

DECISION/DIRECTION NOTE

Title: 39 Battery Road – DEV2200159 – New Dwelling

Date Prepared: November 6, 2023

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Built Heritage Experts Panel

Ward: Ward 2

Decision/Direction Required:

To approve the design of a new house in Heritage Area 4 (Battery) at 39 Battery Road.

Discussion – Background and Current Status:

The subject property is located within the Residential District of the Envision St. John's Municipal Plan, is zoned Residential Battery (RB), and is located within Heritage Area 4 (Battery). A location map is attached.

The proposed elevations of the house are attached and meet the requirements of the Heritage Design Standards for Heritage Area 4 (Battery). Window sizes will be confirmed at the building permit stage to ensure they meet building code, fire, and life safety requirements.

According to section 8(2) of the Heritage By-Law, an application for a new development in a Heritage Area shall require a Heritage Report. Notwithstanding this, "Council may accept a staff report in lieu of the Heritage Report." Staff recommends that Council accept this memo in lieu of a Heritage Report.

The application is in development review, so some changes may be required. However, given that the proposed development is a permitted use in the zone and meets the Heritage Design Standards, any minor changes to the design would not require a full Heritage Report.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners; heritage advocates.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

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An Effective City: Ensure accountability and good governance through transparent and open decision making.

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations; St. John's Heritage By-Law.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Meets the Heritage Design Standards of the St. John's Heritage By-Law.
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, as per Section 8(3) of the St. John's Heritage By-Law, accept the staff report on 39 Battery Road as the Heritage Report for a proposed Single Detached Dwelling.

Prepared by: Lindsay Church, MCIP, Planner III – Urban Design and Heritage

Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	39 Battery Road - DEV2200159 - New Dwelling.docx
Attachments:	- Location Map.pdf - 39 Battery Road - Elevations.pdf
Final Approval Date:	Nov 16, 2023

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

Ken O'Brien - Nov 16, 2023 - 9:43 AM

Jason Sinyard - Nov 16, 2023 - 9:52 AM