



NEWFOUNDLAND & LABRADOR  
**HISTORIC TRUST**  
— est 1966 —

November 18th, 2020

Mayor Danny Breen  
Deputy Mayor Sheilagh O'Leary  
Councillors Burton, Collins, Froude, Hanlon, Hickman, Skinner, 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, Skinner, Korab, Lane, and Stapleton:

We are writing regarding the proposed rezoning of 66-68 Queen's Road and the updated LUAR provided by the proponent which differs substantially from the proposal that was the subject of our letter of November 27th, 2019.

The Newfoundland and Labrador Historic Trust is pleased to note that all of our earlier concerns have been addressed to one degree or another by the most recent submission. Notably the original masonry elements are now proposed to be incorporated as functional elements of a structure on Queen's Road, the Queen's Road development will occur in Phase 2 rather than Phase 3 thereby reducing a number of risks, the ground floor on Queen's Road is no longer the blank exterior of a parking structure but the façades of several townhouses, resident surface parking has been eliminated, and the height of the tower on Harvey Road has been modestly reduced. We are also encouraged by the proposals to deconstruct rather than demolish the existing building and to institute site limits preventing additional height which would normally be possible following approval.

Despite these successes we maintain the following concerns going forward:

- The proposal for the original building elements has improved significantly but the risk remains that materials will not be reincorporated. The Trust requests that the City use the means at its disposal to ensure this element of the proposal is carried out.
- While surface parking has been reduced it appears that the total paved area has expanded owing to a number of access points to underground parking. We urge the developer and City to work to reduce this paving as much as possible.
- Materials specified for the townhouses on Queen's Road include red brick and "composite rainscreen." It is unclear if the latter refers to a masonry-style cladding or other materials and we would like to be sure it is compatible with the masonry of the development and the broader district.

*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**  
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While we would have preferred further height adjustment we are satisfied that the developer has engaged in good faith with our and others' concerns. The model of engagement described in the LUAR and its appendices, completed in this case in partnership with local non-profits, may provide a useful template for future contentious developments and we encourage council to review it.

Sincerely,

Board of Directors  
Newfoundland and Labrador Historic Trust

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