

# DECISION/DIRECTION NOTE

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**Title:** 23 King's Bridge Road, Designated Heritage Building Window Replacement, REN2100002

**Date Prepared:** September 1, 2021

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 2

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**Decision/Direction Required:**

To seek approval for replacement of windows of a designated Heritage Building at 23 King's Bridge Road.

**Discussion – Background and Current Status:**

The City has received an application for replacing windows at 23 King's Bridge Road. The subject property is located in the Residential Low Density District and Zone, Heritage Area 1 and is designated by Council as a Heritage Building.

Any exterior alterations to a designated Heritage Building require Council's approval. At its May 13, 2019, regular meeting, Council directed that minor maintenance applications for designated Heritage Buildings can be evaluated by staff and sent directly to Council for approval.

This building was a Bed & Breakfast and is being converted into an Office. To meet fire and life safety requirements, each office must be equipped with an operable exit window in compliance with the National Building Code. The applicant is proposing to replace one single-hung window per office on the second and third floors with casement windows that meet egress requirements. Each window will have a faux (false) centre rail and muntin bars to look like traditional single-hung windows; other existing single-hung windows will remain. The appearance of the new casement windows will match the existing single-hung windows.

Staff agree with this approach. The alternative would be to remove the single-hung windows and replace them with much larger single-hung windows that meet the exit standards but would alter the look of the building; therefore, the applicant's approach is preferred.

**Key Considerations/Implications:**

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

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The logo for St. John's features the words "ST. JOHN'S" in a bold, serif font. The letter "O" in "JOHN'S" is replaced by a stylized icon of a signal tower or antenna.

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: Life safety is uppermost in these renovations.
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 Council approve the window replacements at 23 King's Bridge Road, as proposed.

**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:	23 King's Bridge Road, Designater Heritage Building Window Replacement, REN2100002.docx
Attachments:	- 23 King's Bridge Road - Window Attachments.pdf
Final Approval Date:	Sep 2, 2021

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

**Ken O'Brien - Sep 1, 2021 - 3:01 PM**

**Jason Sinyard - Sep 2, 2021 - 3:51 PM**