

DECISION/DIRECTION NOTE

Title: Designated Heritage Building Exterior Renovations
51 Monkstown Road

Date Prepared: July 31, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 2

Decision/Direction Required:

To seek approval for exterior renovations at 51 Monkstown Road.

Discussion – Background and Current Status:

The homeowner at 51 Monkstown Road has applied to replace the cladding at the side of their dwelling (facing 53 Monkstown Road). The subject property is located in the Residential Downtown (RD) Zone, Heritage Area 2 and is designated by Council as a Heritage Building.

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

Given the proximity to the neighbouring property, the Building Code, and Fire and Life Safety Codes which require non-combustible cladding, clapboard is not permitted. This leaves the applicant with two options: they may install a cement-board cladding which is required to be painted and maintained; or they may install vinyl siding with fire-rated drywall (exterior grade) under the vinyl siding. Due to the small width between the 51 Monkstown Road and the adjacent property, the applicant has requested to install vinyl siding to reduce the need for ongoing maintenance. In addition, there is currently vinyl siding at the rear of the house and vinyl siding is permitted in Heritage Area 2.

The area in question is not overly visible from the street and therefore there are no concerns with installing vinyl siding at the side of 51 Monkstown Road (facing 53 Monkstown Road). It is recommended to approve the application as proposed.

Key Considerations/Implications:

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

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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 exterior renovations at 51 Monkstown Road, as proposed.

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 Map

Location of Subject Property
51 Monkstown Road



**Side of dwelling to be replaced
with vinyl siding**