

DECISION/DIRECTION NOTE

Title: 180 Military Road, Revised Heritage Building Renovations – REN2200195

Date Prepared: March 1, 2023

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Heritage

Ward: Ward 2

Decision/Direction Required:

To approve proposed renovations and building materials at 180 Military Road, Presentation Convent, a designated Heritage Building.

Discussion – Background and Current Status:

The City has received a renovation application from Fougere Menchenton Architecture Inc., on behalf of the Presentation Sisters, to renovate the building at 180 Military Road for the purpose of an Institutional Use (dwelling units).

The application was previously brought to the Built Heritage Experts Panel for a recommendation; at that time, the discussion was focused on the building materials of the rear extension. Since then, Council has removed the municipal Heritage Building designation from the rear extension of the building, so only Heritage Area 1 standards apply to that portion now. Renovations to the rear extension will be reviewed by staff for compliance with the Heritage By-Law and no longer require Council's approval.

The Heritage Building standards still apply to the designated area shown in blue.

The subject property is adjacent to the Basilica of St. John the Baptist; within the Institutional District of the Envision St. John's Municipal Plan, zoned Institutional (INST), within Heritage Area 1, and designated by Council as a Heritage Building. Presentation Convent is also a provincial Landmark Registered Heritage Structure. The provincial designation is limited to the original building. The provincial statement



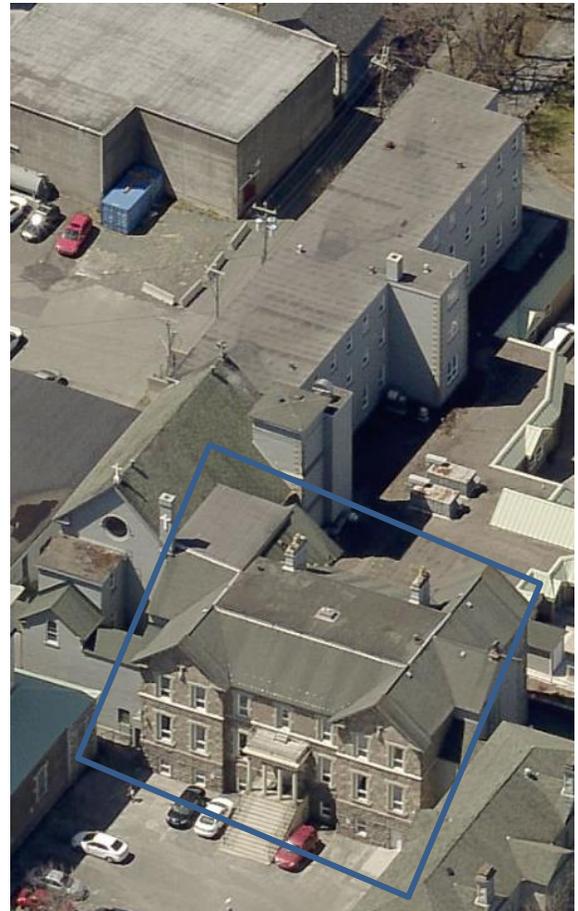
ST. JOHN'S

of significance is attached for reference. The property is within the St. John's Ecclesiastical District National Historic Site of Canada.

The application was brought to the BHEP to make recommendations to Council on the proposed renovations to the designated portion of the building, including the proposed glass stairwell extension.

The Sisters are converting the building from a convent into individual dwelling units. Their aim is to make the building as efficient and cost-effective as possible, so they want to better insulate the building. The applicants propose to insulate the front of the original building from the inside in order to maintain the original exterior stone, but want to insulate the remainder of the building on the exterior. The applicant has proposed an exterior insulation and finish system (EIFS) on the side and back of the Heritage Building “Motherhouse” (the original convent).

As this is a designated Heritage Building, exterior renovations must be approved by Council. The building elevations are attached for review. The applicant has some added information about where the glass stairwell will be connected to the building, as requested by the Panel. Applicable sections of the Heritage By-Law are attached for review.



The Motherhouse

The applicant attended BHEP meetings to discuss the proposal and the BHEP made the following recommendations via e-poll:

That the panel recommend approval of the EIFS on the side and rear of the designated heritage building at 180 Military Road.	
YES	NO
3	3

That the panel recommend approval of the glass enclosed stairwell of the designated heritage building at 180 Military Road	
YES	NO
6	0

The BHEP were split on the decision to allow approval of EIFS as a building material. Some panel members felt that only original materials should be used. Along the gable peak at the rear of the building, the EIFS will be about 4 inches thicker than the original materials, creating

a small bump out. In the image to the right, the brown portion will be EIFS, and the white portion near the point of the roof will be the original material, creating a small bump out from the white portion. The applicant has proposed this protect/retain the original corbels along the roofline. Some panel members felt this would create a difference and a shadow line in the gable that doesn't currently exist and shouldn't be approved. Others thought that this could be a workable solution to retain some of the original materials. While EIFS is not a traditional material, its appearance does replicate a parged surface, similar to the current exterior. For non-residential designated buildings, building and cladding/siding materials shall be consistent with the existing or historic materials of the building. In this case, EIFS could be considered consistent with the existing materials. Staff recommend approval of the exterior renovations as proposed.



The BHEP unanimously voted in favour of allowing the glass stairwell extension. Staff agree with this recommendation, subject to meeting all City regulations regarding siting on the lot.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners; Heritage NL
3. Alignment with Strategic Directions:
 - A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.
 - A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.
4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations
5. Accessibility and Inclusion: Accessibility requirements will be reviewed at the building permit stage.
6. Legal or Policy Implications: Not applicable.

7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve the exterior renovations at 180 Military Road, a designated Heritage Building, 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:	180 Military Road, Revised Heritage Building Renovations - REN2200495.docx
Attachments:	- 0400-09 PSC RENO PAn Details.pdf - 180 Military Road - Council Attachments.pdf - SCHEDULE D - Heritage Area Design Standards(applicable sections).pdf
Final Approval Date:	Mar 2, 2023

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

Ken O'Brien - Mar 1, 2023 - 2:47 PM

Jason Sinyard - Mar 2, 2023 - 12:07 PM