

DECISION/DIRECTION NOTE

Title: Application to Develop a Multi-Purpose Annex
St. John's Designated Heritage Building, Anglican Cathedral of
St. John the Baptist
16 Church Hill
DEV1900091

Date Prepared: June 5, 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 revised design of a multi-purpose annex extension to the Anglican Cathedral of St. John the Baptist, located at 16 Church Hill.

Discussion – Background and Current Status:

At the May 15, 2019 Built Heritage Experts Panel (BHEP) meeting, Mr. Greg Snow, on behalf of Gibbons + Snow Architects and the property owner, the Anglican Cathedral of St. John the Baptist, presented a proposed design for an extension to the Cathedral located at 16 Church Hill. The new annex will contain church offices, a multi-purpose room and other related functions and is proposed to be approximately 373m² and 2 storeys in height.

The subject property is located in Heritage Area 1, the Institutional and Open Space Districts of the St. John's Municipal Plan and is zoned Institutional (INST) and Cemetery (CEM). As the proposed extension may impact the adjacent cemetery, the applicants are working with an archaeologist and the Department of Tourism, Culture, Industry and Innovation on this application. The Anglican Cathedral of St. John the Baptist is a City of St. John's Designated Heritage Building, as well as a provincial Landmark Registered Heritage Structure and Historic Site of Canada. It has been recommended that the applicants contact Heritage NL and Parks Canada with respect to this development.

The Panel provided comments on the design and made recommendations for revisions. In general, the Panel and staff felt that the overall structure is a departure from other structures in heritage area and lacked character to make it blend in with the surrounding area. It was felt the building, in its current design, competes instead of compliments the Cathedral. The discussion resulted in the following recommendations:

- The design should incorporate features of the Cathedral and structures in the neighbourhood.
- Confirmation will be required to ensure that the development does not impact the human remains that may be in the adjacent cemetery.

ST. JOHN'S

- The design is ultra-modern with nothing that speaks to heritage or the neighbourhood.
- The building should draw inspiration from the Cathedral.
- There are concerns with the tubular sunshades (above the second storey windows).

The application is being reviewed by staff for development approval. The applicant has resubmitted to the BHEP for a recommendation to Council regarding the building design. The proposal is a modern glass design which does not meet the standards of Section 5.9.4 Heritage Area Standards (Table) of the Development Regulations. As per Section 5.9.4, new buildings that do not meet the standards may be approved by Council through a comprehensive design package. Therefore, this development, as currently proposed, will require Council's approval. The architects have used *Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada* in developing the design. Standards 11 and 12 below speak to new additions:

11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

In the revised drawings, the building and stone colours have been adjusted to include beige colours to make it blend better with the Cathedral. The applicant would like to highlight the angular expression of the new building, which picks up on the angularity of the Cathedral. While the proposed addition may be subordinate and distinguishable from the Cathedral, it is not physically and visually compatible. The grade of the site works to the advantage of the design as the portion closest to the Cathedral will only be one-storey and therefore subordinate to the Cathedral. The colour adjustment is the only change made to the original design and the BHEP's comments have not been incorporated into the revised drawings. The addition is a modern building, but should reflect some elements of the Cathedral in its design. Therefore, it is recommended to refuse the application as proposed.

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. 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 refuse the proposed design of the annex extension to the Anglican Cathedral of St. John the Baptist, located at 16 Church Hill, as proposed.

It is further recommended that the applicant revise the design to include the following considerations:

- The design should draw inspiration from the Cathedral and incorporate features of the Cathedral and other structures in the neighbourhood (Heritage Area 1)
- Ensure that the development does not impact the human remains that may be in the adjacent cemetery.
- The sunshades on the windows should be redesigned to better reflect the heritage area, or removed.

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: _____

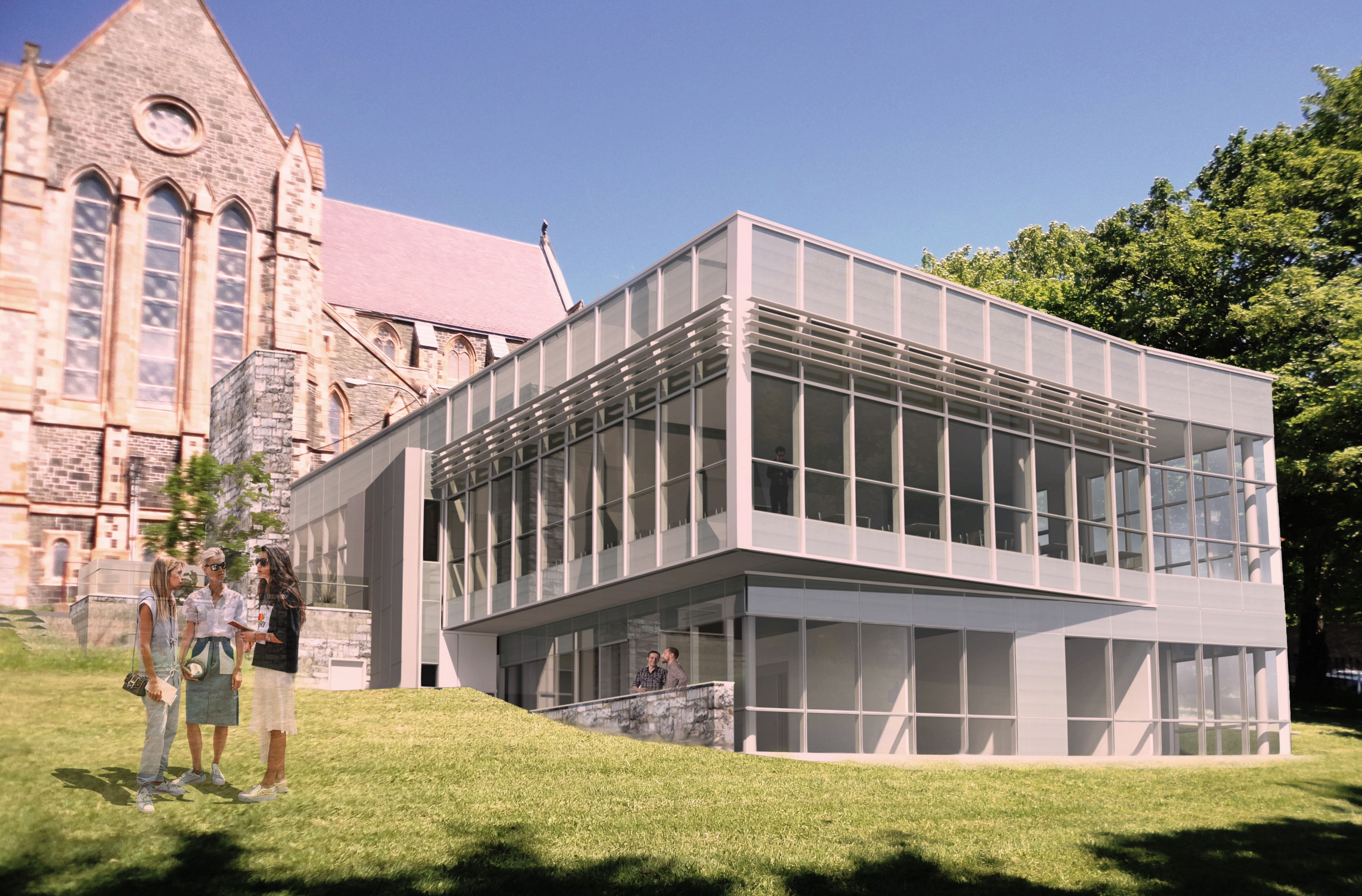
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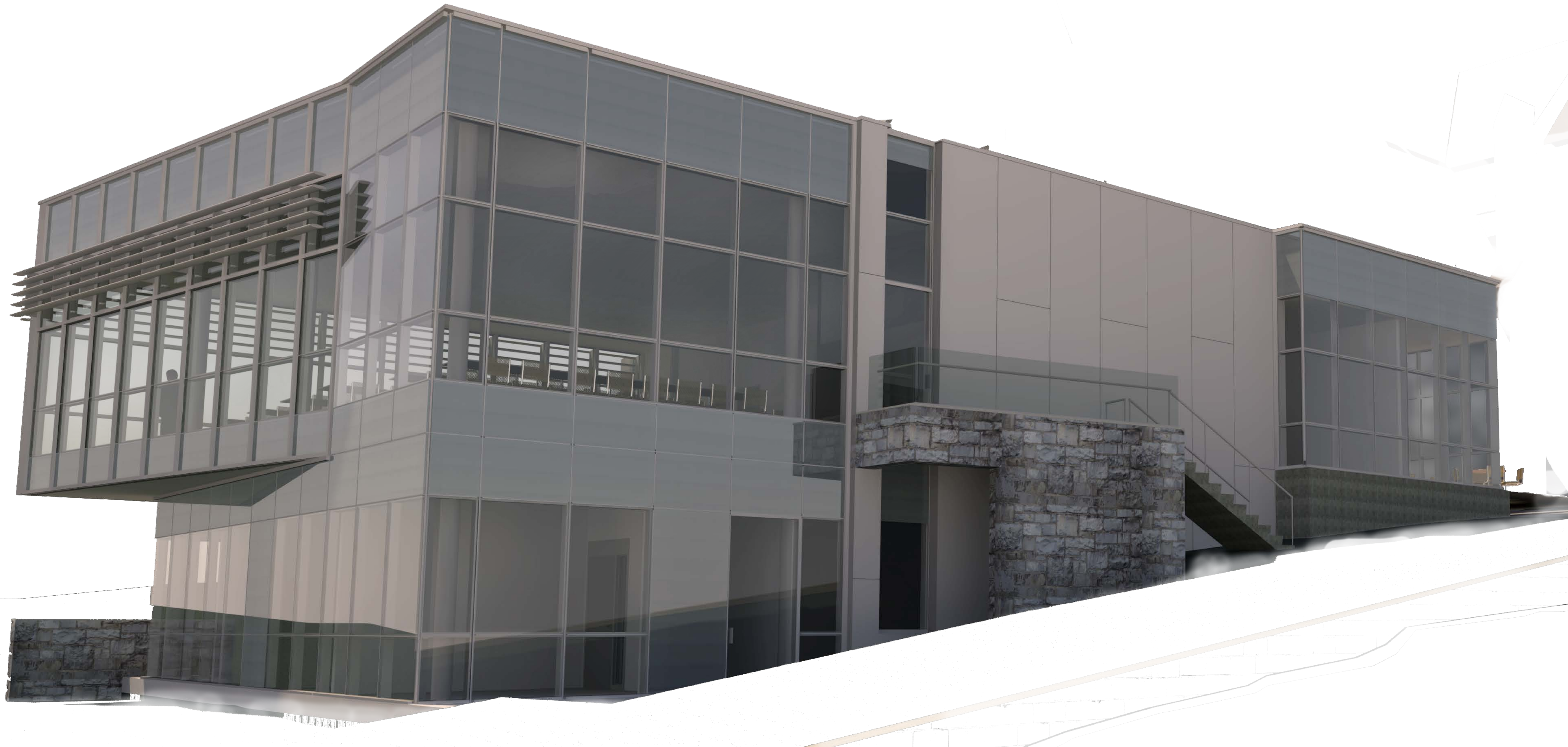
Attachments:

Location of Subject Property
Applicant's Revised Submission

Location of Subject Property
16 Church Hill

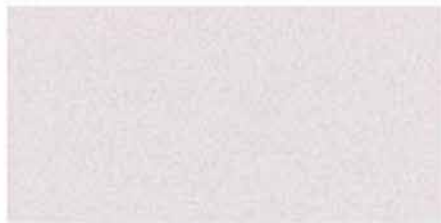






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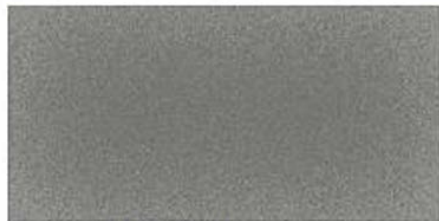
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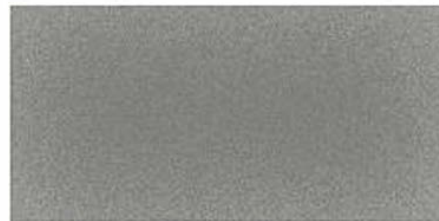
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