

ST. JOHN'S

Built Experts Heritage Panel Agenda

January 15, 2020

12:00 p.m.

Conference Room A, 4th Floor City Hall

Pages

1. CALL TO ORDER

2. PRESENTATIONS/DELEGATIONS

- 2.1 Information Note dated January 9, 2020 re: 150 New Gower Street -
Proposed Hotel and apartment Building - LUAR

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Richard Symonds (LAT 49), Vahe Kouyoumdjian (Kingslake Projects)
and Eva Mataj (Mataj Architects) will be in attendance.

3. APPROVAL OF THE AGENDA

- 3.1 Agenda dated January 15, 2020

4. ADOPTION OF THE MINUTES

- 4.1 Adoption of Minutes - December 11, 2019

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5. BUSINESS ARISING FROM THE MINUTES

- 5.1 Update on Bowring Park (Ove Arup) Bridge

6. NEW BUSINESS

- 6.1 Heritage Awards Update

- 6.2 24 Monkstown Road

7. ADJOURNMENT

INFORMATION NOTE

Title: 150 New Gower Street
Proposed Hotel and Apartment Building
Land Use Assessment Report (LUAR)

Date Prepared: January 9, 2020

Report To: Chair and Members, Built Heritage Experts Panel

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

Ward: 2

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 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 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.

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.

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. The revised LUAR will be sent under a separate cover as it is in draft form. It is brought to the BHEP to evaluate the design and heritage considerations proposed in the development.

The LUAR was previously brought to the Built Heritage Experts Panel (BHEP) in July 2019 for initial review. At that time, the BHEP offered the following comments:



Hotel

- The ground level should be more reflective of the downtown. Should look like downtown St. John's from the street level. For example, more traditional materials should be used at the base, like brick.
- Some of the colours should be taken off the tower to allow the tower to disappear against the sky, similar to 351 Water Street.
- The hotel should blend more with the residential building.

Residential Building

- Bring the colours down to the streetscape
- Building could be stepped back at the second storey.
- Try to make the ground floor blend with the rest of the building.

General

- Reconsider the use of punched windows
- Try to use elements to tie the three buildings together

The applicant will be attending the BHEP meeting to further discuss the proposal and the BHEP's recommendations. Any additional recommendations from the BHEP will be forwarded to the applicants with the staff comments and will be included in the information forwarded to Council following the public meeting.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Area residents, businesses and property owners; visitors to the downtown; Downtown St. John's Inc.
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. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. 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: Not applicable

ST. JOHN'S

Minutes of Built Heritage Experts Panel

December 11, 2019

12:00 p.m.

Conference Room A, 4th Floor City Hall

Present: Glenn Barnes, Chairperson
Bruce Blackwood, Contractor
Garnet Kindervater, Contractor
Dawn Boutilier, Planner
Rachel Fitkowski, Landscape Architect
Mark Whalen, Architecture

Staff: Ken O'Brien, Chief Municipal Planner
Ann Marie Cashin, Heritage and Urban Planner
Rob Schamper, Technical Advisor
Maureen Harvey, Legislative Assistant

1. **CALL TO ORDER**
2. **PRESENTATIONS/DELEGATIONS**
3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

Recommendation

Moved By Dawn Boutilier

Seconded By Rachel Fitkowski

That the agenda be adopted as presented.

CARRIED UNANIMOUSLY

4. **ADOPTION OF THE MINUTES**

4.1 Adoption of Minutes - November 13, 2019

Recommendation

Moved By Garnet Kindervater

Seconded By Rachel Fitkowski

That the minutes of November 13, 2019 be adopted as presented with agreement that the issue of stepback on Duckworth Street be included in the Panel's recommendation.

CARRIED UNANIMOUSLY

5. BUSINESS ARISING FROM THE MINUTES

5.1 Discussion on the Panel's recommendations.

General discussion took place regarding the Panel's recommendations to Committee of the Whole suggesting that in keeping with best practices in other jurisdictions, the Panel should be encouraging pre-application meetings with potential developers so that costs are not incurred prematurely. The Panel also suggested that recommendations arising from meetings should be firm and rigid in the interest of heritage with any other considerations (costs or otherwise) left between Council and the developer.

5.2 Decision Note dated November 6, 2019 re: Door and Garage Door Styles in Heritage Areas

Discussion took place on the Decision Note seeking the panel's recommendation on door and garage door styles to be included in a Heritage Area Information Fact Sheet. The Panel concurred with examples cited by staff and the following recommendation was made.

Recommendation

Moved By Mark Whalen

Seconded By Rachel Fitkowski

In keeping with the information contained in the Decision Note, that Council proceed with a heritage fact sheet dealing with acceptable doors and garage door styles in Heritage Areas.

CARRIED UNANIMOUSLY

5.3 Downtown LED Lighting Meeting Update

Panel Representative for the Downtown LED Lighting Group, Rachel Fitkowski provided an update on the meeting recently held with this group. A number of options are under review and another meeting is scheduled for mid January. She will keep the Committee apprised of updates.

6. NEW BUSINESS

6.1 Decision Note dated December 4th, 2019 re: 371-373 Duckworth Street - Electronic Advertising Sign

The City has received a request to install an electronic advertising sign at 371-373 Duckworth Street. The applicant has been advised to make a formal application, but to date an application has not been received. *(As of January 8, 2020, the owner has not submitted an application. Therefore the recommendation was removed from the BHEP report that went to Council on January 13, 2020)*

Recommendation

Moved By Glenn Barnes

Seconded By Garnet Kindervater

Consistent with Council's policy that does not permit third party advertising signs, the Panel recommends that the application for an third party electronic advertising sign at 371 - 373 Duckworth Street be denied.

CARRIED UNANIMOUSLY

6.2 Bowring Park Bridge

Further to the Decision Note presented at the November 13th meeting, Mark Whalen requested that van Ginkel Associates (H.P. Daniel "Sandy" van Ginkel and Blanche Lemco van Ginkel) also be recognized in the designation of the bridge.

7. ADJOURNMENT

There being no further business, the meeting adjourned at 1:50 pm. The next meeting is scheduled for January 15, 2020.

GLENN BARNES, CHAIR

