

# **AGENDA**

## **Built Heritage Experts Panel**

Wednesday, July 17, 2019

12:00 pm

Conference Room A

4<sup>th</sup> Floor, City Hall

ST. JOHN'S

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# ST. JOHN'S

## Built Experts Heritage Panel Agenda

July 17, 2019

12:00 p.m.

4th Floor, City Hall

Pages

**1. CALL TO ORDER**

**2. PROCLAMATIONS/PRESENTATIONS**

- 2.1 Decision Note dated July 8, 2019 re: 26 Alexander Street, Conversion to Condominium Units and Exterior Renovations

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David Kelland will be attending at 12:30 pm

**3. APPROVAL OF THE AGENDA**

**4. ADOPTION OF THE MINUTES**

- 4.1 Minutes of BHEP Meeting - June 12, 2019

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**5. BUSINESS ARISING FROM THE MINUTES**

- 5.1 Decision Note dated July 11, 2019 re: 6 Cathedral Street, Masonic Temple - Designated Heritage Building - Exterior Renovations at Rear

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**6. NEW BUSINESS**

- 6.1 Information Note dated July 8, 2019 re: 150 New Gower Street - Proposed Hotel and Apartment Building- Land Use Assessment Report

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**7. ADJOURNMENT**

# DECISION/DIRECTION NOTE

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**Title:** 26 Alexander Street, Conversion to Condominium Units and Exterior Renovations

**Date Prepared:** July 8, 2019

**Report To:** Chair and Members, Built Heritage Experts Panel

**Councillor & Role:** Councillor Maggie Burton, Planning and Development Lead

**Ward:** 2

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**Decision/Direction Required:**

To seek approval for the exterior renovations associated with the proposed development of a 34-unit condominium at 26 Alexander Street.

**Discussion – Background and Current Status:**

The City received an application for the development of a 34-unit condominium at 26 Alexander Street (former Power's Salvage Building and Mammy's Bakery).

The subject property is within the Heritage Area 3, the Residential Medium Density District of the St. John's Municipal Plan and is zoned Commercial Local (CL). The building is not designated by Council as a Heritage Building.

The existing property was previously a warehouse with limited windows and will require exterior renovations for conversion to the proposed residential development. As per Section 5.9.4 of the St. John's Development Regulations, major renovations to out of character buildings are required to meet the Heritage Area Standards. The applicant's attended the March 27, 2019 Built Heritage Experts Panel (BHEP) meeting as a delegation and presented their design. The BHEP was also shown an initial drawing and following discussions on the two designs offered the following recommendations:

- Proposed fusion stone near ground level is not recommended in this location.
- Simple roof line as shown in the first drawing is preferred. The angular gables at the rooflines in the second drawing are not.
- Larger windows are recommended where possible.
- If siding is proposed, clapboard finish is preferred over vinyl siding.

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- While it is recognized that substantial landscaped features are not possible, it was thought that the extra outside parking space might accommodate some small landscape feature. Any greening of the site would be welcome.

While this portion of Alexander Street is primarily residential, it was felt that the new condominium should reflect the more industrial nature of the existing building. On the revised drawings, the applicants have removed the gable peaks over the doors and at the roofline and have removed some of the trim detailing between the second and third storeys. The window placement and proportions are the same, however the narrow grills have been removed. The applicants have removed the proposed fusion stone and are instead proposing cement parging in keeping with the industrial look. The proposed cladding is vinyl, which is permitted in Heritage Area 3, however as previously recommended wooden clapboard is preferred.

The proposed drawing has incorporated a number of the BHEP's recommendations and therefore, it is recommended to approve the development as proposed. As the amount of landscaping has not increased in the proposed drawings, it is further recommended that the applicant consider adding a small landscape feature to the development.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:  
Neighbouring property owners.
3. Alignment with Strategic Directions/Adopted Plans:  
*A Sustainable City*: Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Not applicable.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

**Recommendation:**

It is recommended to approve the renovations to the exterior of 26 Alexander Street for the development of a 34-unit condominium, as proposed.



It is further recommended that the applicant consider using wooden clapboard instead of vinyl siding and consider adding a small landscape feature to the development.

**Prepared by/Signature:**

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: \_\_\_\_\_

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: \_\_\_\_\_

AMC/dlm

**Attachments:**

Location of Subject Property  
Photos of Existing Property  
Applicant's Submission

**Location of Subject Property**  
26 Alexander Street























# ST. JOHN'S

## Minutes of Built Heritage Experts Panel

June 12, 2019

Present: Glenn Barnes, Chairperson  
Bruce Blackwood, Contractor  
Garnet Kindervater, Contractor  
Dawn Boutilier, Planner  
Mark Whalen, Architecture  
Ken O'Brien, Chief Municipal Planner  
Ann Marie Cashin, Heritage and Urban Planner  
Rob Schamper, Technical Advisor

Regrets: Rachel Fitkowski, Landscape Architect  
Jamie Freeman - Legal Department - Observer

Others:

### **ADOPTION OF THE MINUTES - May 15, 2019**

The Panel felt that Council approved 331 Water Street with limited regard to the Panel's recommendation. Where heritage is an important issue that Council deals with on an ongoing basis, the Panel offers to hold an information session with Council.

Mark Whalen joined the meeting at 12:21 pm.

#### **Recommendation**

**Moved By** Bruce Blackwood

**Seconded By** Garnet Kindervater

That the minutes of May 15, 2019 be adopted as presented.

**CARRIED UNANIMOUSLY**

#### **4. DELEGATIONS**



**4.1 Decision Note dated June 5, 2019 re: Application to Develop a Multi-Purpose Annex - St. John's Designated Heritage Building, 16 Church Hill, DEV1900091**

The Panel discussed staff's report that while there has been modest change in the drawings presented to the Panel on May 15, 2019, the applicant has requested another opportunity to articulate its position with a request that a decision note to be advanced to Council.

It was noted by the Panel that although this proposed development has been under review by the Anglican Cathedral, it has only been under consideration by the Panel as of May 2019.

Staff clarified that the development approval for this project is currently under review by the City concurrent with consideration of the building design only being referred to the Panel.

The Panel welcomed Mr. Greg Snow, Mr. Paul Antle (member of the congregation) and Steve Smith - Project Manager.

Discussion took place with suggestions on design that would compliment the character of the neighboring properties and the Cathedral. While the Panel was appreciative of the modest changes since its last presentation in May, the applicant was receptive to further adjustments that would evoke a more complimentary connection to the Cathedral.

The delegation retired from the meeting at 1:30 pm at which time the Panel formulated the following recommendation.

**Recommendation**

**Moved By** Garnet Kindervater

**Seconded By** Bruce Blackwood

While staff has recommended rejection of the application as presented, the Panel, having considered the input of the delegation applauds the following:

- design that works with the slope of the land
- subordinate scale in relation to the Cathedral
- placement of building away from trees
- protection of trees

The Panel also recommends the following changes as discussed with the applicant who was receptive to such recommendations.

- removal of exterior sunshades
- the use of natural stone, as much as possible, around the perimeter, matching the Cathedral
- consideration of glass that will highly reflect the surroundings
- reconsideration of the composite aluminum panel with material that more muted in its appearance

**CARRIED UNANIMOUSLY**

## **5. BUSINESS ARISING FROM THE MINUTES**

### **5.1 Decision Note dated May 6, 2019 re: Metal Roofs and Solar Panels in the St. John's Heritage Areas**

This matter was before the Panel in April at which time Committee of the Whole required clarification of the Panel's position, given that the original decision note and the Panel's recommendation where in mild conflict.

Discussion concluded with agreement that the following recommendation be brought forward.

#### **Recommendation**

**Moved By** Mark Whalen

**Seconded By** Bruce Blackwood

That the following apply to the use of modern roof materials in heritage areas:

- Shingle-style metal roofs for residential dwellings will be permitted subject to the material replicating heritage style. Non-residential buildings may be permitted other styles of metal roofs if the style replicates the existing roof style.
- Solar Panels will be permitted as long as they are not visible from the street.

**CARRIED UNANIMOUSLY**

**5.2 Information Note dated May 6, 2019 re: Door and Garage Door Styles in Heritage Areas**

Given time constraints of the meeting the above-noted matter was deferred to the next meeting.

**5.3 Decision Note dated June 10, 2019 re: 6 Cathedral Street, Masonic Temple Renovations - Exterior Renovations**

The Panel was reminded that the applicant was present at the January 2019 meeting to present the concept of proposed renovations to the Masonic Temple.

An application has now been received and is before the Panel for consideration. The Panel agrees with the staff recommendation to approve, but with two (2) conditions.

**Recommendation**

**Moved By** Dawn Boutilier

**Seconded By** Mark Whalen

That Council approve the exterior renovations and installation of a fire exit stairway on the Masonic Temple, located at 6 Cathedral Street subject to the following:

- Replacement of glass on the north side, where the stairwell is proposed, should be done with non-wired type, fire-rated glass.
- The color of the proposed wooden stairway should match the existing brick work and stained in accordance with manufacturer's specifications.

**CARRIED UNANIMOUSLY**

**7. ADJOURNMENT**

There being no further business, the meeting adjourned at 1:54 pm.

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Glenn Barnes, Chair

# DECISION/DIRECTION NOTE

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**Title:** 6 Cathedral Street, Masonic Temple  
Designated Heritage Building  
Exterior Renovations at Rear

**Date Prepared:** July 11, 2019

**Report To:** Chair and Members, Built Heritage Experts Panel

**Councillor & Role:** Councillor Maggie Burton, Planning and Development Lead

**Ward:** 2

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## **Decision/Direction Required:**

To seek approval for exterior façade renovations and fire exit stairway at the rear of 6 Cathedral Street, the Masonic Temple.

## **Discussion – Background and Current Status:**

A representative of Spirit of Newfoundland Productions attended the January 8, 2019, BHEP meeting to discuss proposed renovations to the building before making an application. Key points from the discussion were:

- The company intends to retain as many heritage features as possible.
- They are working with the Heritage Foundation of NL to hire contractors who can do the work properly. It is hard to find masons who are experienced with old buildings.
- The company is looking for a tenant for the third floor of the building.
- External restoration will likely take five (5) years. They intend to replace or restore the brick or use a comparable material.

To use the third (top) floor, the building must be renovated to include fire exits from that floor. In June, the BHEP recommended to Council renovations to convert an existing window on the north side (facing the back of houses on Gower Street) into a door and add a fire exit stairway. Now they are proposing a new fire escape at the rear of the building facing Willicott's Lane, plus brickwork repair. The proposed wooden stairway will meet building and fire codes.

The subject property is bounded by Cathedral Street, Masonic Terrace, Willicott's Lane, and the rear of houses on Gower Street. It is in Heritage Area 1, in the Residential Downtown District of the St. John's Municipal Plan, and in the Residential Downtown (RD) Zone. The building is designated by the City as a Heritage Building and requires Council's approval for any exterior renovations. The Masonic Temple is also a provincial Registered Heritage Structure and the Heritage Foundation of NL has been involved throughout the renovation with assessing the condition of the building and finding appropriate renovation materials.

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As the City wishes to encourage the continued use of designated Heritage Buildings, renovating the building to allow the use of its third (top) floor and meet fire regulations is recommended. The installation of a new fire exit stairway at the rear will have minimal impact and is not visible from Cathedral Street. Therefore, it is recommended to approve the fire exit stairwell and associated brickwork at the rear of 6 Cathedral Street as proposed.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:  
Property owner; Heritage Foundation of NL; neighbouring residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:  
*A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Not applicable.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

**Recommendation:**

It is recommended to approve the exterior renovations and installation of a fire exit stairway at the rear of the Masonic Temple, 6 Cathedral Street, as proposed.

**Prepared by/Signature:**

Ken O'Brien, MCIP – Planner III, Chief Municipal Planner

Signature: \_\_\_\_\_

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: \_\_\_\_\_

KOB/dlm

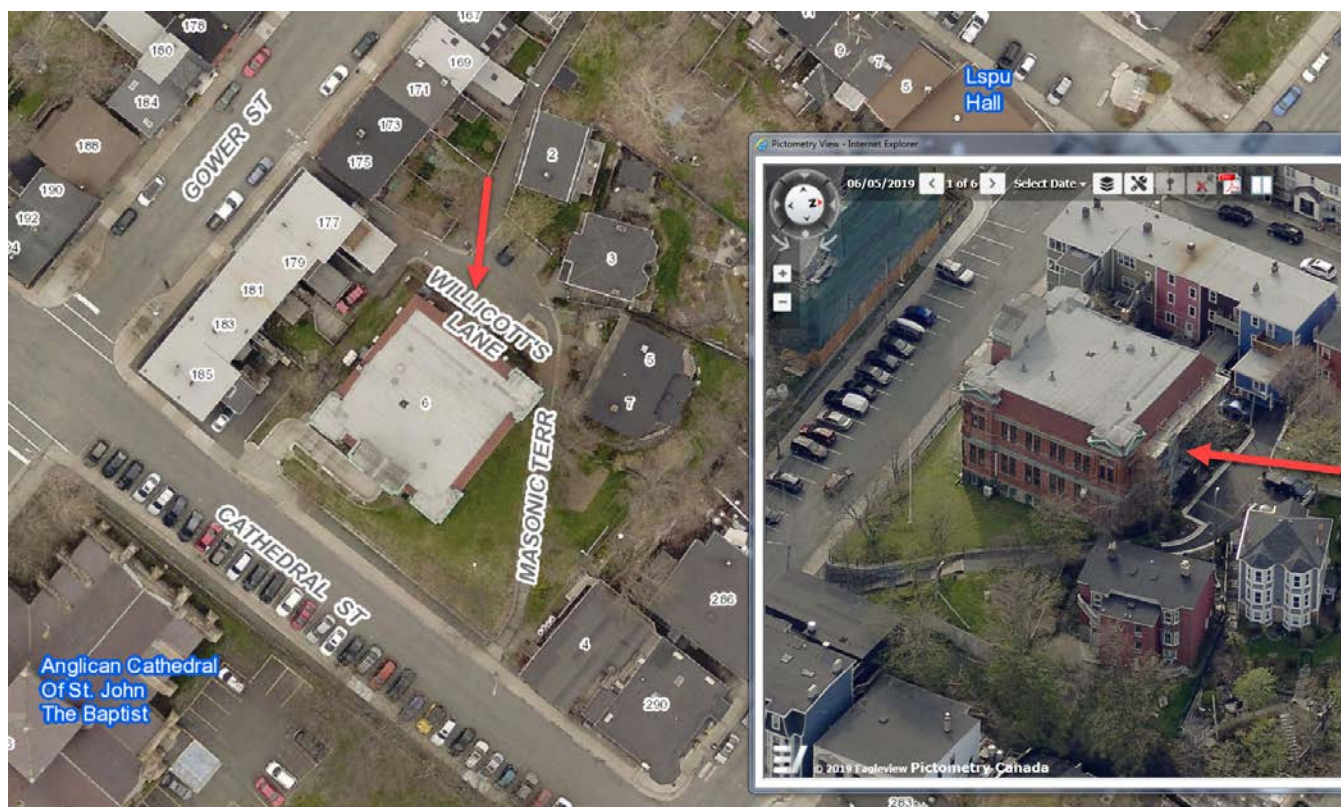
**Attachments:**

Location of Subject Property

Applicant's Drawing – Overall East Elevation

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**Location of Subject Property**  
6 Cathedral Street



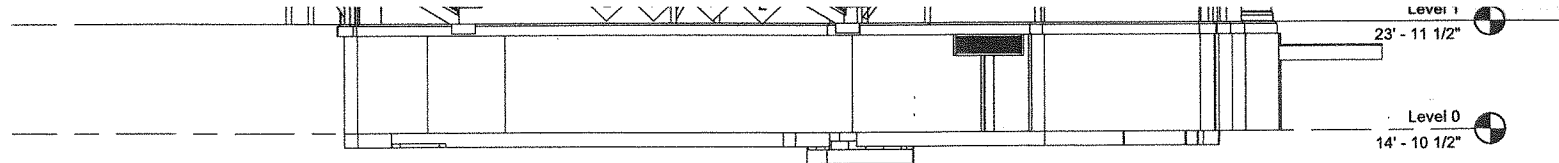
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7/9/2019 11:06:58 AM

C

B

A



**C4** OVERALL NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



**A4** OVERALL EAST ELEVATION  
SCALE: 1/8" = 1'-0"



# INFORMATION NOTE

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**Title:** 150 New Gower Street  
Proposed Hotel and Apartment Building  
Land Use Assessment Report

**Date Prepared:** July 8, 2019

**Report To:** Chair and Members, Built Heritage Experts Panel

**Councillor & Role:** Councillor Maggie Burton, Planning and Development Lead

**Ward:** 2

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## **Discussion – Background and Current Status:**

The City has received a Land Use Assessment Report (LUAR) from LAT49 Architecture Inc., on behalf of Manga Hotels for the development of a 12-storey hotel with the option for commercial/retail use and a 9-storey condominium/apartment building. The LUAR was a requirement of Council prior to consideration of rezoning the land to Commercial Downtown in order to permit the multi-building development. The LUAR is brought to the Built Heritage Experts Panel to evaluate the design and heritage considerations proposed in the development.

The subject property is currently located within Heritage Area 3, the Commercial Downtown and Residential Downtown Districts of the St. John's Municipal Plan and is zoned Commercial Central Office (CCO) and Residential Downtown (RD). The proposed development will sit next to and have a shared access with the Hilton Garden Inn which is currently under construction at the corner of Springdale Street and New Gower Street. The City has recommended to rezone to entire lot to a new Commercial Downtown (CD) Zone to accommodate the height and multiple uses of the proposed buildings. At the November 5, 2018 Council meeting, Council directed to consider the proposed amendment and set Terms of Reference for a LUAR.

At this stage, staff are reviewing the LUAR and will provide comments back to the applicant upon review. Once staff are satisfied with the LUAR, the application will be referred to a Public Meeting chaired by an independent facilitator. Any recommendations from the Panel will be forwarded to the applicants with the staff comments and will be included in the information forwarded to Council following the public meeting. As the LUAR is currently in draft form, it will be sent to the Panel under a separate cover.

As per Regulation 5.9.4 Heritage Area Standards (Table), for modern buildings that do not meet the Heritage Area Standards, a comprehensive design package must be approved by Council. Approval of the design in the LUAR associated with this re-zoning would meet this requirement.



As per Regulation 5.9.4 Heritage Area Standards (Table), for modern buildings that do not meet the Heritage Area Standards, a comprehensive design package must be approved by Council. Approval of the design in the LUAR associated with this re-zoning would meet this requirement.

From the LUAR, the applicant describes the building materials as follows:

The hotel will be clad in three main materials that create a pattern across each facade of the building. The elevation that faces New Gower Street contains one of two main entrances and is primarily clad in aluminum composite panels in a dark gray, a wood grain finish and an off-white. The lower portion of the elevation features curtain wall glazing with black aluminum composite panels. The north elevation features the other main entry and is highlighted by a suspended canopy with stone pillars.

The residential building is clad in a charcoal metal panel at the base which continues up to the parapet of two of the three balcony bays on the front and rear elevations. This base is accented with a line of a lighter gray metal panel that extends to the second story of the building and frames the front entry and the base of the opposite balcony bay. This is accented with colourful clapboard style siding in various colours. There is a mixture of punched windows and curtain wall glazing throughout the building. The balconies feature glass rails and are connected to the living area of the units via floor to ceiling glazing. The lower level of the building features accent lighting that doubles as security lighting along the main walkways and entries of the building. The building will also have a rooftop terrace.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders:  
Area residents and property owners; heritage groups.
3. Alignment with Strategic Directions/Adopted Plans:  
*A Sustainable City*: Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Not Applicable.
5. Engagement and Communications Considerations: Not Applicable.
6. Human Resource Implications: Not Applicable.
7. Procurement Implications: Not Applicable.
8. Information Technology Implications: Not Applicable.

9. Other Implications: Not Applicable.

**Conclusion/Next Steps:**

Any recommendations from the Panel will be forwarded to the applicants with the staff comments and will be included in the information forwarded to Council following the public meeting.

**Prepared by/Signature:**

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: \_\_\_\_\_

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: \_\_\_\_\_

AMC/dlm

**Attachments**

Land Use Assessment Report (sent under a separate cover)