

DECISION/DIRECTION NOTE

Title: 68 Queen's Road LUAR public consultation MPA1900002

Date Prepared: September 9, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Decision/Direction Required:

To decide on the public consultation for the revised land-use assessment report (LUAR) for 68 Queen's Road, the proposed Parish Lane development.

Discussion – Background and Current Status:

In January 2019, Parish Lane Development Inc. applied for a rezoning to the Commercial Central Mixed Use (CCM) Zone to accommodate a 40-unit residential development with two buildings: one on Queen's Road and another on Harvey Road, with a shared parking garage. The property, the former Anglican Cathedral Parish Hall and residence, is zoned Institutional (INST) along Queen's Road and Open Space (O) at the rear, upper portion of the property along Harvey Road; these zones do not permit this type of residential development. The subject property is designated Institutional and Open Space under the St. John's Municipal Plan, and rezoning would require a Municipal Plan amendment and an amendment to the St. John's Urban Region Regional Plan.

The property is in Heritage Area 1, and the Cathedral Parish Hall at 68 Queen's Road (once owned by the nearby Anglican Cathedral of St. John the Baptist) is designated by Council as a Heritage Building. The proposal is to demolish the Parish Hall. Council decided to consider the amendments and set terms of reference for a land-use assessment report (LUAR). Following completion of the report, the application was referred to a public meeting on November 27, 2019. Approximately 135 people attended.

After hearing all the public comments, the applicants decided to do more consultation and revise their application, so a report on the public meeting has not come back to Council yet for a decision. The applicants held a public session at The Rooms with stakeholders; and in partnership with Happy City St. John's and Heritage NL, carried out an online survey, a focus group meeting with stakeholders, and a design charrette led by ERA Partners, an architectural firm from Toronto. Then they submitted the revised LUAR with a new design.

The 40 residential units remain, but the apartment building on Queen's Road has been changed to townhouses. The building on Harvey Road has been rotated 90 degrees so it is narrower along the road and goes back deeper into the property. The revised LUAR has been published on the City's website and in *The Telegram* newspaper and notices were mailed to

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property owners within at least 150 metres of the subject property, in accordance with Section 5.5 of the St. John's Development Regulations. The City Clerk and members of Council have been receiving many public submissions and comments on the new design.

This would normally be referred to a second public meeting, but the covid-19 pandemic has complicated matters. The Province is at Alert Level 2 of the public health state of emergency. Public gatherings of up to 50 people are allowed, subject to social distancing. However, the Province has also stated, for public gatherings::

It is recommended that meetings continue to be done by video or teleconference, if possible, until further notice.

Staff recommend that the period for public comments continue, supplemented by two online public meetings – an afternoon meeting and an evening one. These would be chaired by an independent facilitator, with support by various City staff, including City Clerk's, Planning, and Communications. This will be similar to the online consultations held recently to discuss Churchill Square.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring property owners and residents; members of the heritage community; Parks Canada as the administrator of the St. John's Ecclesiastical District National Historic Site of Canada.
3. Alignment with Strategic Directions/Adopted Plans: St. John's Strategic Plan - *A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Amendments to the St. John's Urban Region Regional Plan, the St. John's Municipal Plan and the St. John's Development Regulations are required; removal or alteration of the Cathedral Parish Hall's municipal designation as a Heritage Building.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Further public consultation is recommended in the form of online public meetings, as well as the standard public notification that is already underway.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.

9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

Recommendation:

That Council hold two online public meetings as part of the ongoing public consultation on the revised land-use assessment report (LUAR) for 68 Queen's Road, the proposed Parish Lane development.

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**Approved by: Jason Sinyard, P.Eng., MBA, Deputy City Manager – Planning,
Engineering and Regulatory Services**

Report Approval Details

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Attachments:	
Final Approval Date:	Sep 10, 2020

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

Jason Sinyard - Sep 10, 2020 - 12:47 PM