

DECISION/DIRECTION NOTE

Title: 26 Alexander Street, Conversion to Condominium Units and Exterior Renovations

Date Prepared: July 8, 2019

Report To: Chair and Members, Built Heritage Experts Panel

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

Ward: 2

Decision/Direction Required:

To seek approval for the exterior renovations associated with the proposed development of a 34-unit condominium at 26 Alexander Street.

Discussion – Background and Current Status:

The City received an application for the development of a 34-unit condominium at 26 Alexander Street (former Power's Salvage Building and Mammy's Bakery).

The subject property is within the Heritage Area 3, the Residential Medium Density District of the St. John's Municipal Plan and is zoned Commercial Local (CL). The building is not designated by Council as a Heritage Building.

The existing property was previously a warehouse with limited windows and will require exterior renovations for conversion to the proposed residential development. As per Section 5.9.4 of the St. John's Development Regulations, major renovations to out of character buildings are required to meet the Heritage Area Standards. The applicant's attended the March 27, 2019 Built Heritage Experts Panel (BHEP) meeting as a delegation and presented their design. The BHEP was also shown an initial drawing and following discussions on the two designs offered the following recommendations:

- Proposed fusion stone near ground level is not recommended in this location.
- Simple roof line as shown in the first drawing is preferred. The angular gables at the rooflines in the second drawing are not.
- Larger windows are recommended where possible.
- If siding is proposed, clapboard finish is preferred over vinyl siding.

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- While it is recognized that substantial landscaped features are not possible, it was thought that the extra outside parking space might accommodate some small landscape feature. Any greening of the site would be welcome.

While this portion of Alexander Street is primarily residential, it was felt that the new condominium should reflect the more industrial nature of the existing building. On the revised drawings, the applicants have removed the gable peaks over the doors and at the roofline and have removed some of the trim detailing between the second and third storeys. The window placement and proportions are the same, however the narrow grills have been removed. The applicants have removed the proposed fusion stone and are instead proposing cement parging in keeping with the industrial look. The proposed cladding is vinyl, which is permitted in Heritage Area 3, however as previously recommended wooden clapboard is preferred.

The proposed drawing has incorporated a number of the BHEP's recommendations and therefore, it is recommended to approve the development as proposed. As the amount of landscaping has not increased in the proposed drawings, it is further recommended that the applicant consider adding a small landscape feature to the development.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Neighbouring property owners.
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. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

Recommendation:

It is recommended to approve the renovations to the exterior of 26 Alexander Street for the development of a 34-unit condominium, as proposed.

It is further recommended that the applicant consider using wooden clapboard instead of vinyl siding and consider adding a small landscape feature to the development.

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:

Location of Subject Property
Photos of Existing Property
Applicant's Submission

An aerial photograph of a residential neighborhood in Chicago. The map shows several streets: Alexander St running horizontally across the middle, Patrick St running diagonally from the top right to the middle, Water St running diagonally from the bottom right to the middle, and Angel Pl running diagonally from the bottom left to the middle. Numerous lots are numbered with white text. Lot 26 is highlighted with a large cyan square. Other lots visible include 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The map also shows trees, houses, and cars parked on the streets.









