.

This is a National Historic Area and this land and the designated building is within this National Historic Area. Again, I state the obvious and the concerning, that this proposal and granting it breaks Federal, Provincial and municipal laws. It also affects other churches and heritage buildings in the area and their opportunity for an additional historic designation. We as residents and the public benefit too from this.

I stress that it is beyond disturbing and exhausting that we continuously have to remind the council of the three level rules plus other serious considerations and impacts upon residents, heritage and green space. Developers and certain

groups submit proposals that clearly and obviously break these rules; if they knew they couldn't get away with it they wouldn't.

Technically, they can't and they shouldn't but ...

This is a root issue that needs to be addressed but for now I will continue with the latest concerning proposal at hand.

This proposal also flies on the face of the councils climate emergency declaration.

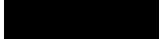
Green space needs to be preserved for multiple reasons: for the environment, for healthy clean neighbourhoods and so on.

I am against the open space rezoning, I am against removing the heritage status and I am against the proposal and accepting it.

It's time to evoke the rules and they need to respect the rules.

It can be done; it should be done and it must be done.

Sincerely,

A black rectangular box redacting the signature.

Sent from my iPhone

Karen Chafe

From: [REDACTED]
Sent: Tuesday, November 26, 2019 11:21 PM
To: CityClerk
Subject: Cathedral Parish Hall Development

Hi,

I have several concerns about the proposed development. They are as follows:

- The National Historic District and violation of national requirement for same. This may negatively affect the status and available funding.
- The loss of the green space and the perpetual shadow cast on the rear of the adjacent homes on Garison Hill.
- The height of the larger proposed structure. We have height restriction for a reason and this is far beyond it.
- When standing in the middle of the intersection in the districts and looking around the full 360 degrees, there is a near uninterrupted view of impressive heritage structures, both ecclesiastical and residential, or formerly residential, with historic features intact. There is nowhere else like this in the city. This should always be preserved. The totality of the structures in this district is as important as any of them individually. There is no going back once it is lost. We've lost so much already.
- In the images of the proposed structures, it appears that part of the view of The Rooms from below is obscured by the 10 storey building. It will also block the lower city and harbour viewscape from directly behind it on Harvey Road.

I am generally fine with redeveloping the existing two buildings on Queen's Road as long as the design conforms to the surrounding area and heritage guidelines and entrance to the Parish Hall is saved.

Thanks,

[REDACTED]

Brief on Parish Lane Development Proposal, St. John's

Submitted by Heritage NL

November 2019



Heritage NL

Introduction:

Heritage NL, a provincial crown agency, has designated all of the major structures located within the National Ecclesiastical District as Registered Heritage Structures, including the four churches and the entire Roman Catholic Basilica complex. Recently it elevated a number of these to Registered Heritage Landmark status, in recognition of their high level of provincial significance. Part of the significance of each designated building lies in their relationship to one another and their close proximity. As a collection of historical ecclesiastical buildings they are unparalleled in Canada. While some of the individual churches within the district – particularly the Basilica complex and the Anglican Cathedral – host tours on a regular basis in the summer, the full potential of the National Historic District has not fully been realized.

Development within the district can enhance the city by adding density, more people, and more activity to the downtown core. It is critical that any new development supports the heritage values of the district, the surrounding neighbourhood, and the social values of the city (i.e., for healthy neighbourhoods, inclusion, environmental sustainability).

Guidelines for New Development within Historic Places

The *National Standards and Guidelines for the Conservation of Historic Places in Canada*, developed in a collaboration between the federal government and the provinces and territories, provides guidance on the treatment of historic structures, neighbourhoods, districts and other heritage features. The three main criteria to be used when undertaking significant interventions in a heritage structure or district (e.g., additions) are: distinguishable from; compatible with and; subordinate to existing heritage fabric. It is useful to picture these three as forming the points of a triangle with new construction needing to find a balance or sweet spot between the three. Where that sweet spot is depends, in no small way, on the importance of the heritage resource itself. For example, for heritage sites and districts of national or provincial significance we will likely want to favour subordination to and compatibility with more than distinguishable from. For a heritage district as significant as the National Ecclesiastical District this would suggest that new development should lean toward the “compatible with and subordinate to” side of the equation.

Comments and Recommendations on the Parish Lane Proposal

“Compatible with” in the case of this proposal suggests the use of materials and building forms drawn from the significant heritage structures found in the district (masonry, gabled roofs, approximate ratio of wall to windows). In an article in *The Evening Telegram* of November 22, the developer behind the proposal suggested he was seeking the design to be “an extension of The Rooms.” It would seem more appropriate for the design to respond to the impressive historic architecture of the district rather than The Rooms which is a contemporary building that was meant to evoke the architecture of traditional fishing structures along the waterfront. The proposal should provide a clear analysis and demonstration of how it responds to the historic features of neighbouring heritage structures which include the four church buildings within the district. This does not mean that a new structure needs to be a literal interpretation of the historical; rather it needs to respond in a respectful way.

“Subordinate to” would suggest a scale and building massing that does not compete with the major buildings within the Heritage District. This proposal is not subordinate to the scale of these structures nor to The Rooms, which is a contemporary iconic structure and provincial cultural institution that is visible from many vantage points within the city. The proposed building, which will partially block views from the lower levels of The Rooms, should be more subordinate within the overall townscape of downtown St. John’s.

The majority of downtown development proposals recently approved or under consideration by the city place parking garage structures at the street levels of the main downtown commercial streets. These generally provide blank facades to the street (sometimes with fake windows) and change the use of building frontage from commercial to parking. This serves to deaden these sections of the street as nothing of visual interest (shop front windows or interesting architectural details) or function (shopping, services, institutional) is offered to passing pedestrians. This goes contrary to the *Envision St. John’s Municipal Plan* which states: “ensure that ground and lower levels of buildings contribute positively to the public realm and streetscape, and are designed at a pedestrian scale.”

At the Queen’s Road elevation, a significant portion of the Parish Lane proposal offers a blank facade that forms the front wall of a parking garage. It is recommended that this section of the façade offer a more public face, ideally, with some sort of public function or service. Integrating more mixed use functions into the proposal over all would support a more integrated and healthy neighbourhood.

The proposal offers parking spaces in excess of the city’s requirements. So much of the historic fabric and vitality of the downtown area has been lost over the last number of decades to attempts to accommodate automobiles either in the form of wider streets or more parking garages. There needs to be a shift away from accommodating autos at the expense of pedestrians, heritage fabric, and street vitality. It is strongly recommended that the parking provision in the proposal **not exceed** the city’s requirement.

The Need for Better Consultation Processes

In order to avoid the pitting of public against private development interests as so often happens in the downtown areas of St. John's, better public engagement processes would be helpful. Comprehensive and early consultation for development proposals has numerous advantages:

- i. Ensures that the full range of community values and perspectives are considered in the development conceptualization and design stages.
- ii. Helps to ensure that development proposals meet not only the private interest of the developer but the interests of the neighbourhood and broader public. While property may be private, the streetscape belongs to, or at least, impacts everyone.
- iii. Under the current process developers generally come to the city with fully developed concepts in which they have often made a considerable financial investment. This often makes them reluctant to consider significant changes in response to city hall and the public. Early public input would mean that a developer likely has less need to make changes saving money and time in the approval process. See Appendix A on case studies on community consultation for development projects prepared by ERA Architects, Toronto. One of the examples cited is for "Mirvish Village" which saw an extensive public consultation process for an ambitious proposal to redevelop the former Honest Ed's site. One of the benefits of the consultation was a high level of public acceptance.
- iv. When proposals more fully meet the needs of the community and the market, projects sell/lease faster thereby improving the bottom line for the developer. Quo Vadis, a development company based in Montreal has adopted a "3 P bottom line: people, profit, and planet." The value they place on meeting community needs, on mixed use development, and on environmentally sustainable design, means that many of the projects are leased before they are finished resulting in less money being spent on marketing and a faster rate of return, thereby demonstrating that what's good for the community and the planet is good for profit.

Heritage NL would be willing to facilitate a design workshop that engages key stakeholders: the developer; architect; the City of St. John's; neighbours; heritage and urban advocates; and other designers to consider ways in which the existing proposal could be amended to better integrate within the Heritage District and neighbourhood. The goal of the workshop would be to develop concepts/options that allow the building to better fit into the National Ecclesiastical District and the neighbourhood.

Conclusion: The appropriate redevelopment of sites like the Anglican Parish Hall can strengthen and reinforce the special character of downtown St. John's and the downtown neighbourhood. It is critical that any development of this site respects the National Ecclesiastical Heritage District and the overall cultural landscape of the city's historic core. **We need to get it right for this site.** This proposal needs to reconsider a number of facets in terms of over all scale, massing, architectural vocabulary and street address, not to mention, preserving neighbourhood and other values.

Appendix A – Building a More Inclusive Heritage Planning Process: Case Studies in Community Engagement for Development Projects

Building a More Inclusive Heritage Planning Process

St. John's, NL

OVERVIEW & CASE STUDIES

E.R.A. ARCHITECTS | OCTOBER 3, 2019

DRAFT

ERA

Building a More Inclusive Heritage Planning Process | Overview

Goal:

- *The creation of developments that are well-designed, conserve and interpret heritage resources and contribute to St. John's sense of place; and*
- *Development processes that are democratic, inclusive and allow for informed decision-making.*

Objectives:

- **More opportunities for staff to comment** on an application;
- **More opportunities for the public to comment** and participate in the development process; and
- **More opportunities for developers and architects** to integrate place-based design considerations into each project.

Recommendations:

- **Consider requiring a Heritage Impact Assessment report:** This will engage the proponent in a detailed discussion about heritage resources with the City. The report would require due diligence of:
 - The historic significance of the site;
 - The potential impacts of the proposal on the site's heritage attributes;
 - The ways in which this potential impact will be mitigated; and
 - The ways in which the proposal will address its cultural, historical and environmental context.
- **Explore ways to initiate requirements for meaningful public engagement initiatives:**
 - These strategies can and should go beyond public meetings led by City staff; and
 - A robust public engagement strategy will reach a wide range of stakeholders and help build consensus.
- **Work with proponents to administer public engagement:** City staff and City Council can work together with proponents of development applications to create a comprehensive public engagement strategies.
 - These partnerships can build the capacity of both parties to conduct far-reaching and sustained public engagement;
 - This approach pools resources, technical knowledge and expertise; and
 - These partnerships foster accountability to respond to stakeholder input.

Public Engagement Strategies:

The following pages explore case studies of various public engagement strategies, including:

- Bricks and mortar public consultation centres;
- Temporary informational tables at community events;
- Art-based workshops;
- Interactive walking tours;
- Town hall question and answer sessions;
- Artist residencies focused on commemorating a place or historic narrative;
- Temporary activation of historic and culturally significant places;
- Focused multi-day technical workshops;
- Exhibitions documenting aspects of the history of a place;
- Neighbourhood working groups;
- Design charrettes;
- Interactive websites that collect personal narratives about the significance of a place;
- One-on-one interviews with residents and key stakeholders;
- Focus groups;
- Online surveys; and
- Open house information sessions.

The appropriateness of one or more of these strategies depends on the:

- **Stakeholders:** All stakeholders affected by a decision should have the opportunity to be involved in some way. Strategies should consider the skills, background knowledge and interests of stakeholders, as well as cultural, scheduling, child care and accessibility needs that could serve as barriers to participation.
- **Objectives:** Strategies should fit the objective of the engagement, whether it be to inform, consult, involve, collaborate or empower the stakeholders to make a decision. This will depend on the context, scale and scope of the project and how far along it is in the development process.

Case Study #1: Mirvish Village | Toronto, ON

Project Summary:

West Bank Corporation purchased the landmark Honest Ed's site at Bathurst and Bloor Streets, with the intention of creating a mixed use transit-oriented development. Realizing the potential of the site and its very prominent role in the eyes of the Torontonians, they engaged in a 1-year process to gather input from community members of the surrounding 4 neighbourhoods (Palmerston-Little Italy, Seaton Village, The Annex and Harbord Village) to conceptualize a plan that will result in:

- 100% purpose built rental units, some at below-market rents;
- almost half of units designed for families;
- fine-grained retail spaces;
- generous public spaces;
- micro-tower design to minimize shadowing and bulk; and
- retained heritage facades, along Bloor, Bathurst and Markham Streets.

Project Team:

West Bank Corporation & Peterson (Clients), Heriquez Partners (Architecture), E.R.A. (Heritage), Janet Rosenberg & Studio (Landscape), Brook Pooni (Public Engagement)

Stakeholders:

- Community Members of (Palmerston-Little Italy, Seaton Village, The Annex and Harbord Village);
- Business Improvement Associations (BIA) of (Palmerston-Little Italy, Seaton Village, The Annex and Harbord Village) and businesses, such as A Different Booklist; and
- Local organizations, such as the Centre for Social Innovation and artists such as Chinedu Ukabam.

Public Engagement Strategies:

1. **Markham House City Building Lab:** a bricks and mortar location for year-long engagement located in a heritage house once home to Annie Mirvish's studio on the Site. Markham House offered drop-in hours, hosted evening and weekend events and was used as an exhibition space;
2. **Biographical book about Albert Jackson:** 'A Different Publisher' partnered with E.R.A., Clinton Public School, the Jackson Family, the Ontario Black History Society, and others to author the History of Albert Jackson, the story of the first African-Canadian postman in Canada;
3. **Welcome to Blackhurst Street:** This exhibition held at Markham House was curated by local artist, Chinedu Ukabam. It explored black artistry, activism, and entrepreneurship on Bathurst from the 1960s to present/future using photography, archival materials, sound and found objects;
4. **Street Team:** The West Bank team along with consultants and volunteers helped increase outreach on a range of topics from sustainability to housing by attending community events: street fests, park movie nights etc. and gathering feedback.

Public Engagement Strategies in Action



Case Study #2: Laneway Suites Consultations | Toronto, ON

Project Summary:

In response to Provincial policy, the City of Toronto resumed previously stalled studies on the viability of laneway housing in 2015. Evergreen, Lanescape, Councillor Mary-Margaret McMahon (Beaches-East York) and Councillor Ana Bailão (Davenport) studied the opportunities, issues and concerns and development performance standards for laneway suites in Toronto. Through public consultation, which art-based community workshops and walking tours, the team worked to create a unique Toronto-made vision for laneway housing that address previous and existing concerns. This informed the draft laneway housing policy, introduced in 2018. Community members and elected officials were able to weigh in on the draft policy as a part of the statutory public meeting process. This successful public engagement strategy led to the passage of the Toronto laneway housing by-law in 2018.

Project Team:

City of Toronto, Crazy Dames, Evergreen, Lanescape, Councillor Mary-Margaret McMahon (Beaches-East York) and Councillor Ana Bailão (Davenport).

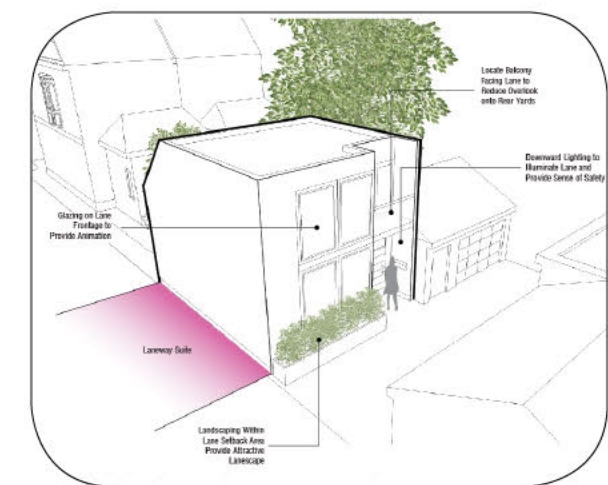
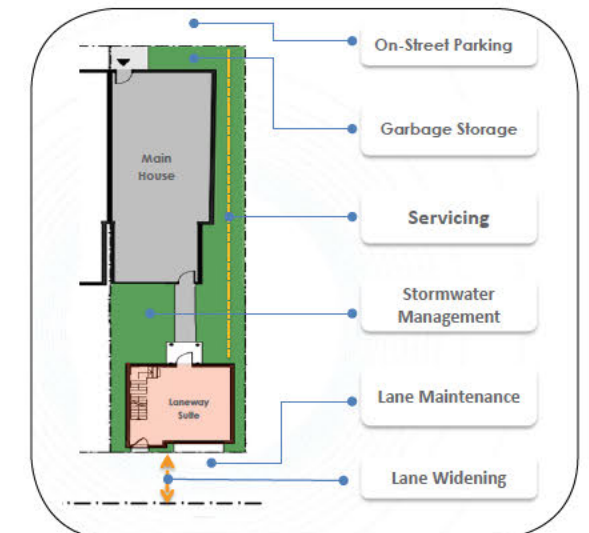
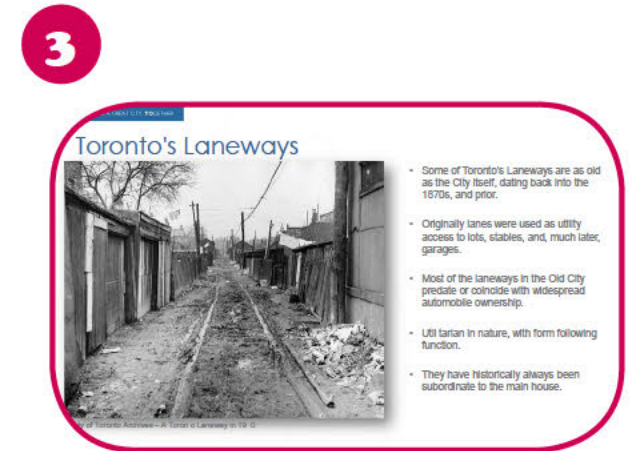
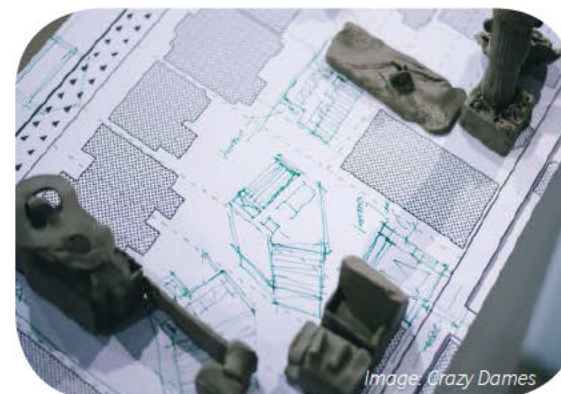
Stakeholders:

- Community members;
- The development community i.e. developers & designers; and
- Policy makers, including housing experts.

Public Engagement Strategies:

1. **Arts-based workshops:** In 2016, Crazy Dames led 3 arts-based community workshops along with Evergreen and Lanescape. This included a presentation by an architect to provide context and details about laneway suites, including updated provincial policies and precedents within Toronto and across Canada. A clay-based collaborative design modelling session then allowed participants to articulate design considerations for laneway suites. Three workshops were hosted, one in Davenport, one in The Beaches, and one City-wide event, to reach the widest number of participants.
2. **Interactive Walking Tours:** as a part of both ward-specific arts workshops, interactive walking tours were scheduled with ward councillors and laneway design specialists. Crazy Dames encouraged groups to collectively explore the design features of the laneways and identify potential sites for secondary suites.
3. **Planning Division Community Consultation Events:** Beginning in 2017, following the Crazy Dames community consultation events, the City of Toronto began its official series of statutory public meetings on laneway housing policies. A kick-off meeting in November 2017 brought in 250 people and included a staff presentation, a town hall style question and comment period, and an open house. In March 2018, another community meeting was held to present a set of draft policy changes and regulations and solicit community feedback before policies were considered by Council.

Public Engagement Strategies in Action



Slides: City of Toronto

Case Study #3: WRECK CITY | Calgary, AB

Project Summary:

Wreck City is an organization of local artists in Calgary, who share the goal of activating, advocating, engaging and experimenting with how art interacts with the built environment. The group has activated sites pre-demolition in partnership with property owners, developers and arts festivals.

(Taken from Wreck City Website)— WRECK CITY is a Calgary-based collective that curates experimental art exhibitions in alternative spaces. Founded in 2013 by [a group of] artist-curators WRECK CITY has a mandate to:

- Identify relevant spaces for site-specific public art exhibitions
- Instigate projects that are temporary in nature, constantly adapting to changing situations
- Create exciting, significant, subversive, raw, inclusive, and nurturing circumstances for a diverse community of participants
- Build an infrastructure for participants to experiment, collaborate, and grow within a professional and transparent framework
- Challenge the passive role of art within society at large by facilitating connections between artists, artworks, and a broad demographic of people
- Contribute actively to underground countercultures and institutional critique
- Catalyze conversations, debates, sharing, and curiosity within the urban landscape

Project Team:

Wreck City

Stakeholders:

- Community members;
- The development community i.e. investors, architects, designers, planners; and
- Policy makers;

Public Engagement Projects:

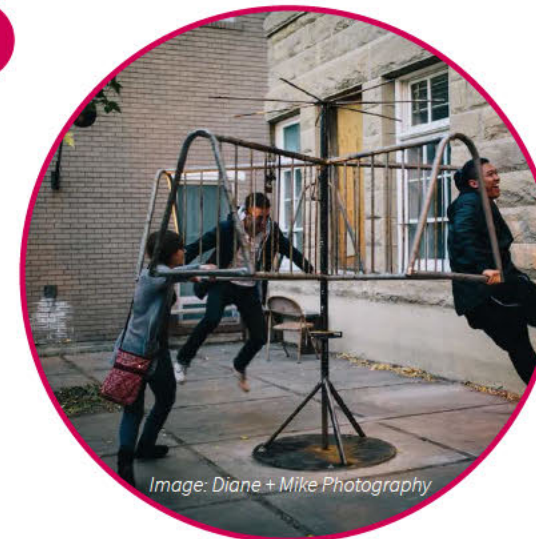
1. **Wreck City & Wreck City Residency:** These exhibitions began as a 2013 community-based art experiment transforming 9 houses slated for demolition into temporary art, installation, and performance spaces. In 2018, an Artist Residency + Exhibition in Calgary, across four venues showcased 21 Artists-in-Residence's site-specific works.
2. **Phantom Wing:** Wreck City organized another pre-demolition project in the 1960s wing of the historic King Edward School that invited 30 artists to transform the abandoned wing, creating an "infestation, a psychedelic portal, a fire-bell installation, a Girl Gang Dance Party, water sculptures, a politergeist, pre-apocalyptic beasts, intercom performances, and more".
3. **Demo Tape:** Wreck City partnered with the Sled Island Music & Arts Festival to create a site-specific art exhibition at the old Penguin Car Wash in the Calgary neighbourhood of Ramsay. WRECK CITY invited 50 artists, musicians, writers, and performers to respond to the defunct car wash, working on site for one month.

Public Engagement Projects in Action

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Case Study #4: Franklin for a Lifetime Campaign | Franklin, NH

Project Summary:

Franklin, New Hampshire, is a small rural community (pop: 8,477) located at the junction of the Pemigewasset and Winnepesaukee Rivers, covering 27.3 square miles. Franklin is defined by a strong cultural and historic identity grounded in its rich industrial manufacturing past, largely reliant on the surrounding rivers. Historic mill buildings, while vacant, remain part of the fabric of Franklin's downtown streetscape.

In 2015, Franklin sought ways to bolster employment opportunities, revitalize its downtown and ensure the availability of affordable housing options for seniors, who often leave the city to find housing elsewhere. The City was chosen as a recipient of the Citizens' Institute on Rural Design workshop program, which brought in experts in economic development and urban design to work with the community to set a course forward. Since then, five action groups have met to implement ideas and projects generated by the workshop.

Project Team:

Citizens' Institute on Rural Design, City of Franklin, University of New Hampshire Cooperative Extension, Plan New Hampshire, National Endowment for the Arts, US Department of Agriculture, and Housing Assistance Council and Building Community Workshop.

Stakeholders:

- Community members;
- The development community i.e. investors, architects, designers, planners; and
- Downtown businesses and arts organizations.

Public Engagement Strategies:

1. **3-Day Workshop:** The workshop, "Franklin for a Lifetime" focused on creating a healthy and vibrant community and a reinvigorated downtown for all ages to enjoy and was held on April 9 – 11, 2015. Architects, designers and community development specialists attended the events and led charrette-type design workshops, which focused on potential affordable housing sites, adaptive reuse and main street development.
2. **Participatory Working Groups:** Five ongoing community working groups were established as a part of the workshop (volunteerism, recreation and community events, arts and culture, marketing, and housing and economic development). By 2016, the 5 action groups had created a community newsletter, facilitated citizen-led volunteer projects to enhance the city and collaborated with property owners and developers to expand downtown housing options and re-purpose boarded-up mill buildings.
3. **Downtown Walking Tour:** One year after the workshop, residents were invited to participate in a walking tour of the progress downtown, including destinations such as a newly opened outdoor outfitter company, cafes, art installations and a cleaned up riverfront.

Public Engagement Strategies in Action

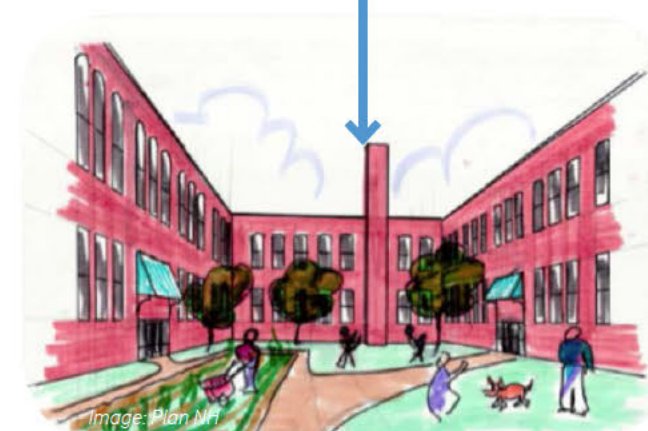
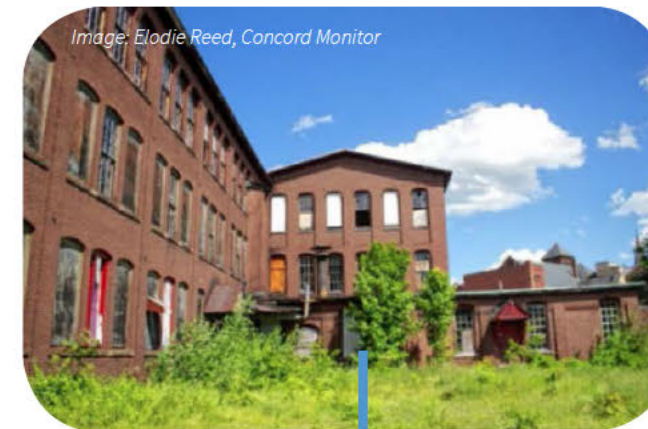
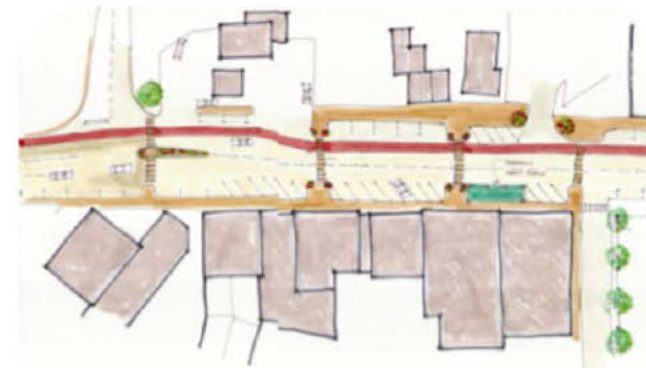
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Project Summary:

In 2005, the City initiated plans for the redevelopment of the 69 acre Regent Park community, one of the oldest social housing communities in Toronto. The Daniels Corporation (a developer and builder) entered into a public-private partnership with the Toronto Community Housing Corporation (TCHC) to undertake redevelopment that would create “a healthy, sustainable community that will bring new vitality to Toronto’s Downtown East.”

With all of the buildings slated for demolition as a part of the redevelopment process, and realizing the immense social, cultural and historic value of the Site, TCHC and E.R.A. set out to document the real stories of residents to holistically commemorate the Site and its significance to the community. Key questions E.R.A. sought to tackle as a part of the Commemoration Strategy were: *How do you commemorate the heritage of a complex, evolving neighbourhood that is still in the throes of change? How do you interpret the vibrancy of a neighbourhood while considering the significance of its buildings, most of which no longer exist?*

Project Team:

TCHC (Client), Swerhun Facilitation (Public Consultation) and E.R.A. (Heritage).

Stakeholders:

- Current and past Regent Park residents;
- Key community stakeholders (i.e. local church leaders and business owners).

Public Engagement Strategies:

1. **Tenant Meetings & workshops:** E.R.A. helped facilitate meetings and visioning workshops on site with Regent Park residents to help envision commemoration strategies. An overview of commemorative precedents was shared with tenants and brainstorming sessions were held.
2. **Regent Park Stories Website:** a website platform was designed by E.R.A. and Swerhun Facilitation for TCHC, to provide a way for people to share their stories about Regent Park. E.R.A. outlined five broad categories for submissions: individual/family stories, collective/community stories, migration stories, place-based stories, and neighbourhood evolution/built heritage stories. Storytellers had the option to submit photos, videos, audio clips or written tales;
3. **Interviews:** E.R.A. sought out one-on-one discussions with key stakeholders to collect their personal narratives about what Regent Park means to them.
4. **TCHC Public Meeting:** E.R.A. presented its draft commemoration strategy recommendations at a public meeting in January 2016 to gather feedback and create a transparent process.

Public Engagement Strategies in Action



4 Draft Recommendations: Summary

Project	Methods	Themes	Story types	Locations	Initiator	Collaborators
Signage project	Signage, oral history, wayfinding	Community organizations and landmarks	Individual stories, collective stories, place-based stories	Dispersed	TCHC	TCHC, Cabbagetown Regent Park Museum, Heritage Toronto
Scale models	Scale model, urban design	Neighbourhood evolution and geographies	Place-based stories, neighbourhood evolution stories	Public space	TCHC	TCHC, Cabbagetown Regent Park Museum
Building markers	Urban design, artifact display	Neighbourhood evolution and geographies	Place-based stories, neighbourhood evolution	Public space	TCHC	TCHC, Heritage Toronto
Website, mobile app, and public programming	Story collection, oral history	Community organizations and landmarks; neighbourhood evolution and geographies; migration; upheaval and resilience	Individual stories, collective stories, migration stories, place-based stories, neighbourhood evolution stories	Digital	Heritage Toronto/ Cabbagetown Regent Park Museum	TCHC, Heritage Toronto, Cabbagetown Regent Park Museum
Museum	Signage, artifact display, public programming	Community organizations and landmarks; neighbourhood evolution and geographies; migration; upheaval and resilience	Individual stories, collective stories, migration stories, place-based stories, neighbourhood evolution stories	Centralized location; possibly dispersed	Cabbagetown Regent Park Museum	Cabbagetown Regent Park Museum, TCHC

Case Study #6: Hamilton Built Heritage Inventory | Hamilton, ON

DRAFT

Project Summary:

Beginning in 2013, E.R.A. worked with the City of Hamilton to update their Downtown Built Heritage Inventory (DBHI). The project reviewed 789 properties of architectural and historical value in an effort to understand the built heritage resources within the downtown core and how they contribute to Hamilton's character. E.R.A. consulted with Hamilton residents to identify precincts, create corresponding historic context statements and identify properties of interest.

Public outreach incorporated input to create historic context statements, guiding documents that aide in identifying which properties contribute to the unique qualities and character of a neighbourhood. The inventory has informed funding programs, provided context for designations and educated the public. The project methodology was designed to be replicable for the remaining 6,000 properties in the city's inventory. In 2015, E.R.A. began a second phase of the inventory in Durand, using the same methodology.

Project Team:

City of Hamilton (Client) and E.R.A. (Heritage)

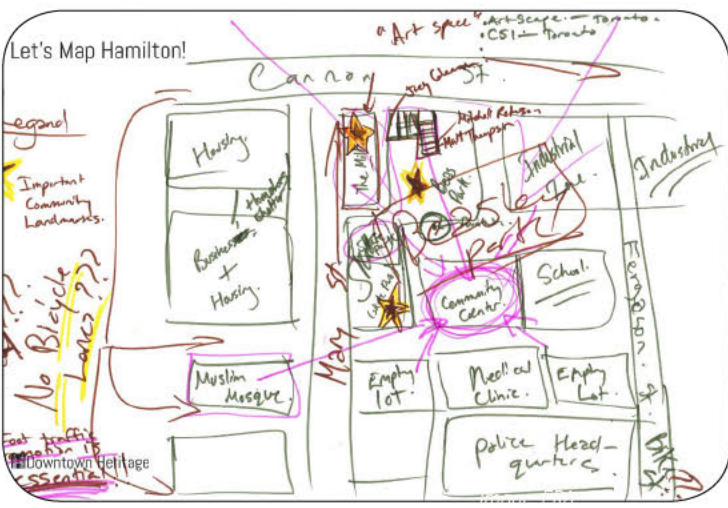
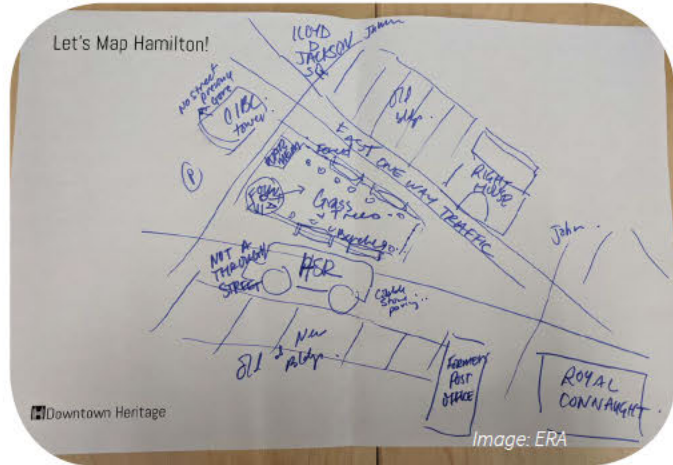
Stakeholders:

- Hamilton residents, including Durand Neighbourhood Association; and
- City of Hamilton Staff.

Public Engagement Strategies:

- Open House:** During both the Downtown inventory and Durand inventory projects, E.R.A. and the City invited residents to participate in open houses, where the project was introduced, the heritage planning process was discussed and project members were available to answer questions.
- Public Meeting:** E.R.A. and the City hosted a public meeting immediately following the open houses for each of the Downtown and Durand inventory projects. A formal presentation was given on the projects' objectives and status, and breakout sessions were planned to solicit the feedback of attendees. Activities included cognitive mapping activities, whereby distinct precincts and landmarks were identified by participants.
- Focus Group:** During the Durand inventory project, E.R.A. created a special focus group of neighbourhood residents residing in tower neighbourhoods. This group included members of the community underrepresented at the open house and public meeting, such as newcomers, women and those renting versus owning homes, allowing for their unique perspective to be heard.
- Online Survey:** An online survey was made available to residents on the City's website. This increased participation and feedback received.

Public Engagement Strategies in Action



Case Study #7: Booth Street Redevelopment | Ottawa, ON

Project Summary:

In 2015, following a secondary planning process for the area, Canada Lands Company (CLC) acquired the vacant 6.5-acre 'Booth Street' property, bounded by Orangeville, Booth, Norman, and Rochester streets, and Highway 417. The property comprises seven buildings, five of which were designated as "Recognized" federal heritage buildings in recognition of their association with federal research, testing, and development of fuels, minerals, and metals, and for their architectural design.

E.R.A. was retained to advise CLC regarding heritage conservation strategies for the property. The mixed-use development proposal, which was the result of extensive public consultation calls for the partial and full retention of most heritage resources on the site. The City of Ottawa designated portions of the site in 2019, under Part IV of the Ontario Heritage Act and granted CLC zoning approvals in February.

Project Team:

Canada Lands (Client), City of Ottawa (Governing body for approvals process), E.R.A. (Heritage), Urban Places Group (Planning), Stantec Consulting Ltd (Urban Design, Engineering), Hill + Knowlton Strategies (Public and Government Relations)

Stakeholders:

- Ottawa residents;
- Nearby business improvement districts (BIDs) and organizations; and
- the City of Ottawa.

Public Engagement Strategies:

1. **Information Session & Survey:** CLC hosted a information session in January 2017 to introduce themselves, the consultant team and the Booth Street redevelopment project, and to seek feedback on their proposed community engagement approach through a survey.
2. **Public Advisory Committee Meetings:** CLC organized two PACs: one with an initial public advisory meeting with key stakeholders, such as local organizations and BIDs and one with the wider public to introduce them to the project and inform them of the design process.
3. **Walking Tour:** E.R.A. helped to facilitate an interactive walking tour of the site, which has been historically fenced off. This allowed the public a rare chance to interact with the site and get a sense of its scale and architecture, enabling them to more effectively participate in the design process.
4. **Design Charrette:** E.R.A. participated in design-related engagement activities to solicit public feedback on height, current problem areas, and parks and public spaces.
5. **Open Houses:** CLC organized one intermediary and one final open house to display the development proposal as it was in the process of being developed and just before making their submission to the City. This gave residents two chances to review potential designs and give comments.

Public Engagement Strategies in Action



Karen Chafe

From: [REDACTED]
Sent: Monday, November 25, 2019 1:24 PM
To: CityClerk
Subject: re Queen's Road proposed development

Without Prejudice

BIG MISTAKE!! I can't understand how council would even consider rezoning that green-space area to allow such a commercial monstrosity to be put there - to eliminate one of the very few green-spaces left, not to mention the beautiful view from Harvey Road. Too much of "old" historic St. John's is being gradually eroded away. If this keeps up, there soon won't be much of historic St. John's left - and therefore a big loss for the tourist industry. We have such a magnificent history and it should be preserved, not frittered away for the sake of the almighty dollar.

Please - reconsider, I beg of you!!

Sincerely,

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Wednesday, November 27, 2019 7:38 AM
To: CouncilGroup
Subject: Proposed re-zoning in ecclesiastical district downtown

Please — don't do this frivolous re-zoning! Destroying or diminishing classical views of the Narrows and the City, ruination of trees and green space that contribute to responsible conservation of the environment, and ruination of yet another important piece of our unique downtown core is not in the best interest of the people of St. John's. And for what??? A bunch of high-end condos - really???

Why are city councils so often lead down the garden path by promise of a few short-term jobs and a few tax dollars? Zones are not carves in stone, I know, but once rationalized and agreed upon should not be changed at the whim of special interest groups!

So far, you have been doing a great job - don't slip back to the bad old days!

Thank you.

[REDACTED]

November 26, 2019

Office of the City Clerk
City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2

**RE: Rezoning Application for 66-68 Queen's Road
Parish Lane Residences Proposal**

Dear Mayor Breen and Council Members,

I am writing on behalf of the Board of Directors of The Rooms Corporation of Newfoundland and Labrador to ask Council not to approve the rezoning application for 66-68 Queen's Road.

We offer our comments based on our review of the most recent version of the Land Use Assessment Report by the Proponent. Based on the illustrations provided, it is our assessment that the development as proposed will have a permanent and highly adverse impact on The Rooms' iconic view of the City of St. John's, a view that is becoming known around the world.

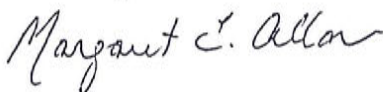
Testimonials from our visitors - provincial, national and international - indicate that the panoramic view of the cityscape and harbour is a highlight of their visit to The Rooms. This magnificent view figures large in our visitors' memories, comments and photos. The view from The Rooms is regularly the subject of enthusiastic social media posts, inviting visitors from afar to come and share this experience, similar to comments we receive about our permanent exhibitions.

As the custodians of this view, we feel obligated to oppose the change in zoning. A change in zoning would permit this view to be significantly altered - either by the current proposal or by future proposals which may be contemplated.

We offer these comments in the firm belief that the many visitors, repeat or new, will share our disappointment should the view from The Rooms be altered so significantly.

Thank you for your consideration.

Yours truly,



Margaret E. Allan
Chair, Board of Directors
The Rooms Corporation of Newfoundland and Labrador

Karen Chafe

From: [REDACTED]
Sent: Tuesday, December 3, 2019 8:53 AM
To: CityClerk
Subject: 66-68 Queen's Road

I just had an opportunity to flip through the LUAR for the proposed redevelopment of 66-68 Queen's Road. While I noticed there was extensive consideration of views from public spaces on Levels 3 and 4 of The Rooms, I noticed there was no similar consideration of views from Level 2.

When the Rooms was designed, it had a private arts assessment room located on level 2 in behind the public lobby and theatre that had an equally magnificent view of the Narrows and the downtown. Unbeknownst to almost everyone today is the fact that portion of the interior of The Rooms was gutted two years ago to make way for the future development of a new public space once funding is raised that would encompass this view; a view that appears will be negatively impacted by the proposed development as currently presented.

I am guessing The Rooms may be silent today about the proposed development given that its operational mandate for the immediate future is to "keep low" and remain in a holding pattern while a new CEO is recruited. I even suspect they will may be reluctant to even acknowledge the existence of the gutted space on Level 2 as this would give the space a public profile long before they are ready to deal with the issue. Having said that any new dynamic CEO will immediately see the potential of this Level 2 space at The Rooms, and the magnificent views from it, and commence a strategy to see its development in the mid-term.

On this basis I would like to see the LUAR amended to reflect this new information.

Signed,

Concerned Citizen

Elaine Henley

From: Maggie Burton
Sent: Wednesday, December 4, 2019 8:25 PM
To: CityClerk
Subject: Fwd: Re-zoning Cathedral Parish Hall at Queens Road/ Garrison Hill/ Longs Hill

Maggie Burton
Councillor at Large, St. John's
709-740-0982
mburton@stjohns.ca

From: [REDACTED]
Sent: Wednesday, December 4, 2019 6:29:43 PM
To: Sandy Hickman <shickman@stjohns.ca>; Danny Breen <dbreen@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>; Hope Jamieson <hjamieson@stjohns.ca>
Subject: Re-zoning Cathedral Parish Hall at Queens Road/ Garrison Hill/ Longs Hill


Dear Councillors:

I went to the meeting last week about the site of the Cathedral Parish Hall at Queens Road/ Garrison Hill/ Longs Hill. I heard alot of quite nuanced statements. I heard about the historical nature of the building, the importance of the district as a historical monument, the state of repair of the building, and separate entirely, the woodlands. I heard about the financial plight of the parish, the loss of light and space for the residences of the area, the loss of access to the view by non-paying Harvey Road viewers and the loss of access to the view by paying Rooms goers, the potential digging away of the soil that absorbs the flooding waters of Long's Hill area, the undetermined archeological signifcance of the site, the signifcance of the site for women, the needs of low income residents who live in the area, one of the pro-this-particular-development, Parish members even lamented that there was no safe-needle location near this area, bringing up the other issues in this area and the undetermined effect a condo would have on the needs of some of the frequent visitors to this area (someone mentioned the two homicides nearby as well). I heard statements about the fact that other areas had been re-zoned for condos and the state of the economy has left us with holes and gravel pits. I heard that the business men proposing this project have no obligatuion to continue with this particular proposal once re-zoning happens - there were citations of both the holes, gravel pits and changes in the arhcitectural plans in the recent past. I heard statements about the effect of the development on tourism, on the traffic burden on Harvey's Road, the accuracy of the proposal particularly its assessmemt of the number of trees and kind of trees, etc

I want to let you know that I came away concerned for the burden of responsibility the Parish has and the plight they are in, but more concerned about the City executing its responsibility of the city - it was clear that we are not ready to rezone this area. There is so much more information that has not been gathered that needs to be gathered. My main interest in attending this meeting is that I do not want to loose one of the last - in fact at this meeting it was acknowledged as THE last view of the city from the outside in this region of the city that can be had by poorer residences like myself. I hadn't known but learned at the meeting that the residents in the area that have eyes and bodies on the street right now will have their right to light and enjoyment compromised, and the specialness of the woodland will be lost. In additon - I do not think you can rezone without some of the studies recommended and still be doing due diligence as a City Council. Most of all I was concerned that the residents of the area - I live nearby in Georgetown on McDougall Street- said over and over were not engaged by the City in a discussion about this development or re-zoning.

Please do not vote to rezone.

Thank-you for hearing my voice,



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Submission to the City of St. John's Re: Application for Rezoning 68 Queen's Rd

Introduction

The property being considered for rezoning is an integral part the St. John's Ecclesiastical Historic District National Historic Site and as such needs to be assessed using tools specifically designed to help those making decisions about these special heritage places.

Importance of National Historic Sites

National historic sites are places of profound importance to Canada and to all Canadians. They bear witness to this nation's defining moments across Canada and represent thousands of years of human history and hundreds of years of nation building. Each national historic site tells its own unique story, which in turn is part of the greater story of Canada, contributing a sense of time, identity, and place to our understanding of Canada as a whole. They are symbols that help define us as Canadians. As Newfoundlanders and residents of St. John's we should be so proud that this piece of Newfoundland and Labrador's history is recognized at a national level. It means that the rest of Canada recognizes the important role that Newfoundland's religious institutions played in the development of not only our province but our country.

Importance of the St. John's Ecclesiastical District NHS

National historic sites can be buildings, people, events or in this instance cultural landscapes. As noted in the statement of historical significance: "the St. John's Ecclesiastical District was designated a National Historic Site of Canada in 2008 because: this cultural landscape represents the breadth of involvement of the Anglican, Roman Catholic, Methodist/United and Presbyterian denominations in the establishment and evolution of the spiritual, philanthropic, charitable and educational institutions of St. John's and Newfoundland ..." Designations such as these (especially cultural landscapes) are not done in isolation, they require the full support of all parties involved, and as such those involved made a commitment to each other, to us and to all Canadians that they would be stewards of this piece of our heritage.

Standards and Guidelines for the Conservation of Historic Places in Canada

To help those involved in NHSs, Parks Canada collaborated with agencies across Canada to develop a set of tools to guide decisions on the conservation of historic places and guide them especially when interventions and additions are being considered. They are *the Standards and Guidelines for the Conservation of Historic Places in Canada*. We are now at a point when decisions are being made about a major intervention to the St. John's Ecclesiastical District NHS, but there has been little effort to ensure that the heritage values associated with the national significance of the site and the district will not be impaired. Therefore I want to emphasize that this proposal needs to be considered not only within the context of the City's municipal plan and policies, but also within the context of being an integral part of a national historic site.

Applying the Standards and Guidelines

So if we start to apply the S&Gs to the present proposal we need to consider the values and character defining elements associated with the historic district as a whole and to its "nodes" as defined in its Statement of Significance and of course to the individual site.

Submission to the City of St. John's Re: Application for Rezoning 68 Queen's Rd

Location and Viewplanes - Heritage values associated with the district as a whole include its location and siting (including sight lines from the harbour and downtown) and its single use character. How will rezoning to permit increased massing and height affect sight lines? Will the view from the harbour or downtown on this section of the historic district be overwhelmed or diminished by the height and massing of the tower? In a cursory assessment yes they will and obviously,

Open Space - Another important value that this site contributes to the district is its open space. Open spaces, trees and shrubs have all been identified as having heritage value and are specifically identified as character defining elements of the historic district as a whole. Open spaces and landscaped areas around church properties played an important role in the spiritual life of residents; they set church properties apart from the urbanization that surrounded them and in cases such as this site, contributed to educational aspects of the church's role in the community. The heritage values associated with the open space of this site will be lost, and will thus diminish the integrity of the whole district.

Architecture -The heritage values and character defining elements in which this site is located includes the architecture of St. Andrew's Presbyterian Church and Gower Street United Church. The towers and spires of these buildings reflect their spiritual nature, but also reflect a hierarchy in the early development of St. John's...the towers and spires of religious buildings being the tallest. Will the heritage values associated with the Kirk's single spire and Gower Street United's towers be diminished when they are overwhelmed in height? Will the portion of the Kirk's architecture as experienced from Harvey Rd. be affected by the new tower development along Harvey Rd? These are important questions that need to be answered before decisions affecting the historic district can be made.

In relation to the site itself, the two storey, red brick Anglican Parish Hall has been identified as a character defining element and is itself a national historic site because it lies within the historic district. It contributes to the rich architecture of the district by being one of the "varying" architectural styles. Within the district, we are looking at many old architectural styles that were in some instances the first "European" styles introduced in Canada. To respect the history of this building, according to the S &Gs -- an understanding of the design principles used by the original designer is needed before any interventions or additions are made. What were the aspirations of the owners of this building? How were they reflected in the architecture? An understanding of all of this is needed before design of new additions that are compatible and complimentary can be pursued.

These are only a few of proposal's impact that need to be considered. I have provided them as examples of how this site needs to be more thoroughly assessed using the Standards and Guidelines.

Conclusion

In closing, I would like to reiterate that this proposal should not only be treated as a rezoning request that affects the downtown heritage area, but should also be treated as a special case because it is within the St. John's Ecclesiastical District National Historic Site and as such decisions that are made should be in keeping with the *Standards and Guidelines for Heritage Places in Canada*. Indeed, the owners, other partners within the Heritage District NHS and the City of St. John's all supported the designation of the district as a national historic

Submission to the City of St. John's Re: Application for Rezoning 68 Queen's Rd

site and committed themselves to have a role to play in ensuring its integrity not only for their congregations, but for the other residents of our city and province, and for all Canadians.

[REDACTED]

[REDACTED]

[REDACTED]

My Background

I am a former management planner with Parks Canada and have been involved in the conservation and management of most of the Parks Canada owned national historic sites (NHS) in this province as well as in the development of contemporary facilities and services within them (i.e. new additions.) I also served as a Certification Agent to the National Parks Canada Cost-Sharing Program which helps owners of NHSs to preserve historic properties recognized by the Government of Canada as being nationally significant. In my capacity as a Certification Agent I was responsible for assisting proponents in the development of proposals to ensure adherence to the Parks Canada Standards and Guidelines for Historic Places in Canada (S & Gs) and assessing projects against them to meet funding eligibility criteria. These projects included alterations and additions to national historic sites owned by municipalities, religious organizations and commercial developers (in an earlier Commercial Cost Share program.) My educational background is in planning and architecture and I have over 20 years experience in heritage work with Parks Canada and more with other park agencies in Newfoundland.

Karen Chafe

From: [REDACTED]
Sent: Wednesday, November 27, 2019 4:13 PM
To: Danny Breen; Hope Jamieson; Sheilagh O'Leary; Mayor
Cc: CityClerk
Subject: Please do not approve rezoning or the proposed development on Queen's Road near Garrison Hill

I am writing in reference to the proposed condo development in the ecclesiastic heritage area near the Sergeants Memorial, at the bottom of Garrison Hill. I am against it. It takes too much away from the public whether resident or visiting – it removes space, sightlines and history.

What makes our city unique and special, to residents and tourists alike? It is not condominium towers. It is the particular ambience of the harbour, hidden away from the heavy seas of the North Atlantic behind sheltering hills. What a treasure it must have been to the sailors of old! And the meandering paths, now lanes and roads, that wind up from the harbour area through the old residential parts of the city to the spiritual core, carry the city's long history forward.

This proposed development would remove another big chunk of the viewscape of the harbour, the narrows, the southside hills. It seems that the City does not have a plan or an intent to ensure the magnificent views of our city remain available to all, not just to the few privileged folks who are able to buy the view, as was done with BIS development. We are being reduced to having only a few glimpses.

It may be possible to create a project that would provide some money-making features compatible with the present zoning while preserving the view for all to enjoy and without destroying the remarkable and recognized ecclesiastic heritage. The present proposal does not do either and should not be approved by Council.

[REDACTED]

Elaine Henley

From: Shanna Fitzgerald
Sent: Wednesday, December 4, 2019 9:57 AM
To: CityClerk
Subject: 66-68 Queen's Road

██████████ called the front desk on the City Clerk's office and wanted to express her feelings on 66-68 Queen's Road and put them on record:

She is against this proposal and thinks the Rooms has a fantastic view and she has been speaking to tourists and has been told it is the highlight of their trip. She feels this development will block the view from the Rooms.

She expressed how strongly she opposed this development. She feels it would be a big loss in every way. To ruin the view would be a travesty.

Shanna Fitzgerald

Legislative Assistant, Office of the City Clerk
City of St. John's
10 New Gower Street
PO Box 908
St. John's, NL A1C 5M2
(709) 576-2241



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Karen Chafe

From: [REDACTED]
Sent: Wednesday, November 27, 2019 4:13 PM
To: CityClerk; Mayor; Sheilagh O'Leary; Deanne Stapleton; Hope Jamieson; Jamie Korab; Ian Froude; Wally Collins; Maggie Burton; Dave Lane; Sandy Hickman; Debbie Hanlon
Subject: Objection to the Proposal for Cathedral Parish Hall Development

Dear Honourable Mayor Danny Breen, Dear St. John's City Councillors,

Take Heed Caretakers!

I am an international expert in Heritage Tourism worldwide, and have been working the past 20 years in tourism all over the world. I have seen first-hand the tremendous growth and prosperity that tourism brings world wide. St. John's is only experiencing a drop in the bucket with respect to tourism here right now. Tourists are attracted to beautiful old architecture, well-planned walkable historic downtown old towns, cities that protect what makes them special. There are countless examples of places which receives millions of tourists and millions of their tourism dollars— all wanting to see and experience the old charm of a place, places which have been strictly preserved because the successive mayors and city councils have fought tooth and nail to preserve and protect and enhance: York and Bath in England/Colmar, France/Adare, Ireland/Rothenburg, Germany/ and numerous more in Italy, Spain, Denmark, etc. I have spoken to hundreds of visitors to St. John's and all are blown away with what we have here and love our 'old town.' They are completely appalled at how haphazard and how easily this can all be thrown away all because we and our elected officials cannot and will not proactively protect and enhance places which have the potential to bring us much needed tourism dollars.

[REDACTED] and we deliberately bought a 150 year old heritage home which we have painstakingly restored since arriving. Seeing now how 'heritage' gets treated in our old town we are coming to regret our decision. Why would the individual even bother when the almighty developer can enter nilly-willy and place whatever they want, wherever they want and we have a team of 'modernists' at city hall backing them at every turn. I really wonder how many of you who will vote on this actually live in a downtown heritage home or in the cookie – cutter subdivisions that are exactly like every other city in North American?

Here in St. John's we are now at a crossroads. We have the perfect example of how we can preserve an already protected National Historic Site – a unique Canadian district in a 'still' unique city that tourists continue to flock to when visiting. Instead of tearing down the old parish hall, why not enhance it? How about bring it back to its former glory before it was damaged in a fire? Why on earth do we need more condos on this site? How about sending the developer to the site of the old Grace Hospital or why not at the available land in Pleasantville, or to other more modern parts of the city and tell them to develop there? For a city with so much heritage, how about upping the pittance you give to heritage owners here in the city? \$50 000 in a budget of \$300 000 000? That is 0.017%. Minuscule compared to other cities. Other cities have way higher heritage budgets because they know how much a cash cow preserving heritage is. Why doesn't the city buy the land and find the best solution that we can with help from the feds if needed?

The whole process of how development in our downtown heritage area needs to be addressed. You can already sense that this development has already been agreed by the mayor and each counsellor individually already. Why is the back retaining wall along military road being fixed already before the vote even happens? Why would that be happening now? Because our city planner has already his stamp of approval on this development and the meetings with the developer have already happened. This has already been decided. It's like, oh yeah, before we push this through, we might want to think about the public and the residents and our visitors who may have some input before some modernist developer gets their hands on it.

It seems like there is nothing sacred in our historic city anymore. Each mayor and councillor need to be fully aware, they are only caretakers of our great city. And they need to take heed before all is lost and we are left with a place and a downtown that no one wants to live in because of the hideous developments that were allowed to happen. Our future generations will ponder ' what were they thinking?"

An angry heritage advocate living downtown!



Karen Chafe

From: [REDACTED]
Sent: Saturday, November 30, 2019 7:33 PM
To: CityClerk
Subject: 66-68 QUEENS ROAD

I want to write that I have reviewed the plans on file with the city.

I am a home owner on [REDACTED].

I have the following objections to the proposed development:

- 1) The Heritage building is not specifically beautiful and the loss of this property does not seem to be a public loss, it should be demolished, the door arch can be recycled into a landscaping garden feature. DEMOLISH IT
- 2) The proposed replacement building is ugly. Specifically it resembles a 1970's university dormitory. It is unimaginative, looks more like an office building or hospital than a residence, and I have strong reservations that the project NOT be approved with the existing unimaginative lifeless soul-sucking structure. A Pakistani freelance architect on FIVERR could do a better job with this building for \$50. Its appalling.
- 3) The use of large amounts of conniferous trees in landscaping is also objected to as they tend to do poorly in the downtown region and should be replaced with flowering crabapple or ornamental cherry. The landscaping is not sufficient and should be increased and lacks imagination. Current plan is OPPOSED
- 4) The architectural firm needs to be changed as the landscaping, renders, exterior facade are terrible quality are per 1995 quality. Please inform the builder it is now 25 years later we live in an era of photo realism either update your presentation quality or go home. DO NOT APPROVE this as while I support the redevelopment of the property I object to the PLAN as filed and the PLAN quality is not sufficient for the public to get a real feel of the building. Real world renders are \$35 Cad online, there is no economic reason for such shitty drawings. PLANS ARE OPPOSED AS FILED
- 5) The building should seek a minimal level of LEED certification or at least a 40% reduction in heating costs over the actual code requirement with an actual thermal load study included with the proposal..

[REDACTED]



NEWFOUNDLAND & LABRADOR
HISTORIC TRUST
— est 1966 —

November 27th, 2019

Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillors Burton, Collins, Froude, Hanlon, Hickman, Jamieson, Korab, Lane, and Stapleton
City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2

Re: Parish Lane Residences, 66-68 Queen's Road

Dear Mayor Breen, Deputy Mayor O'Leary, and Councillors Burton, Collins, Froude, Hanlon, Hickman, Jamieson, Korab, Lane, and Stapleton:

We are writing to express our concern with the proposed rezoning of 66-68 Queen's Road and the design of the Parish Lane Residences presented in the LUAR of 6 November 2019.

We would, first of all, like to clarify that the Newfoundland and Labrador Historic Trust supports infill development. Building density is essential to increasing the number of people living in, working in, and supporting our historic downtown. We would also like to commend the proponent for their intention to conserve the existing residence and historic masonry entrance to the Anglican Cathedral Parish Hall. So often proposals start from clean slates, i.e. demolition.

While generally supportive of infill and retention of surviving character-defining elements, we have several concerns with this particular proposal from a conservation perspective. Namely:

- Deconstructing the masonry entrance will likely result in significant loss of material and storing it until Phase 3, which may never be built, will add to both risk and cost. Logistically the plan for the historic entrance is unlikely to proceed as proposed.
- From a design perspective the masonry entrance is not integrated into the proposed building. Its door will be non-functional or enter into a parking garage, it is illustrated as distinct from the slope-roofed residences, and close to a third of the surviving façade will be displaced to allow access to a surface parking lot. Relegating historic fabric to mere decoration increases the likelihood that retention will be cut in the name of cost-savings. The proponent has missed an opportunity to make this the gateway to the project, instead moving the door to the west.
- The ground level of the Queen's Road façade, aside from the existing house, will be the blank exterior of a parking garage. Indeed if Phase 3 is not constructed Queen's Road and the National Historic District may get only parking at the street.

The Newfoundland and Labrador Historic Trust is dedicated to the preservation of the province's buildings and landscapes and their importance to communities.

PO Box 2403, St. John's, Newfoundland and Labrador, Canada, A1C 6E7
coordinator@historictrust.ca
www.historictrust.ca

- The proposed surface parking lot is detrimental to the historic character of downtown. Surface lots represent unusable open space, limit density, and encourage car use. They are often symbols of historic failures, popping up where buildings have been lost. Comprehensive new developments such as this must incorporate parking within the structure and should strive to minimize vehicular traffic in general.
- The height of the Phase 2 structure, which appears to top Harvey Road by more than five stories at its peak, obscures The Rooms from many angles and will likely have unstudied impacts on other views including those of and from the Basilica. A modest reduction in height would avoid the worst of these impacts.

Development need not be all or nothing and we encourage the proponent to revise their current design based on this and other feedback. With respect to the issues above we have three recommendations:

- 1) revisit the historic masonry entrance as an asset and focal point, securing it in situ and integrating it into the design of the Phase 3 structure,
- 2) reconfigure both structures to eliminate surface parking and bring usable residential or commercial space down to the ground floor of the Queen's Road façade, and
- 3) reduce the maximum height of the development by as little as one storey, as part of the above reconfiguration, to preserve views to and from some of our most valued institutions.

We hope you will see this decision as more than a “yes” or “no” and work with the proponent to enable densification of the site while better reflecting the wishes of the community.

Sincerely,

Board of Directors
Newfoundland and Labrador Historic Trust

The Newfoundland and Labrador Historic Trust is dedicated to the preservation of the province's buildings and landscapes and their importance to communities.

PO Box 2403, St. John's, Newfoundland and Labrador, Canada, A1C 6E7
coordinator@historictrust.ca
www.historictrust.ca

Karen Chafe

From: [REDACTED]
Sent: Friday, November 29, 2019 7:36 PM
To: CityClerk
Subject: 66-68 Queens Road public comments

Good Day

I was unavailable to attend the public meeting. I would like to express my concern over the possible destruction of a precious green space in our beloved downtown. We are all impacted by climate change. I know this council can and will do things better going forward so I ask you not to approve the destruction of the green space. There are several species of birds which inhabit that space permanently. It was a delight to spot a perfect tiny songbirds nest from the sidewalk. Nature can be a vital part of our downtown. If you wish to demolish the building and rebuild a similar size building please go ahead. Please do not crush the baby birds nests of our community.

You may use my public comment for any of your purposes. thank you!

Regards

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Friday, November 29, 2019 9:42 AM
To: Hope Jamieson
Cc: Danny Breen; Sheilagh O'Leary; Deanne Stapleton; Jamie Korab; Ian Froude; Wally Collins; Maggie Burton; Dave Lane; Sandy Hickman; Debbie Hanlon; CityClerk
Subject: Parish Lane developments

Dear Hope,

As you are our ward councillor, we are addressing this to you first, but are copying it to all members of the Council and to the City Clerk. There are more than several points that we want to make, which indicates how important this particular proposal is to the City and its residents.

It is obvious that the present Parish Hall is in bad shape and should be replaced. Its architectural appeal is in the attached house and the entrance arch, as recognized. We need to much more closely, however, look at what would best fit in the area as well as fulfill more of the needs of the residents of the City. We do not need more condos and large apartments, especially as the people who buy or rent them are not in need. With the gentrification of the downtown core (of which we have been a part), more and more of the mix of downtown residents is being forced out. That includes artists of all types, students, and older long-term residents. They are the people in need of new suitable residences, usually smaller and cheaper.

A new building could address different needs, as expressed at the meeting of Wednesday night at St Mary's Church. The arts: theatre, dance, a non-commercial gallery (as the replacement for the one at the LSPU Hall disappeared soon after its opening); a Parish Hall; low-cost housing for one or two people each (of which size there is little in the city) and possibly more. The footprint of this building could be greater than what is there now, with room at the back still allowing parking on the side as at present, and it could be three to four stories high. In appearance, at least its facade could more approach the original building destroyed in the fire. The attached house could remain, and the original entrance still reused as planned.

Mentioned at the meeting was unwelcome present use of the site. That would be found in the parking areas and at the back of the present building only (going into the sloped wooded area is too difficult for such use - drinking, drug use and sex), and could be alleviated with use of a sound building with more people around it, upgrading of its immediate surrounds, and more lighting.

The green space behind the building is on a steep slope. It is important to retain as is, therefore, for reducing possible flooding further down the hill. With increasingly stronger storms we need as much green space as possible to reduce their impact. This is not only green space, but it is untouched wild space. That makes it even more effective in absorbing excess water.

This alone should lead to retaining its present zoning. There are many cities that would love to have such wildness in its core. The few cities that we know of that have such a space guard it carefully. We think of Perth in Western Australia and Philadelphia in Pennsylvania. Whether or not it is used by many people is not an issue. Wildness is important in its own right, and includes diversity of growth that is never replicated in other green spaces. The fact that people do use it is an extra. One of us has explored parts of it, and always looks into it carefully any time walking along Harvey Road. What look to be young trees can be much older than appearance would indicate, with most Newfoundland trees having very narrow growth rings due to difficult growing conditions. There is also the enrichment of undergrowth, which completely disappears in other city green spaces. As already mentioned by others, there is rich bird life present,

but there would also be small mammal life and an uncountable amount of insect life, all valid and important in this ecosystem, especially so in such an urban environment.

To change the zoning of this space opens up the possibility of even more unsuitable "development" than presently planned. All of us who use the downtown core know that plans get changed or discarded, and once rezoned, it would be impossible to change it back. Besides, by that stage, the land would have been largely cleared, or altogether cleared.

But even with the present plans, apart from what we have written so far, it is far too high, and some of the apartments are far too large. We love living downtown, and resent the new buildings that take away the character of the city and cater to those with more money than most of us. The townhouses on the side of the original BIS building were put up a storey, without planning permission, so that their occupants could have the luxury of garages, which very few people in the downtown core have. So we lost an important sightline for the sake of a few people who could afford to disregard the practices of the residents around them. That is just one example. Now we are talking of reducing one of the few remaining sight lines. The City has a Plan, which over the years has been constantly changed at the whim of developers. We don't want that extra tax money from that source, and would rather pay more ourselves. We have what few cities in the world have, and we are throwing it away.

This time it is not just what we acknowledge as a remaining strength in the city that is planned on being diminished, but what has been acknowledged through City and National heritage listing. This area is part of a cultural, historical, religious, educational and visual/architectural district found nowhere else that we know of. Please protect it. One possible means of doing this is pursuing Heritage funding for at least part of what is needed to replace the present Parish Hall, which would be more likely found if a replacement building was closer in concept to the original building burnt down in the sixties. It doesn't have to be the same, but needs to be more sympathetic. The uses to which the building is put would also influence possible funding, therefore not more condominiums and large apartments.

We sincerely hope that the Council gives grave consideration to the needs and wishes of the residents of this area of the City rather than to the developer.

Yours sincerely,

[Redacted signature]

[Redacted signature]

[Redacted signature]

Karen Chafe

From: [REDACTED]
Sent: Wednesday, November 27, 2019 5:16 PM
To: CityClerk
Subject: Proposed re-zoning of 66-68 Queen's Road (Cathedral Parish Hall)

Greetings.

I am writing to express my UNEQUIVOCAL OPPOSITION to the proposed re-zoning and (eventual) commercial development of the naturalized green space on Queen's Road. I was born and raised in St. John's and have been a downtown resident for over 25 years. St. John's does not need another condo development. Such a development will bring very little of value to the city and its residents, while causing damage to the ecological, social, cultural and economic life of our city.

The City of St. John's has just declared a climate change emergency. Allowing a developer to cut down trees, destroy an ecosystem that is functioning just fine on its own, and potentially destroying more than can be replaced with landscaping flies in the face of this declaration.

The space is home to crows, sparrows, jays, finches, as well as insects, small mammals, and a multitude of trees, shrubs and flowers. These would all be displaced or killed by the destruction of their habitat; their disappearance would have a strong negative effect on the humans who live in both the local area and the downtown at large. The importance of green growing things and wildlife in counteracting the stresses of urban life is well known - and this includes not only sculpted and organized park lands, but also wilderness areas.

Culturally, Newfoundlanders' connection to wild areas and the land around them, for sustenance, entertainment, and inspiration in art, is an important part of how we view ourselves as a people. We sell ourselves in tourism advertisements as a place of wild woods, unexpected pleasures, hidden treasures both out in the wilderness AND in our towns and outports. Destroying one of these hidden treasures for something so tedious as yet another condo development is both embarrassing and foolish. On top of this, allowing a developer to "partially demolish" a registered designated Heritage Building is both regressive and short-sighted. Again, how does destroying our built heritage support the ideals we promote through tourism? Our cultural heritage - the natural landscapes, the intangibles such as stories and songs, and the built heritage so unique to our place are what appeal to our visitors. So why allow them to be destroyed?

Economically, there are already a number of condo developments in the downtown area, which do not appear to be filled to capacity. There are also a number of empty buildings slowly falling into disrepair. Allowing developers to continue to build more of these buildings, which benefit very few of the city's residents, and destroying a unique area within our city, is regressive and short-sighted. Why not seek alternative means to obtain income from that area, if that is the city's interest in allowing re-zoning? Finding ways to use buildings already in the downtown for the benefit of more citizens, and keeping natural treasures and historic sites in the area - and promoting them! - will draw more people to the downtown, which will encourage commerce, tourism, and citizen retention.

Please, please carefully consider - the cultural, social, ecological, and economic values of our downtown is worth far more to us as a city, as a people, than the short-term commercial value of another condo development.

Sincerely,

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Wednesday, November 27, 2019 3:35 PM
To: CityClerk
Subject: Hello-Queens Road green space-Please do not allow development

Hello,

I am a citizen of St. John's writing to express my dismay at the prospect of a development in the last natural green space of St. John's.

Since some of the building that is said to be torn down to make the new development is a heritage designation, how is that allowed? Also, didn't the city of St. John's recently come out and say they were committed to fighting climate change and helping the environment? Surely, keeping our last natural green space as it is would help support that initiative.

I am hoping to attend the meeting tonight on Craigmillier Avenue, but I may have to work.

Please, please, please let's not allow this to happen,

[REDACTED]

December 5, 2019

City Clerk,
City of St John's
Newfoundland, Canada

Re: Proposed Parish Lane Development located at 68-70 Queens Road, St. John's Heritage Area 1.

The proposed 40 residential unit development is described as comprising two contemporary buildings ranging in height from 4 to 10 storeys ; covered residential , and above ground visitors parking spaces with an estimated total of 80 parking spaces, which is in excess of City requirements. In addition, the development plan includes walkways; two viewing and sitting areas, one off Harvey's Road and the other off Queen's Road; large cement planters, modern street lights, and floating metal steps extending from Harvey's Road to Queen's Road, with various forms of screens and greenery as buffers to separate the site at the rear of Garrison Hill private homes and the John Howard Society main building and adjacent 10 unit rental apartment house. .

The proposed development appears to be incongruent in both scale and of the Heritage 1 area historic structures and streetscapes.. This gives rise to ramifications and queries regarding its appearance ,its functionality, the timeliness of construction, and the impact it will have on neighboring properties in addition to tourists/visitors to the Province inasmuch as this particular section of the City contributes significantly to the Province's tourism.

It is apparent that the proposed Parish Hall site posed many challenges in the design and location..

In the Preliminary Plan, the Developer described the proposed site as follows: "Ecclesiastical District" ,"in the heart of the downtown, "in the institutional core which stretches from the Court House to the Rooms and the Basilica"; the "central downtown area"; and the City's "inner- core" as it relates to housing.

Master List of Heritage Buildings reads:

Statement of Significance:

The Ecclesiastical District is large, linear shaped parcel of land located in the center of St. John's in one of the oldest sections of the City. This district includes churches, convents, monasteries, schools, fraternal meeting houses and cemeteries and evokes a visual panorama of imposing masonry building of varying architectural styles....The natural evolution of the area is evident through

its architecture, 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 that remain within its boundaries.

The Ecclesiastical district is located within the larger Heritage 1 area (“primary heritage area”) which extends beyond the parameters of Parish Lane, the Rooms, and the Basilica. *Adjacent to the proposed site is the intersection at Harvey Road, Bonaventure Avenue, Garrison Hill, and Military Road. It is the nucleus of the primary heritage area . It provides direct expedient access to other parts of the historic sites. This section of the primary heritage area hosts hundreds of visitors annually travelling from abroad on cruise ships, visitors from North*

America, and visitors from elsewhere in the Province travelling to the City during the year for vacations and holidays to attend sporting events, conference, etc. Children arrive by bus on field trips. They visit the Rooms, theatres and beyond to the , St. John’s City Hall, Mile One Stadium, Water street, the Convention Centre, George Street and hotels. .

This historic neighborhood, is a unique, balanced and socially connected community with varied amenities.. *Within its parameters, there are private homes , condominiums;, non- profit organizations providing affordable housing, supportive services for youth and individuals struggling with health issues; schools, churches; easy access to transportation to community centres for the elderly ,and new Canadians; chain grocery stores and small businesses; theatres; a large park which provides summer and winter activities for children and people of all age groups; professional offices (lawyers, medical/mental health and addiction programs, clinics and pharmacies); the courthouse, and the central City Fire Department and Police Station .*

Page 2 – Proposed Parish Lane Development

The primary one heritage area does not identify with the more densely populated, commercial/industrial “center of downtown”. *It is the section of the City that preserves the heritage character of the buildings, streetscapes with commemorative statues, and natural green spaces, all of which Canadians, Newfoundlanders, and tourists value, and expect to see when they arrive . It is representative of a society built by people who stood fast and sacrificed much for what they believed in as exemplified by the different religious denominations, the early war memorial, commemorative statues, and the government buildings beyond the Ecclesiastical district .*

Over the years I have had the occasion to speak directly to many tourists who have commented on how beautiful the City is. Most often they describe not one particular structure but the ambience as they make their way up Garrison Hill to the Harvey Road/Military Road intersection and onward to the Rooms , Basilica, Bannerman Park, the Colonial Building, the Lieutenant Governor's House, St. Thomas' Church, around the corner to the Commissariat House on Kings Bridge Road and down towards the harbour to see the "jelly bean" row houses".

Both the scale and scope of the proposed development come into question as to how they relate to the primary heritage area . Not all tourists from elsewhere or visitors from within the Province appear to readily recognize the significance of the architectural design of the Rooms as being a part of Newfoundland's history. Therefore the scale and scope of the proposed building development would instead appear massive and would mask the oldest and most significant of the surrounding primary heritage area structures and streetscapes to include the natural greenspace on the proposed site..

Typically, neighborhood heritage conservation district plans use a conservation gradient according to general standards and guidelines to assist in the protection and conservation of the unique heritage attributes and character of the civic centre neighbourhoods. For example: Primary 1- preservation, rehabilitation, and restoration standards; Primary 2- general standards; and Primary 3, general guidelines. Discretionary policies are also applied..

St. John's new and existing structures within the primary heritage area have not only been regulated by the City but also encouraged through funding of renovation projects, to design facades and new building structures in order to maintain heritage architectural elements and landscaping features. Developers, small business and home owners, have not only complied but have gone through much effort and expense, to comply with standards and guidelines for existing and newly built structures in the primary heritage area. . The more recent examples are the John Howard 10-unit housing extension on Garrison Hill; the Stella Burry residence on Rawlins Cross, and several buildings renovated and newly built by Nolan and Hall Nolan on Garrison Hill, Queens Road, and Bonaventure Avenue (see attached photos).

The following ramifications raise concerns inasmuch as the property is reported by the Developer to include condo units, transient rental units, in addition to commercially owned businesses, and onsite public access, all of which will exponentially increase pedestrian and vehicular traffic in the immediate area, and prompt questions regarding maintenance, privacy, security and liability.

*The Preliminary Plan, indicates "**Key Objectives**" to include : "**views from the Rooms and Harvey Road; and massing and imagery in Heritage 1 area**". The*

Developer indicated these issues were met by massing and reconfiguring the roofs of the buildings to protect the views from the Rooms. The view from Harvey's Road however, would be far more limited to the proposed onsite viewing areas near Harvey Road.

The Developer proposes **Public access of walkways and onsite floating steel steps** : In addition to the Parish Lane residents, and tourists, there would be increased public pedestrian usage: City residents walk to and from work on Church Hill and beyond, and sometimes in the early morning hours.

How will the Developer address issues regarding privacy and security of neighboring property? Will there be an onsite security person(s) and/or computerized visual security systems ? Who will shovel snow and debris from the walkways , floating steps and viewing areas? Will there be an onsite maintenance person(s).

The Developer concluded in the Preliminary Plans that the “ **Parish Lane development would be a positive contribution to the urban fabricResidential use presents a change from the existing, and is reflective of the changing nature of the downtown. It is in keeping with the (City's) objective of increasing inner core housing.**

Adjacent to the proposed development on the corner of Garrison Hill and Queens Road is the newly built 10- unit John Howard housing structure. A concern is that the proposed residential development will more densely populate that particular site to the point it will impact the existing community and possibly strain the City's ability to provide adequate services. In addition , noteworthy is the fact that there are

Page 3 – Proposed Parish Lane Development

currently vacant condominiums and older two and three storey residential buildings for sale in the primary heritage and downtown area of the City..

The scope of the Parish Lane Development to include 80 parking spaces, for residents and visitors, (an amount which is in excess of standard requirements) will significantly increase the traffic flow on the surrounding intersection at Garrison Hill and in particular at Harvey Road where the proposed “Drop off ‘area will be situate. Traffic currently becomes congested at this intersection and introducing more would pose risks for safe passage of emergency vehicles (Fire Department, hospital, RNC), and public transportation (metrobuses, chartered tour buses). and vehicles driving cross- town to work in the down area, and to events on Water Street.

Increased vehicular traffic also introduces more noise and pollutants via vehicular emissions. Toxins of this sort not only affect people, but heritage structures as well and

risk jeopardizing the community ecosystem. Noteworthy is the fact that there are other large parking lots in close proximity to the site, on the Basilica grounds; and on Longs Hill at the west side of the site, adjacent to the St. Andrews Presbyterian Church.

In the Preliminary Plan, the topic of landscaping and commitment to protecting trees and neighboring property are repeatedly indicated:

Key Issues: *protection of trees and neighbouring properties;*

Main Concept Components: *tree and property protection; landscaping, trees and property as far west as possible, and destruction of trees.*

Landscape Key concepts: *Protection of existing trees;*

Protection of neighbouring property and trees: *Buffering includes existing and new trees, privacy screens, and fencing; an inventory of 4 inch trees and larger has been prepared. Trees directly affected by the work will be protected.*

City Council, reported at a recent Council meeting comments regarding trees as being vital to the ecosystem, and more so in urban areas, where the City has planted a thousand trees within the last decade or so. . The rear of the proposed site on Harvey Road is zoned "Institutional Open Space. It had, however, been previously designated as "green space" in 1955. Fortunately, it is the only natural forest left in the City. The forest has trees of different species. Some are hundred year old veteran trees, and others are younger. Veteran trees with large canopies require adequate light and a sufficient water source for their roots, which could extend meters beyond the trunk of the tree. To date, they have survived and are part of the historic landscaping in the primary heritage area. These trees are not only aesthetically appreciated but are also an environmental asset.

Significant concerns are that the proposed building structures would not only obscure sunlight from these trees but also neighbors' backyards on Garrison Hill. In addition, there are concerns surrounding the loss of trees damaged and unintentionally destroyed during a lengthy construction project owing to revisions to the initially estimated measurements; the use of industrial equipment, building materials, and possible runoff of toxic materials, all of which could affect existing trees and neighboring property..

In addition, and most importantly, there are no timelines indicated for the construction phases and completion of the proposed development. Again, these concerns raise questions regarding noise, privacy and security to include rodent control . Construction activity of this magnitude would no doubt lead to rodent infestation in neighboring homes and property. Since the 1992 cod moratorium, this City and Province has acquired over the years an annual tourism revenue of over a billion dollars, through maintaining primary heritage infrastructure, and promotion of tourism activities.

Developers and realtors recognize the historic assets of this City (see attached photos - newspaper clipping).

The proposed Parish Lane development is located in the St. John's primary urban historic area which represents Newfoundland's history and ideology. ` It is perceived by community members and others, that the City of St. John's is the custodian of these historic sites, not just for the current generation but to be a focus of pride and inspiration for future generations. Hopefully, revisions to the proposed project will be implemented to reduce the scale and scope of the project and to modify the design so as to be more congruent with the Heritage 1 Area historic structures and streetscapes and to include the existing natural greenspace at the rear of the property..

Very truly yours,

Elaine Henley

From: [REDACTED]
Sent: Monday, January 27, 2020 12:03 PM
To: CityClerk; Sheilagh O'Leary; Hope Jamieson
Subject: Cathedral Parish Hall Project

Dear Sir/Madam;

I write to protest the plans for the above property. I attended the presentation in November and I was dismayed by Pratt's design. It stood out like a sore thumb in an area that has religious and historic significance. May I suggest keeping the footprint of the Parish Hall, and keeping the facade, but gut and rebuild the inside of the building so that they could have more housing? The tax base for the city would be enhanced if this concept was applied to other historic houses/buildings. This is done in Europe and I know in Manhattan, NY it is mandatory to keep the historic features of old buildings and rebuild the facade to the original design. You can then build a modern interior.

In addition, possibly they could hire a landscape architect to assist with maintaining the trees and shrubs so we can keep and enhance the green space.

Thank you for considering this matter.

Kind regards,

[REDACTED]

Re: Cathedral Parish Hall Site Re-zoning Proposal

February 10, 2020

Dear Mayor Breen, Deputy Mayor O’Leary, Councillors and City Clerk,

I am writing to raise my objections to the proposal for the re-zoning of the rear of the Cathedral Parish Hall site from “Open Space” to “Commercial Mixed”.

But, first, let me express my support for the re-zoning of the front section of the site that is currently zoned “institutional”. Construction of 4-storey residential building and rehabilitation of the brick house on the site’s westward corner is proposed for this area. This development would be in keeping with the City’s current 2003 and draft 2019 Municipal Plans. It retains the design texture and height allowances of the Queen’s Road streetscape, and is compatible with the established precedent of the BIS building in the adjacent block.

With regards to the proposed 10 storey tower block on the rear of the property, the proposed height for the building is entirely out of keeping with its location within the Heritage Area and the City’s 2003 Municipal Plan commitment to “ensure that... new development (is) compatible with adjoining buildings in terms of ... scale (and) height..”

There are many reasons – each sufficient in its own right – to deny the request for re-zoning.

1. The view of the City from The Rooms has become iconic. It attracts visitors to the City and delights residents during each visit to The Rooms.

The recent reduction in the height of the tower proposed by the “Parish Lane Residences” developer is simply a token gesture. It now ensures that views of the Anglican Cathedral, the Narrows and Signal Hill are retained. However, ironically, it also emphasizes the presence of Atlantic Place and other outsized high-rise intrusions into the City’s Heritage area.

Most significantly, the proposed Parish Lane tower blocks the foreground views of the colourful residential housing – Garrison & Church Hills most notably - and pushes the view of Gower Street to a distant peek over the height of the tower.

Given the significant and on-going public investment that has been made in establishing The Rooms as a signature location for the province and in tourism advertising featuring the jellybean houses of the City’s Heritage area, it is insupportable that these should be blocked from view. Why throw away millions of taxpayer dollars in this way?

2. The experience of the proposed development from street level is equally objectionable.

There is no other development on the harbour side of Harvey Rd. that exceeds a maximum of 3 storeys in height. For pedestrians and people travelling by car alike, the proposed “Parish Lane Residences” would be a looming presence – entirely out of sync with the scale and height vision of the Municipal Plan.

Furthermore, the tower would block one of the few remaining views to the harbour from the level of Harvey Road.

One of the distinctive benefits of the City's Heritage area is its walk-ability – again both for residents and for tourists visiting from away. The proposed development would significantly diminish the pleasure of walking in this epicentre of tourism attractions between the core Ecclesiastical sites – the Cathedral, the Kirk and the Basilica – and The Rooms.

3. The Cathedral Parish Hall site falls within the Ecclesiastical Precinct designated by Canada's Historic Sites and Monuments Board. Continued protection for this area is proposed by the draft Envision Municipal Plan and is in keeping with the existing 2003 Municipal Plan. The City is truly blessed with such an extraordinary density of historic churches and related infrastructure. As the City moves forward to enhance tourism in the downtown Heritage area, the potential of the nationally significant selling proposition presented by the Ecclesiastical Precinct deserves careful attention. I urge Council not to take any action that could endanger the existing heritage designation or threaten future development of the heritage tourism potential of the area.
4. The City is to be congratulated on its recent acknowledgement that we are faced with a Climate Change Emergency. The future of the "open space" at the rear of the site must be considered in light of this commitment to mitigation of negative environmental impacts as a strategic priority for the City. Given this, I urge Council to deny any re-zoning request that seeks development of this uniquely wild area. Furthermore, I ask Council to seek out opportunities for collaboration with the not-for-profit sector that might spotlight the environmental and human benefits of this beautifully treed area.

I urge you to deny the request for rezoning of the "Open Space" component of the Cathedral Parish Hall Site. Your decision otherwise would be an irreversible blight on the future of our precious Heritage area and the City's commitment to Climate Change action.

Sincerely

[REDACTED]

[REDACTED]

c.c. Minister, Tourism, Culture, Industry and Innovation, Hon. Bernard Davis,
MHA, St. John's East-Quidi Vidi, Alison Coffin
The Rooms Chairperson, Margaret Allan
The Rooms CEO, Anne Chafe

Karen Chafe

From: Ken O'Brien
Sent: Friday, May 8, 2020 3:22 PM
To: CityClerk; CouncilGroup
Cc: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Lindsay Lyghtle Brushett; Planning
Subject: Letter regarding the Cathedral Parish Hall, 68 Queen's Road, and potential World Heritage Site status

To members of Council:

Before the ideas contained in this email get much circulation, I want to let members of Council know that some of them are mistaken.

The email states that the Cathedral Parish Hall is a National Historic Site. That is wrong. I, too, have been in touch with Rebecca Kennedy, Acting Manager of International and Intergovernmental Affairs with Parks Canada in Gatineau, Quebec. (I met her over a decade ago when she worked in Halifax with the Nova Scotia Historic Places Initiative.) She consulted her colleagues, and I have it in writing that the Cathedral Parish Hall, while it falls within the St. John's Ecclesiastical District National Historic Site of Canada, is not in itself a National Historic Site. That is definitive.

The Cathedral of St. John the Baptist, the Basilica of St. John the Baptist, and other buildings in the district are national historic sites, but not this building. This building was a gorgeous gem with a steeply sloped roof and a tall tower with spire that was damaged by fire in the 1960s and then cut down to what is left today. Most of its heritage value is gone.

Regarding the pursuit of World Heritage Site status for the Ecclesiastical District, this is a worthy goal and one that will take years, if not decades, to accomplish. The City will have a role to play. However, saving the Cathedral Parish Hall or demolishing it will have little or no impact on the outcome of that pursuit. And the letter below from Parks Canada doesn't say anything different from that.

For Council's information.

Ken

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 (but now working from home)
Mail: PO Box 908, St. John's NL Canada A1C 5M2
Phone 709-576-6121 (rings to my home) Email kobrien@stjohns.ca www.stjohns.ca

From: CityClerk <cityclerk@stjohns.ca>
Sent: Friday, May 8, 2020 2:57 PM
To: [REDACTED]; CityClerk <cityclerk@stjohns.ca>
Cc: CouncilGroup <councilgroup@stjohns.ca>; Andrea Roberts <aroberts@stjohns.ca>; Ann-Marie Cashin <acashin@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; Dave Wadden <dwadden@stjohns.ca>; Jason Sinyard

<jsinyard@stjohns.ca>; Karen Chafe <kchafe@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>; Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>; Planning <planning@stjohns.ca>

Subject: RE: [EXT] Fwd: Letter from Parks Canada re: Requirements to qualify for World Heritage Site status; need for jurisdiction (the City) to "demonstrate high standards of protection and management" of potential World Heritage Sites.

Good Afternoon [REDACTED]

As discussed, I have copied Council on this email to ensure they receive a copy of your submission directly.

Further, this submission and all others will be presented to Council for consideration prior to a final decision being reached on this application and become part of the public record.

Elaine

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]

Sent: Friday, May 8, 2020 2:45 PM

To: CityClerk <cityclerk@stjohns.ca>

Subject: [EXT] Fwd: Letter from Parks Canada re: Requirements to qualify for World Heritage Site status; need for jurisdiction (the City) to "demonstrate high standards of protection and management" of potential World Heritage Sites.

Ms. Henley,

Attached please find a letter which I sent (or which I thought my computer had sent) on 27 March 2020. I re-send it today to ensure that it might be considered as part of documentation considered by Council when the Parish Lane Development comes before Council for consideration.

Thank you,

Begin forwarded message:

From: [REDACTED]

Subject: Letter from Parks Canada re: Requirements to qualify for World Heritage Site status; need for jurisdiction (the City) to "demonstrate high standards of protection and management" of potential World Heritage Sites.

Date: March 27, 2020 at 5:22:38 PM NDT

To: Danny Breen <dbreen@stjohns.ca>, Sheilagh O'Leary <SOLeary@stjohns.ca>, Maggie Burton <mburton@stjohns.ca>, Dave Lane <davelane@gmail.com>, Jamie Korab <jkorab@stjohns.ca>, Hope Jamieson <hjamieson@stjohns.ca>, Sandy Hickman <shickman@stjohns.ca>, Debbie Hanlon <ghanlon@stjohns.ca>, dstapleton@stjohns.ca, Ian Froude <ifroude@stjohns.ca>, Wally Collins <wcollins@stjohns.ca>, CityClerk <cityclerk@stjohns.ca>

Your Worship and Members of Council,

Further to my recent comments to Mayor Breen voicing concern over the impact that the demolition of the Anglican Parish Hall in St. John's, a National Historic Site of Canada, will have on the Ecclesiastical District National Historic District, and our plan that it become a World Heritage Site, I have this afternoon just received this e-mail from Ms. Rebecca Kennedy, the Acting Manager of Intergovernmental Relations for Parks Canada. For your convenience I have attached it. I wrote her asking if demolition of the Anglican Parish Hall, a National Historic Site of Canada within the Ecclesiastical Precinct of St. John's National Historic District, and its replacement with a new structure, would impact negatively on our ability to preserve the heritage values of the district and eventually get World Heritage Status for the district.

In short, it will.

In paragraph three of Ms. Kennedy's letter (below) she says: "planning decisions that adhere to heritage planning guidance under your jurisdiction" (that would be the City of St. John's, and the Province) "and that are sympathetic to heritage value would also likely be beneficial in seeking any sort of future heritage designation." World Heritage Site Status is exactly that, a heritage designation, the highest form of international heritage designation. Ms. Kennedy continues: "It is also important to note that inscription on the World Heritage List does not confer new protective measures or guidelines on a place. These must be established before the property is nominated. The nomination dossier for the property must demonstrate high standards of protection and management under the managing jurisdiction, and must clearly protect the heritage values for which the property is proposed as a World Heritage site."

In other words, the City, and the Province - the jurisdiction (not the owners, or developers), in the view of Parks Canada, must ENSURE that the properties have been protected and that the heritage values are PROTECTED if we have ANY CHANCE of ever getting World Heritage Status. And not just protected, but given HIGH standards of protection and management. The City allowing the demolition of National Historic Sites and potential elements of a World Heritage Site or District is NOT a "high standard of protection."

As you know, World Heritage Status is highly coveted internationally and places the heritage resources and reputation of a country, province, or city very clearly in the international spotlight. It is an exceptional standard to meet, and to aspire to, and it confers outstanding benefits on the heritage, tourism, hospitality, food, beverage, and service sectors of the economies of the communities which possess these World Heritage Sites. We are convinced and our group has had first-class advice (from individuals including a former Canadian member and chair of the UNESCO inscription committee) that our Ecclesiastical District has all the right characteristics to meet these standards.

Therefore, as a first step, I ask you and Council to act accordingly and protect the Anglican Parish Hall by rejecting any application to develop the multi-storey condo tower on the site of the Anglican Parish Hall. It might be a piece of garbage in your view, but, the Anglican Parish Hall is in fact a National Historic Site of Canada within the Ecclesiastical District, and, according to this best advice before us now from Parks Canada, the City of St. Johns and the Province must protect it to a high standard" our community has any hope of obtaining World Heritage Site Status.

As a second step, I am able to inform you that a number of heritage specialists including myself, [REDACTED] have met as a steering committee, and we are working towards the creation and development of a World Heritage Site Management plan (which is required by UNESCO as a prerequisite for designation) in partnership with

representatives of the downtown churches. I have already met with representatives of the Kirk (St. Andrew's Presbyterian Church) and Gower Street United Church, and next will be representatives of the Anglican Cathedral. In due course, once this COVID-19 crisis has passed, we will be seeking to bring the churches, the City and the Province together to pursue this multi-year process and goal. We need and look forward to your whole-hearted support of this important goal.

Ms. Kennedy's letter follows.

Sincerely yours,

A large black rectangular redaction box covering the signature and name of the sender.

From: Rebecca Kennedy(PC) 3:37pm Friday 27 March 2020

To: 

Dear ,

Thank you for getting in touch regarding your interest in World Heritage sites and the process by which places are added to the UNESCO World Heritage List. I know that area of St. John's well and agree with you that it is a beautiful area, within a beautiful city.

As I believe you are aware, a public process was launched in August 2016 inviting Canadians to nominate the country's most exceptional places to Canada's Tentative List. A Ministerial Advisory Committee of Canadian experts in the field of natural and cultural heritage was tasked with reviewing all applications, and recommending to the Minister which sites should be added to Canada's Tentative List. The Committee recommended eight additions to the List, which were announced in December, 2017, and Canada's Tentative List now is now comprised of twelve sites. Under the World Heritage system, each country can submit only one nomination per year. For this reason, and in consideration of the time required to develop each nomination, a new process to identify candidate sites for Canada's Tentative List is not anticipated for the near future.

Because that process will not be established for some years to come and may differ from previous approaches, it is difficult to advise specifically on what would be required in a future submission. However, planning decisions that adhere to heritage planning guidance under your jurisdiction and that are sympathetic to heritage value would also likely be beneficial in seeking any sort of future heritage designation. It is also important to note that inscription on the World Heritage List does not confer new protective measures or guidelines on a place. These must be established before the property is nominated. The nomination dossier for the property must demonstrate high standards of protection and management under the managing jurisdiction, and must clearly protect the heritage values for which the property is proposed as a World Heritage site.

World Heritage nominations drawn from the Tentative List then take many years and significant resources to develop, which is something for your community to consider. There is also a section devoted to Canada's World Heritage on the Parks Canada website with details about the Tentative List process that may be of interest: <https://www.pc.gc.ca/en/culture/spm-whs>.

I hope this information is useful to you, and that you are keeping well during this challenging period.

Best wishes,
Rebecca Kennedy

Rebecca Kennedy
A/Manager / gestionnaire, p.i.
International and Intergovernmental Affairs / Affaires Internationales et Intergouvernementales
Indigenous Affairs and Cultural Heritage Directorate /
Direction générale des affaires autochtones et du patrimoine culturel
Parks Canada / Parcs Canada
30 rue Victoria, étage/floor 3, #15 (PC-03-X), Gatineau, QC J8X 0B3
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rebecca.kennedy@canada.ca

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Karen Chafe

From: Elaine Henley
Sent: Monday, May 4, 2020 11:40 AM
To: Karen Chafe
Subject: FW: Queen's Road Condo Development

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]
Sent: Monday, May 4, 2020 11:37 AM
To: CouncilGroup <councilgroup@stjohns.ca>
Subject: Queen's Road Condo Development

St. John's City Council

May 4, 2020

185 Gower St.
St. John's NL A1C 1R1

Dear Council,

I am writing to share my views about the proposed condo development on Queen's Road / Garrison Hill. The Ecclesiastical District National Historic Site is one of the most special neighbourhoods in St. John's, the most special one in my opinion. I and many in this neighbourhood feel that putting any kind of condo development in the greenspace behind Garrison Hill will compromise this uniqueness, and harm chances at it becoming a Unesco World Heritage Site. We *all* support a tasteful redevelopment or renovation of the dilapidated Parish Hall, but not developing the greenspace behind it. I have no doubt that the architectural firm employed to design the project has done the best possible job for that site, but the fact will remain that the site itself is inappropriate for development.

Literally 100m away there is a huge, empty crater, namely the old Holloway School site, which is currently an unsightly parking lot. It seems so obviously the better site for any new development in the area that I can't understand why it, and not the proposed site, was chosen. From a planning perspective, surely this empty site of a previous building would be better suited for any new development in this area, not an established greenspace full of trees (which also directly contravenes the city's declaration of a Climate Emergency - was that just lip service?). Residents in the neighbourhood could then be consulted and be part of the planning process - something which never happened for the current development. Perhaps there are regulations or other issues standing in the way of the Holloway School site – either way, these could be dealt with and overcome with time and action on Council's part I'm sure. It could be a community-building process that could bring people together, whereas the current project being imposed on us threatens to pull us apart.

The opposition to this project at the public meeting I attended at St. Mary's church was overwhelming and passionate. The past 40 years have seen development after development go through in St. John's despite public opposition: the harbour fence, Memorial Dominion, Atlantic Place, the Fortis, TD and Scotia buildings have all marred the heritage and liveability of our unique, historic city. As councillors, you have a chance to change that course, and I sincerely hope that, this time, you listen to our voices and stop this project. There are much better, exciting options that beg to be explored. The prospect of a Unesco World Heritage Site in our city would be a huge boon and is not one to be marred by this unsuitable development.

Thank you very much for taking my feedback, and I look forward to your response.

Yours sincerely,



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