

ST. JOHN'S

Built Experts Heritage Panel Agenda

May 13, 2020

12:00 p.m.

Virtual

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1. CALL TO ORDER
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 - 2.1 150 New Gower Street, MPA1800003 1
Delegation will be invited to participate via MS Teams
 - 2.2 68 Queen's Road, MPA1900002 6
Delegation will be invited to participate via MS Teams
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7. ADJOURNMENT

INFORMATION NOTE

Title: 150 New Gower Street, MPA1800003

Date Prepared: May 6, 2020

Report To: Built Heritage Experts Panel

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Issue:

Review of the proposed design for a hotel and condominium/apartment building at 150 New Gower Street.

Discussion – Background and Current Status:

The City has received an updated rendering 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. A Land Use Assessment Report (LUAR) is required by Council prior to consideration of rezoning the land to Commercial Downtown in order to permit the multi-building development. The applicant has requested that the Built Heritage Experts Panel (BHEP) review and comment on the revised drawings prior to finalizing the LUAR.

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.

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.

This application has been previously brought to the BHEP on two occasions in order to evaluate the design and heritage considerations proposed in the development. At the July 2019 BHEP meeting, the Panel offer the following recommendations/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.

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- 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

At the January 2020 BHEP Meeting, the Panel offered the following additional recommendations/comments:

Landscaping

- Enhance the pedestrian experience throughout and surrounding the site by creating landscaped walkways that lead to surrounding streets. One area where this could be achieved is via the walkway adjacent to Tamarack Construction on Hamilton Avenue. The entryway from New Gower St. should also be reviewed to determine if any accommodations can be made to provide access to the bank (formerly Andrews' Range), without compromising the required easement.

Hotel elevations

- Though the developer's intent to break up the mass of the vertical elements was understood, the Panel reaffirmed their original recommendation to tone down the high-rise components with more muted tones.
- Color could be introduced at the street or podium level; however, the proposed use of black, white and grey stone should be replaced with traditional brick material and punched fenestration.
- Reference was made to datum line throughout the retail sector which creates a cohesiveness and rhythm which should be tapped into at this new location.
- The use of recessed porches for more urban relief.

The most recent designs will be sent under a separate cover as the LUAR is currently in draft form. Once the applicant submits a revised LUAR and staff is satisfied that it meets the terms of reference set by Council, the application will be referred to a Public Meeting chaired by an independent facilitator. The LUAR will become publicly available at that time.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.

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 for inclusion in the updated LUAR. Once staff are satisfied with the LUAR, the application will be referred to a Public Meeting chaired by an independent facilitator.

Prepared by: Ann-Marie Cashin, MCIP, Planner III - Urban Design & Heritage
Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	150 New Gower Street, MPA1800003.docx
Attachments:	- 150 New Gower Street - Aerial Map.pdf
Final Approval Date:	May 7, 2020

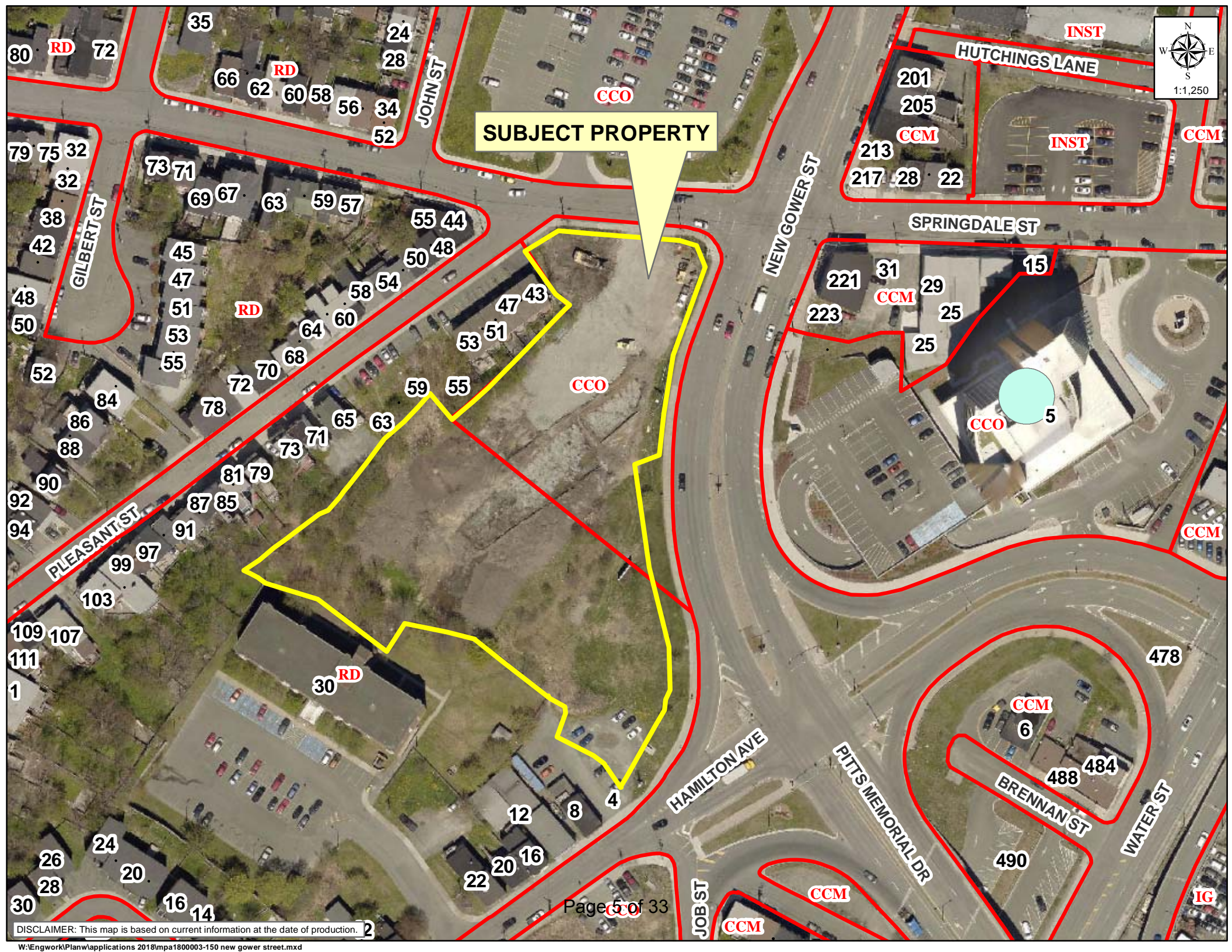
This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - May 7, 2020 - 11:49 AM

Jason Sinyard - May 7, 2020 - 4:01 PM



SUBJECT PROPERTY



INFORMATION NOTE

Title: 68 Queen's Road, MPA1900002

Date Prepared: May 7, 2020

Report To: Built Heritage Experts Panel

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Issue:

To discuss the revised design for an apartment/condominium building and townhouses at 68 Queen's Road.

Discussion – Background and Current Status:

The City has received an updated Land Use Assessment Report (LUAR) from Philip Pratt Architecture on behalf of Parish Lane Development Inc. for a development at 68 Queen's Road. The LUAR is required by Council prior to consideration of rezoning this property. This application has previously been brought to the Built Heritage Experts Panel (BHEP) as two multi-unit residential buildings with a total of 40-units. However, following the City's Public Meeting on this application, as well as further consultation organized by the applicant, Heritage NL and Happy City St. John's, the applicant has revised the development to include three townhouses along Queen's Road and a 36-unit, 10 storey residential building at the rear of the lot. Combined with the one-unit Parish Hall Residence, the total number of units on the property will remain at 40.

The property is currently zoned Institutional (INST) at the front of the property along Queen's Road and Open Space (O) at the rear of the property along Harvey Road, which do not permit this type of residential development. A Municipal Plan amendment would also be required. The subject property is within Heritage Area 1 and Cathedral Parish Hall (including the Parish Hall Residence) is designated by Council as a Heritage Building.

The Parish Hall was formerly an institutional use associated with the Anglican Cathedral of St. John the Baptist and if the building is no longer going to be associated with an institution, a residential or mixed zone would be appropriate for this area.

Along Queen's Road, the applicant is proposing to renovate the existing Parish Hall Residence Building and develop three townhouses alongside the Residence. Renovations to the Residence Building have started in order to convert the building into a single-unit dwelling. The townhouses will form Phase 2 of the overall development and will have a main entrance on Queen's Road with garages at the rear of the building. The inspiration behind the design of the dwellings was the original Anglican Cathedral Parish Hall and therefore the two and a half storey dwellings are proposed to be clad with red clay stack brick.

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Phase 3 of the development will include a 36-unit, 10-storey building at the rear of the lot. Similar to the previous design, the materials will include calcium silicate rain screen and bed stone, clear windows and a standing seam roof. The position of the building has been rotated by 90 degrees from the original design in order to provide a greater buffer between the building and Garrison Hill and reduce the impact on the view from The Rooms. The revised design maintains an access to the building from Harvey Road. The new design includes green roofs, landscaping features and proposes to salvage the original materials for the Parish Hall for a sculptural interpretative installation.

The LUAR will be sent to the BHEP under a separate cover as the LUAR is currently in draft form. The LUAR will be made publicly available once staff reviews the draft and confirms it meets the terms of reference as set by Council.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
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.

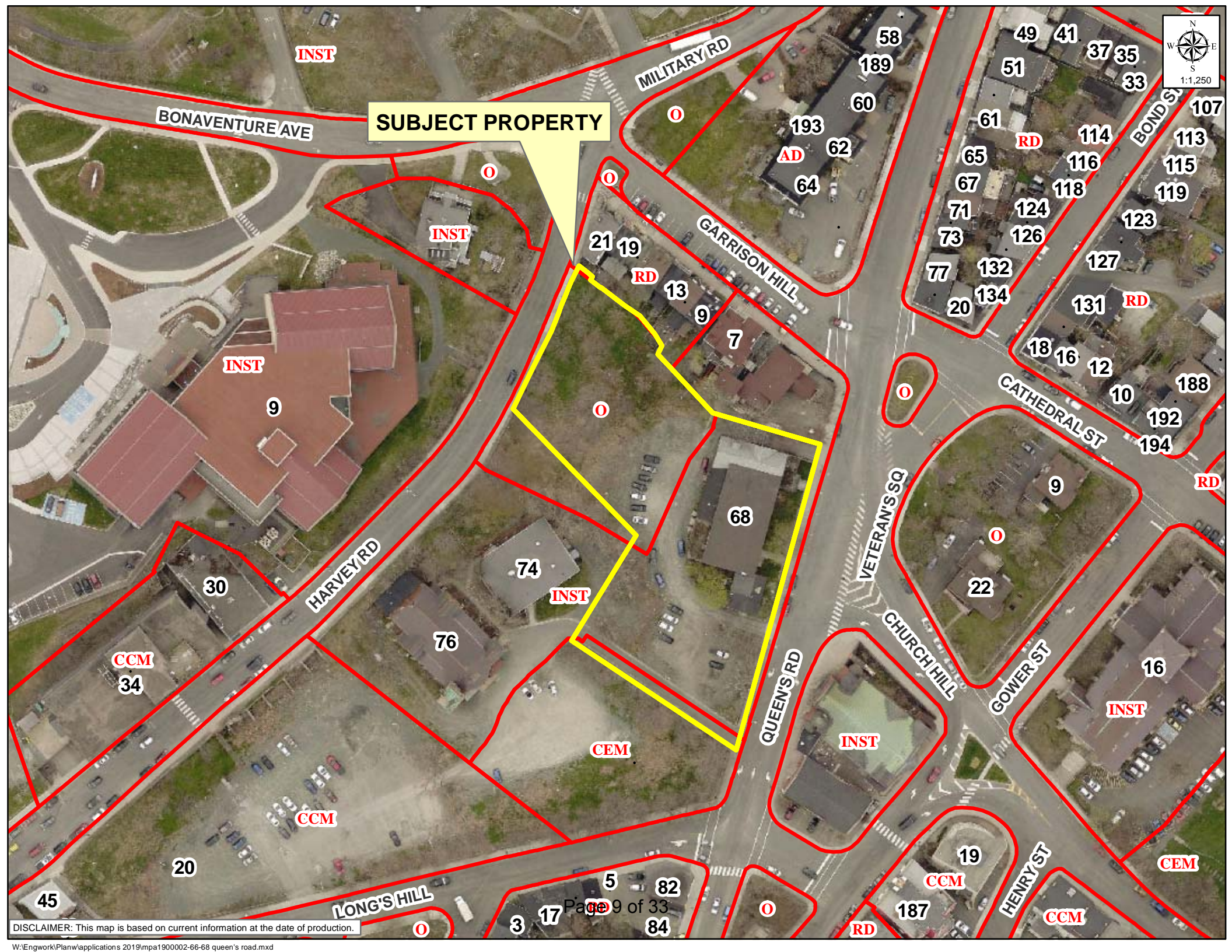
Report Approval Details

Document Title:	68 Queen's Road, MPA1900002.docx
Attachments:	- 68 Queen's Road - Aerial Map.pdf
Final Approval Date:	May 7, 2020

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

Ken O'Brien - May 7, 2020 - 3:09 PM

Jason Sinyard - May 7, 2020 - 4:00 PM



SUBJECT PROPERTY

DISCLAIMER: This map is based on current information at the date of production.

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Minutes of Built Heritage Experts Panel

March 11, 2020

12:00 p.m.

Conference Room A, 4th Floor City Hall

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

Regrets: Dawn Boutilier, Planner

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

3. APPROVAL OF THE AGENDA

Recommendation

Moved By Bruce Blackwood

Seconded By Rachel Fitkowski

That the agenda be adopted as presented with the addition of a topic entitled "Consultation Opportunities".

CARRIED UNANIMOUSLY

4. ADOPTION OF THE MINUTES

4.1 Adoption of Minutes - February 12, 2020

Recommendation

Moved By Garnet Kindervater

Seconded By Rachel Fitkowski

That the minutes of February 12, 2020 be adopted as presented.

CARRIED UNANIMOUSLY

5. BUSINESS ARISING FROM THE MINUTES

5.1 2020 Heritage Financial Incentives Program

The Panel considered the information presented with respect to the Heritage Conservation Grant and agreed that residents wishing to maintain existing wrought iron fences and its impact on heritage throughout the City.

There are two types of Financial Incentives offered: the Heritage Maintenance Grant and the Heritage Conservation Grant.

Under the current program, fences, outbuildings and landscaping are not eligible for assistance. Some citizens have asked the City to allow financial assistance for historic wrought iron fences given the associated cost to replace such fences, and that there are few wrought iron fences remaining. If wrought iron fences are to be included in the Heritage Financial Incentives Program, the grants could be limited to properties with existing historic wrought iron fences and only include fences along a public street. New installations of wrought iron fences where they did not previously exist would not be included.

Wrought iron fences would be best included in the Heritage Conservation Grant only, which could issue a grant of 25% of the material and labour costs to a maximum of \$1,000 per building, per calendar year

Recommendation

Moved By Bruce Blackwood

Seconded By Garnet Kindervater

That Council include maintenance of existing wrought iron fences as part of the Heritage Conservation Grant which could issue a grant of 25% of the material and labour costs to a maximum of \$5,000 per building, per calendar year.

CARRIED UNANIMOUSLY

5.2 Belvedere Convent - 57 Margarets Place

Verbal update.

As discussed at the last meeting, it was agreed that the Panel be invited to a site visit to view, first hand, the condition of Belvedere Convent. Just prior to the meeting staff was informed by Senior Legal Counsel and the Manager of Risk and Recovery, that the City's insurance policy does not provide for members who are not direct employees and as such the visit was cancelled.

The Panel discussed with agreement representation be made to Senior Staff Officials of the need for Panel members to undertake site visits, if it is to carry out the requirements of the terms of reference for the Panel and dispatch the responsibilities it has delegated. The need to inspect and evaluate the structural integrity of the building is paramount in determining whether it is worthy of heritage conservation.

The Chief Municipal Planner advised that he will continue to work with management to see if there are any options in this regard.

5.3 Heritage Week

The Panel commented on the success of Heritage Week activities and commended those involved in coordinating. It was also noted that the City's Planning Division will have a booth at the upcoming Home Show which will include information to highlight heritage and promote the heritage incentives program.

6. NEW BUSINESS

6.1 Expiration of Membership

The Panel reviewed the information note which identifies members whose terms have expired and those where extensions are possible under the Terms of Reference.

Staff is requesting that all members remain in place until the recruitment process has concluded and Council has made its decision on appointment. If those eligible for extension (Rachel Fitkowski and Dawn

Boutilier) accept, staff will advertise for positions in the following categories:

- Architect
- Contractor
- Historian/Archival Expert
- Other – Demonstrated Relevant Experience

The deadline for receipt of applications will be March 27, 2020.

The Panel suggested that Council give consideration to adding a structural engineer to the membership as that lens would certainly prove valuable when the Panel is considering building plans etc.

6.2 Consultation Opportunities

The Panel was reminded of two consultation opportunities for the Panel and other stakeholders.

- Churchill Square Re-imagining - March 12, 2020 - Foran Green Room
- Wayfinding and Signage Systems - March 18, 2020 - Foran Green Room

6.3 Four Sisters - Temprance Street

Staff was requested to check on the status of these properties and whether improvements/renovations are pending.

7. ADJOURNMENT

There being no further business, the meeting adjourned at 1:05 pm

GLENN BARNES, CHAIR

DECISION/DIRECTION NOTE

Title: 68 Queen's Road, Heritage Designation

Date Prepared: May 7, 2020

Report To: Built Heritage Experts Panel

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Decision/Direction Required:

To make a recommendation to Council regarding the heritage designation of Cathedral Parish Hall, located at 68 Queen's Road.

Discussion – Background and Current Status:

Cathedral Parish Hall, located at 68 Queen's Road, is designated as a Heritage Building by Council and the designation is confined to the footprint of the building. The main entrance is designed in the Classical Revival style with arched transom, pilasters, keystone decoration, dentils and quoining. From the Statement of Significance, the character defining elements of this building include the original main entrance, the house-like addition on the left gable end of the building (the Parish Hall Residence), and the size, dimension and location of the building. This site is also located in Heritage Area 1 and the St. John's Ecclesiastical District.

The City is currently reviewing an application to rezone and redevelop this property. If the proposal proceeds, the applicant is requesting to demolish Cathedral Parish Hall, but will maintain the house at the left gable end of the building as a single dwelling. The applicant further proposes to salvage the decorative details of the original archway and use them in a sculptural interpretative installation.

The Parish Hall has been heavily altered and little original material remains, aside from the arch and two windows. The proposed development is dependant on removal of the designation and therefore the heritage designation at this site needs to be evaluated.

As the Parish Hall Residence is to remain and be incorporated into the new development, in any situation the Residence would remain a Designated Heritage Building. For the remainder of the Parish Hall, heritage designation should be determined by the current heritage value of the building and not in relation to the proposed development. The Built Heritage Experts Panel should consider if the existing building merits designation.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

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2. Partners or Other Stakeholders: Not applicable.
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: Subject to the decision of Council, removal of the Heritage Building designation of Cathedral Parish Hall, located at 68 Queen's Road may be required.
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.

Recommendation:

That the Built Heritage Experts Panel review the documentation provided regarding the designation of Cathedral Parish Hall, located at 68 Queens Road, and make a recommendation to Council on this matter

Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage

Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	68 Queen's Road, Heritage Designation.docx
Attachments:	- 68 Queen's Road - BHEP Attachments.pdf
Final Approval Date:	May 8, 2020

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

Ken O'Brien - May 8, 2020 - 12:49 PM

Jason Sinyard - May 8, 2020 - 1:19 PM



Statement of Significance



68 Queen's Road - Cathedral Parish Hall

Formal Recognition Type

City of St. John's Heritage Building, Structure, Land or Area

Description of Historic Place

Cathedral Parish Hall is a two storey brick building located at the corner of Queen's Road and Garrison Hill, St. John's, NL. The designation is confined to the footprint of the building.

Heritage Value

The Cathedral Parish Hall has been designated a Municipal Heritage Structure because of its aesthetic value.

The main entrance is projected and designed in the Classical Revival style with its arched transom, pilasters, keystone decoration, dentials and quioning.

Source: City of St. John's Archives, unnumbered property file, St. John's - Cathedral Parish Hall

Character Defining Elements

All elements that define the building's Classical Revival design including:

- the unusual shape building, in that there is a house like addition on the left gable end of the building;
- the original main entrance is projected and designed in the Classical Revival style with its arched transom, pilasters, keystone decoration, dentials and quioning; and,
- size, dimensions and location of building.
-

Notes of Interest

A very unusual shape building, in that there is a house like addition on the left gable end of the building.

The main entrance is projected and designed in the Classical Revival style with its arched transom, pilasters, keystone decoration, dentials and quioning

Location and History

Community	St. John's
Municipality	City of St. John's
Civic Address	068 Queen's Road
Significant	1892 - 1893
Architect	Unknown
Builder	Unknown
Style	Classical Revival





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PARKING SERVICES DIVISION
24 HR. ENFORCEMENT

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WAY
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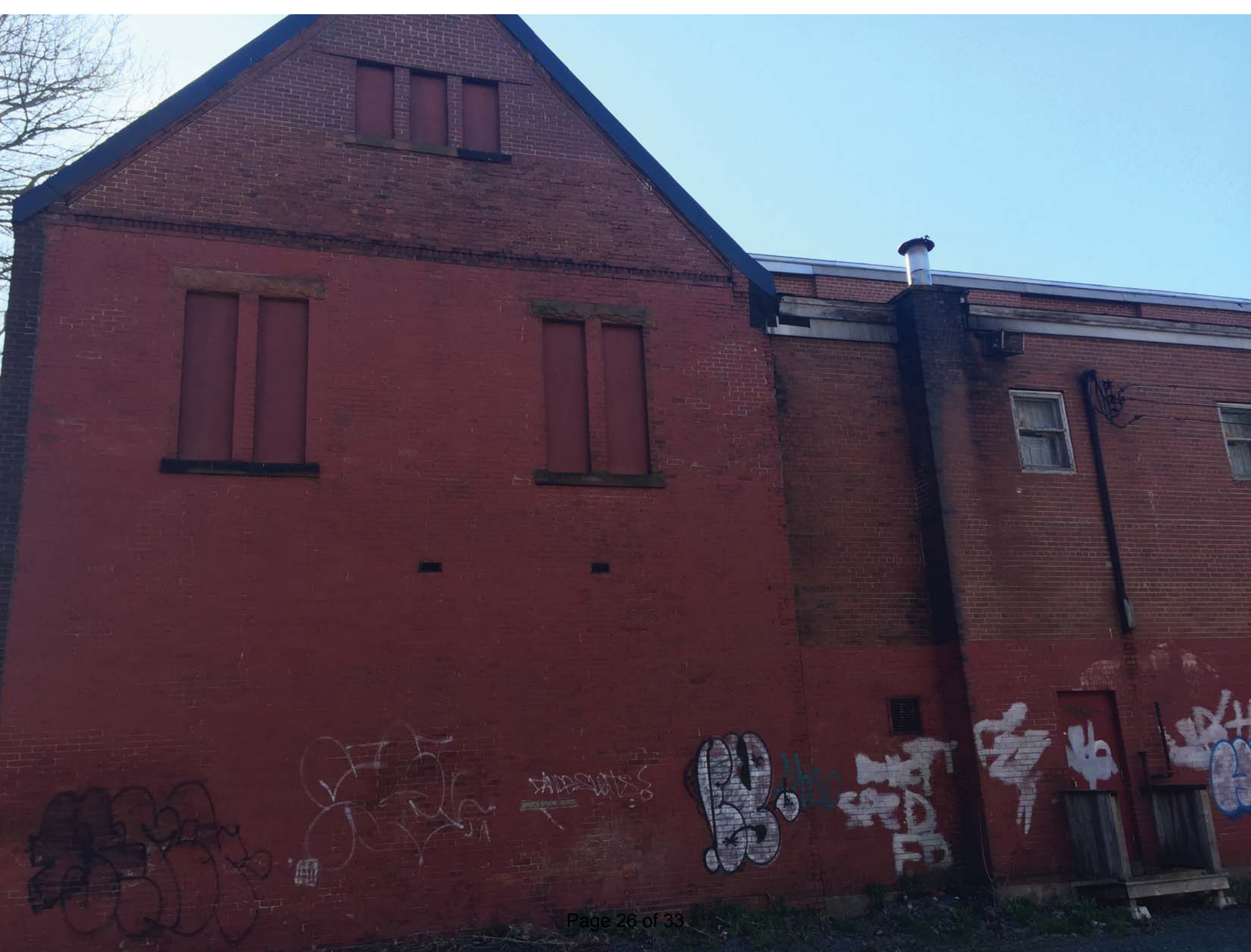


Cathedral Parish Hall









DECISION/DIRECTION NOTE

Title: testing - election

Date Prepared: Click or tap to enter a date.

Report To: Click or tap here to enter text.

Councillor and Role: click on councilor/role from dropbox

Ward: Choose an item.

Decision/Direction Required:

Discussion – Background and Current Status:

Key Considerations/Implications:

1. Budget/Financial Implications:
2. Partners or Other Stakeholders:
3. Alignment with Strategic Directions/Adopted Plans:
4. Legal or Policy Implications:
5. Privacy Implications:
6. Engagement and Communications Considerations:
7. Human Resource Implications:
8. Procurement Implications:
9. Information Technology Implications:
10. Other Implications:

Recommendation:

That Council

Prepared by:
Approved by:

ST. JOHN'S

DECISION/DIRECTION NOTE

Title: 5 Church Hill, Roof Deck

Date Prepared: May 6, 2020

Report To: Built Heritage Experts Panel

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Decision/Direction Required:

To seek approval for a roof deck, located at 5 Church Hill.

Discussion – Background and Current Status:

The City has received an application for a roof deck, located at the rear of the dwelling at 5 Church Hill. The subject property is located within Heritage Area 1, the Commercial Downtown District of the St. John's Municipal Plan and is zoned Commercial Central Mixed Use (CCM). The building is not designated by Council as a Heritage Building.

As per Section 5.9.4 Heritage Area Standards (Table) of the St. John's Development Regulations, roof decks are not permitted in Heritage Area 1 unless they are an original feature of the structure. The roof deck proposed is not original to the structure and will be located on an extension at the rear of the dwelling. The rear of the property is adjacent to a neighbouring parking lot, does not face a public street and is not clearly visible from Henry Street. For design elements that do not meet the Heritage Area Standards, Council may approve the design through a comprehensive design package submitted by the applicant.

In addition to the application at hand, staff request the Built Heritage Expert Panel's recommendation on roof decks in Heritage Area 1 in general, i.e. if changes to this regulation may or may not be required.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
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.

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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.

Recommendation:

That the Built Heritage Experts Panel review the documentation provided regarding a roof deck at 5 Church Hill and make a recommendation to Council on this matter.

Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage

Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

5 Church Hill



View from Henry Street



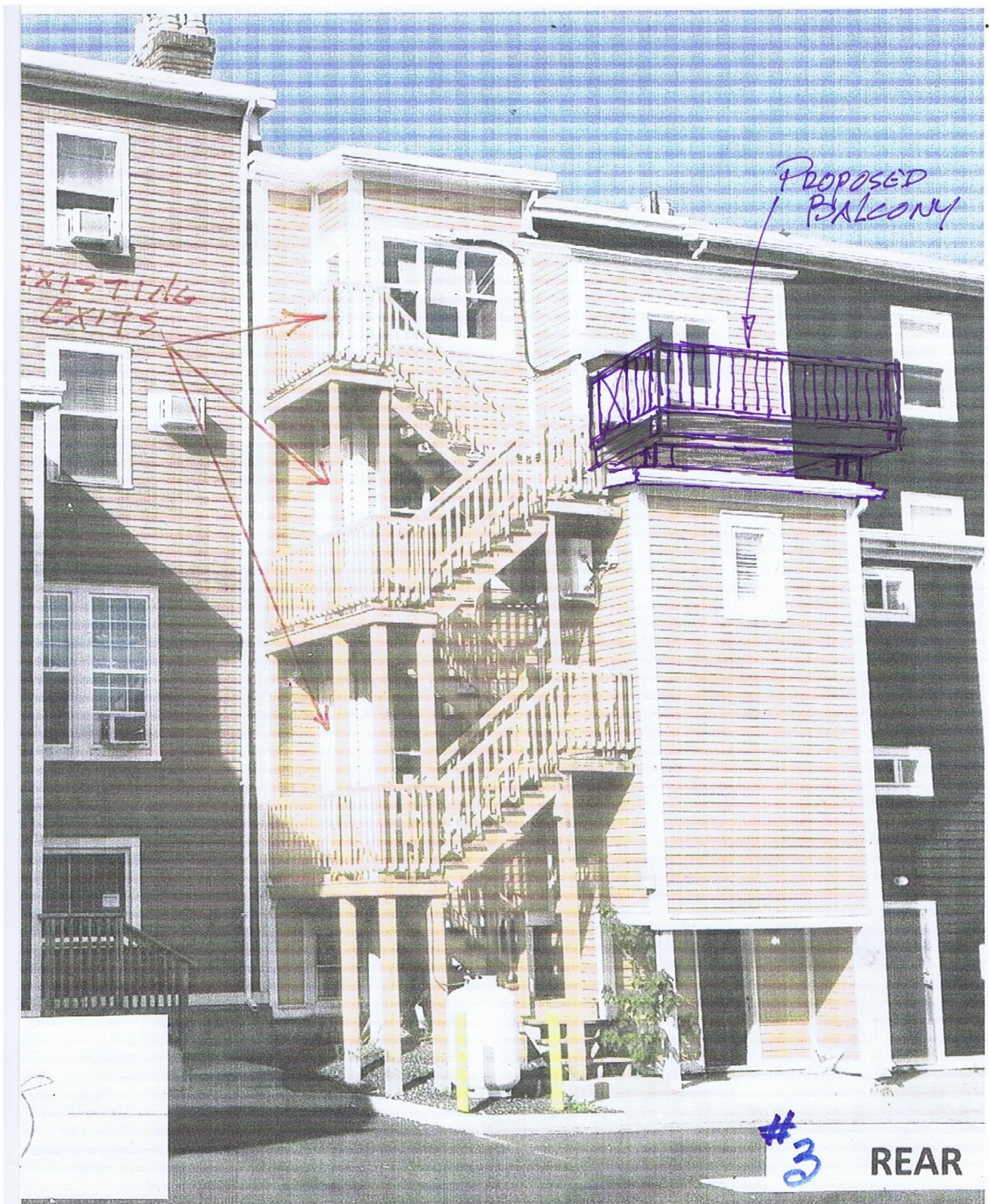
Report Approval Details

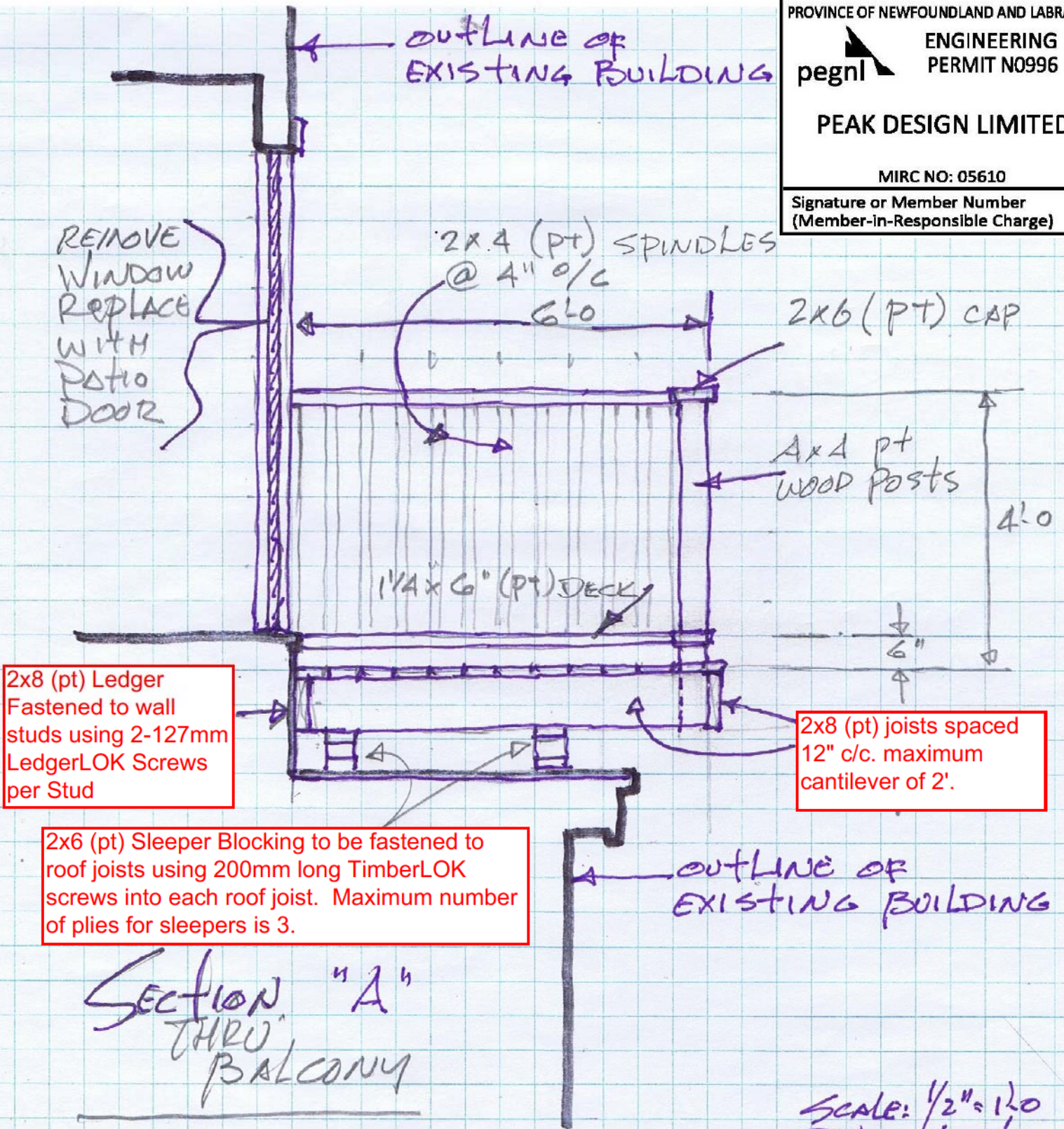
Document Title:	5 Church Hill, Roof Deck.docx
Attachments:	- 5 Church Hill - Attachments.pdf
Final Approval Date:	May 6, 2020

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

Ken O'Brien - May 6, 2020 - 4:47 PM

Jason Sinyard - May 6, 2020 - 4:50 PM

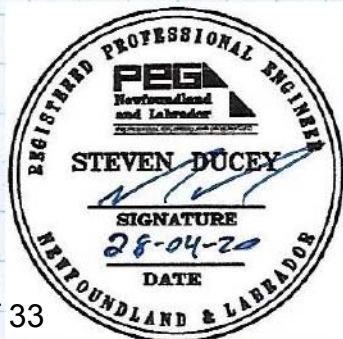




SECTION "A"
THRU
BALCONY

SCALE: 1/2" = 1'-0"
DATE: Apr/2020

NOTE:
STRUCTURAL DETAILING
TO BE CONFIRMED BY
STRUCTURAL ENGINEER
(PEAK ENGINEERING)



#4