

DECISION/DIRECTION NOTE

Title: 3 Park Place, Adoption REZ2000005

Date Prepared: January 20, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Decision/Direction Required:

That Council adopt the attached resolution for St. John's Development Regulations Amendment 715, 2021, that would expand Heritage Use to allow the development of a Dwelling Unit in a designated Carriage House (a historic residential accessory building).

Discussion – Background and Current Status:

The City has received an application to develop a Dwelling Unit in a Carriage House (a historic residential accessory building) at the rear of 3 Park Place along Rennie's Mill Road near Bannerman Park. The subject property is located in Heritage Area 1, is in the Residential Low Density District of the St. John's Municipal Plan and is zoned Residential Low Density (R1). This property is designated by Council as a Heritage Building and is a rare instance where the designation includes the entire property, not just the footprint of the main building. Therefore, both the house and the Carriage House are designated as Heritage Buildings.

In the Statement of Significance (attached), the character-defining elements of the Carriage House include those original features that reflect upper-class outbuilding architecture for that period, including a mansard roof with dormers, original window and door openings, large garage doors originally intended for a horse carriage, and location at the rear of the property.

This is a significant change to consider a dwelling unit in an outbuilding on a residential property, and such an application has always been rejected. The reason this is being considered now is to allow the economic use of a heritage property, with the aim of ensuring that it remains standing rather than being torn down and lost at some time in the future. This is in line with why a heritage designation can enable other uses beyond what is typically allowed in a zone. Heritage Use is a Discretionary Use in all zones, so any application going forward would be advertised to gain input on any impacts on nearby property owners, including noise, night-time light, and privacy.

The amendment would limit the conversion to designated Heritage Buildings only. Currently, there are four (4) heritage-designated Carriage Houses in the city: Sunnyside Coach House at 70 Circular Road, Angel House at 164 Hamilton Avenue, the Squires Barn and Carriage House at 315-317 Mount Scio Road, and 3 Park Place.

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The proposed amendment:

- will not allow a dwelling unit to be developed within an accessory building unless it is designated as a Heritage Building and approved by Council;
- will not allow the property owner of a Heritage Building to apply for a new accessory building for the purpose of adding a residential unit;
- will limit the number of units in a designated Carriage House to 1 Dwelling Unit; and
- could allow someone who owns a non-designated historic Carriage House to apply for designation in order for Council to consider a residential unit in the Carriage House.

The proposed amendment was advertised on three occasions in The Telegram newspaper and was posted on the City's website. Property owners within 150 metres of the application site were notified. Nine written submissions were received by the City Clerk and are included in Council's agenda package.

All submissions were in favour of the proposed amendment and most agreed that allowing this use would motivate conservation of historic carriage buildings and assist with increasing density in existing neighbourhoods. Some provided support on the condition that off-street parking would be required. Any Heritage Use would be required to meet the City's parking standards. The application was also referred to the Built Heritage Experts Panel and the Panel supported the proposed text amendment for development at 3 Park Place.

Should Council agree to adopt the amendment to enable such an application, the owner would apply for development approval and a renovation permit later.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residential and property owners; heritage organizations; owners of designated Carriage Houses; owners of other Carriage Houses that might merit heritage designation.
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: Text amendments to the St. John's Development Regulations are required. To date, a Dwelling Unit has not been permitted in an outbuilding on a residential property.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: The amendment was advertised as per Section 5.5 of the Development Regulations.
7. Human Resource Implications: Not applicable.

8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council adopt St. John's Development Regulations Amendment Number 715, 2021, which will expand Heritage Use to allow the development of a Dwelling Unit in a designated Carriage House.

Further, that Council approve the Discretionary Use of 3 Park Place as a Heritage Use (Carriage House).

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

Report Approval Details

Document Title:	3 Park Place, Adoption REZ2000005.docx
Attachments:	- 3 Park Place - Adoption Attachments.pdf
Final Approval Date:	Jan 21, 2021

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

Ken O'Brien - Jan 21, 2021 - 9:56 AM

Jason Sinyard - Jan 21, 2021 - 10:56 AM