

INFORMATION NOTE

Title:	50 Bonaventure Avenue, Heritage Designation
Date Prepared:	September 29, 2020
Report To:	Built Heritage Experts Panel
Councillor and Role:	Councillor Maggie Burton, Planning & Development
Ward:	Ward 2

Issue:

To review an application for Heritage Designation at 50 Bonaventure Avenue.

Discussion – Background and Current Status:

The City received an application to designate the building at 50 Bonaventure Avenue as a Heritage Building. The subject property is located within Heritage Area 2, is designated Residential Downtown under the St. John's Municipal Plan and is zoned Residential Medium Density (R2). Should Council designate the building as a Heritage Building, discretionary uses in the R2 Zone include Heritage Use.

The staff review, including the Designation Criteria review, has not been completed to date and therefore this application is presented to the Built Heritage Experts Panel (BHEP) as an Information Note. Following staff review, a Decision Note regarding the application will be sent to the BHEP for an e-vote. The item is added to the BHEP Agenda in order to allow the applicant to attend as a delegation and answer any questions the Panel may have.

Background information submitted by the applicant is attached. Should Council decide to proceed with designating the building, the applicants will apply for a Heritage Use under the R2 Zone. The subject property is currently a Bed & Breakfast and the applicant would like to offer High Tea at the property. Under the St. John's Development Regulations, this would be considered a café/Eating Establishment which is not permitted under the R2 Zone. If the building is designated, Council could consider the café as a discretionary Heritage Use. The applicants would like to include an area in the café which describes the history of the building.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring property owners and residents; heritage organizations.

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3. Alignment with Strategic Directions/Adopted Plans:
St. John's Strategic Plan 2019-2029 - A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Should Council decide to designate the building, a Heritage By-Law will be prepared.
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:

Following completion of staff review, including a Designation Criteria review, a Decision Note will be sent to the Built Heritage Experts Panel for an e-vote.

50 Bonaventure Avenue



Report Approval Details

Document Title:	50 Bonaventure Avenue, Heritage Designation.docx
Attachments:	- 50 Bonaventure Avenue - Attachments.pdf
Final Approval Date:	Sep 29, 2020

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

Ken O'Brien - Sep 29, 2020 - 1:20 PM

Jason Sinyard - Sep 29, 2020 - 2:46 PM