

DECISION/DIRECTION NOTE

Title: 93-95 Merrymeeting Road
Subdivision of site for three townhouses
SUB1900017

Date Prepared: October 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 design of proposed townhouses located at 93-95 Merrymeeting Road.

Discussion – Background and Current Status:

The City has received an application for the development of three (3) townhouses at 93-95 Merrymeeting Road. The site currently houses a former convenience store which will be demolished should the development proceed. This application has been previously presented to Council as a text amendment to the St. John's Development Regulations in order to consider the development. The amendment allowed staff to consider a reduced sight line at intersections. As part of its decision, at the September 3, 2019 Council meeting, Council referred the proposed design to the Built Heritage Experts Panel (BHEP) for review.

The subject property is within Heritage Area 3, the Residential Medium Density District of the St. John's Municipal Plan and is zoned Residential High Density (R3). The building is not designated by Council as a Heritage Building. Townhousing is a permitted use within the R3 Zone.

While the civic address is currently Merrymeeting Road, the townhouses are proposed to face Mayor Avenue, similar to the dwelling on the opposite side of Mayor Avenue. The proposed design features a flat roof, four-inch straight clapboard cladding, a combination of double and single single-hung windows with trim and a traditional style door. All aspects are in keeping with Regulation 5.9.4 Heritage Area Standards (Table) of the St. John's Development Regulations. The design also proposes exterior porch roofs, which is common in this area. Therefore, it is recommended to approve the design as proposed.

Please note, as this application was referred to the BHEP by Council prior to development approval, development review of the application may alter the shape of the dwellings and the proposed setbacks. Should the City require that the footprint be altered, it is the applicant's intention is to maintain the general look of the proposed design. If the proposed dwelling changes substantially, the application will be brought back to the BHEP for further review.

ST. JOHN'S

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 approve the design of the three (3) townhouses located at 93-95 Merrymeeting 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 of Subject Property
Applicant's Submission

Location of Subject Property
93-95 Merrymeeting Road

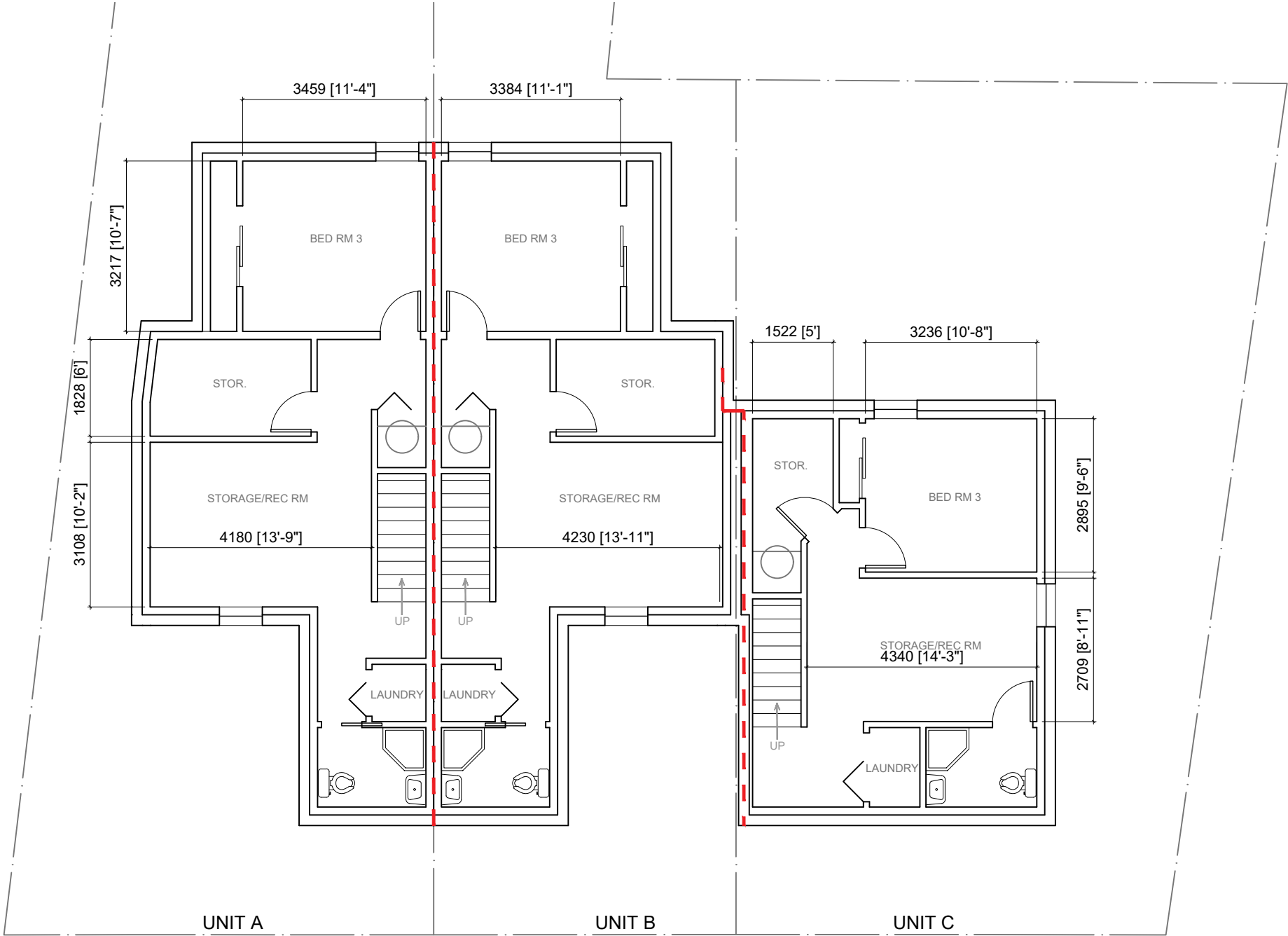


FIRE SEPARATION LEGEND

--- SMOKE/FIRE SEPARATION
AS PER PART 9 2015 NBCC.

NOTES:

- STAIR RISE: 200mm ; STAIR RUN 255mm (2800mm FLOOR TO FLOOR).
- PRE-ENGINEERED ROOF STRUCTURE THROUGHOUT.
- PRE-ENGINEERED FLOOR FRAMING STRUCTURE THROUGHOUT.
- LINTELS AND FRAMING TO BE CONSTRUCTED AS PER PART 9 2015 NBCC.
- EXTERIOR LANDINGS, PATIOS AND DECKS INCLUDING GUARDS, STAIRS AND STAIR RAILINGS TO BE CONSTRUCTED AS PER PART 9 2015 NBCC.



PROPOSED PLANS – LEVEL 0 (BASEMENT)
SCALE : 1:50 (1:100 when printed 11X17)

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REVISIONS

NO.	YY/MM/DD	DESCRIPTION
0	19/10/07	ISSUED FOR PERMIT

PROJECT #: XXXX-01

1. DO NOT SCALE FROM THIS DRAWING.
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN MILLIMETRES.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON SITE PRIOR TO PROCEEDING WITH ANY PORTION OF THIS WORK.
4. CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND CODES INCLUDING, BUT NOT LIMITED TO, THE NATIONAL BUILDING CODE OF CANADA.
5. DIMENSIONS ARE SHOWN TO FACE / CORNERS AND CENTRE OF PARTITIONS.

PROJECT TITLE
NEW TOWNHOUSES

33, 35, 37 MAYOR AVE.
ST. JOHN'S, NL

DRAWING TITLE
PROPOSED PLANS

DRAWING NUMBER

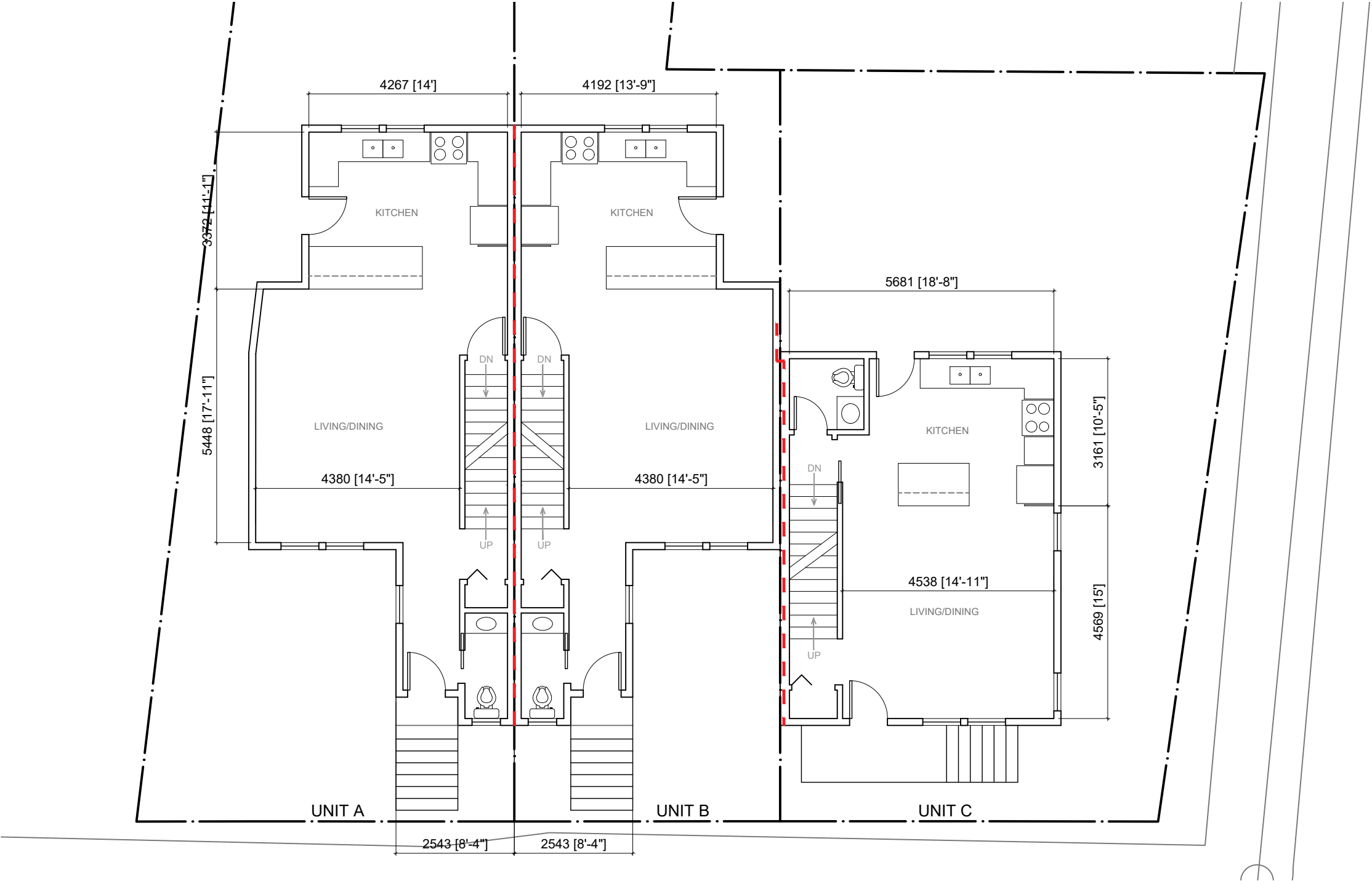
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PROPOSED PLANS – LEVEL 1 (GROUND)
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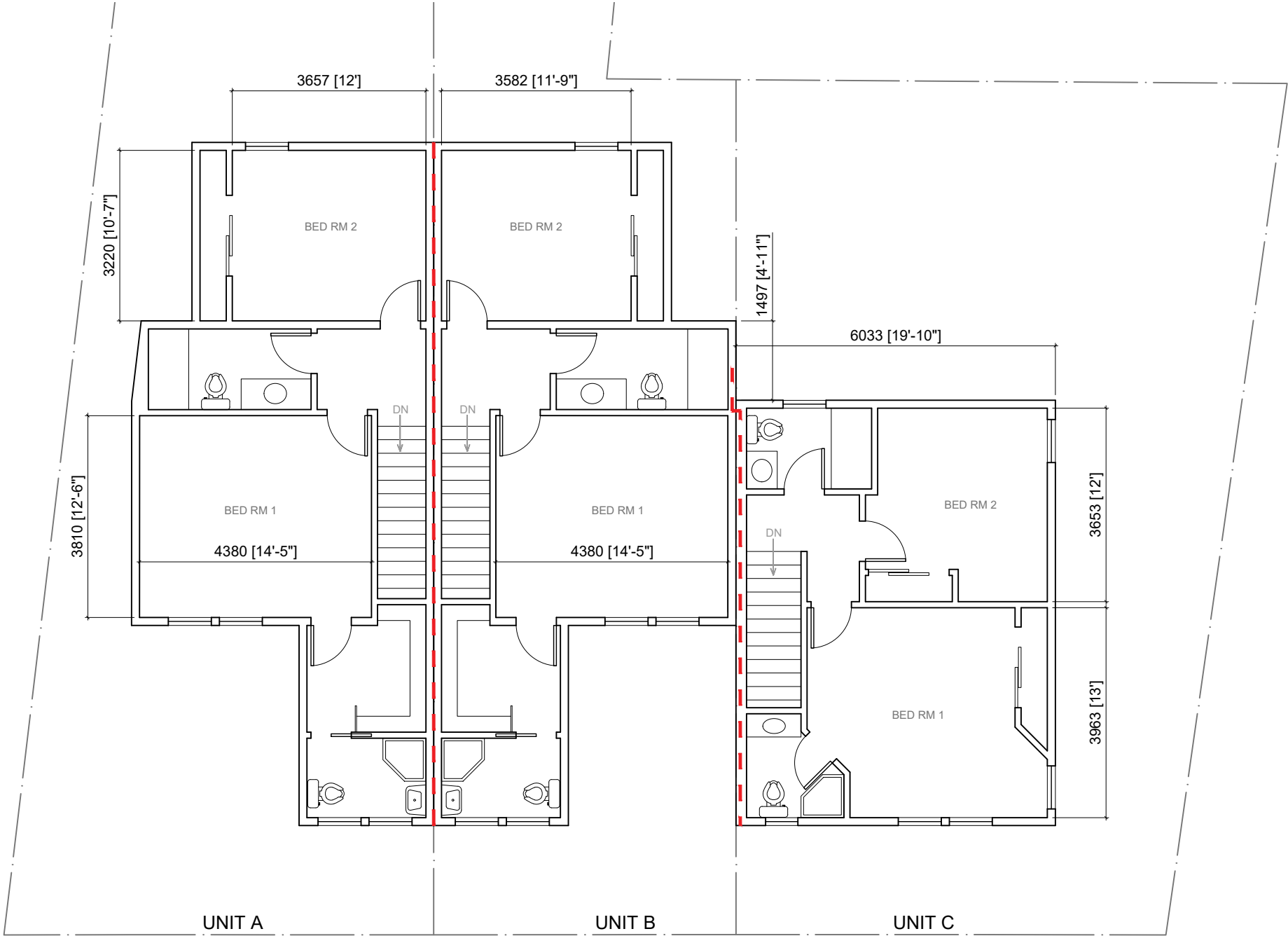
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PROPOSED PLANS – LEVEL 2
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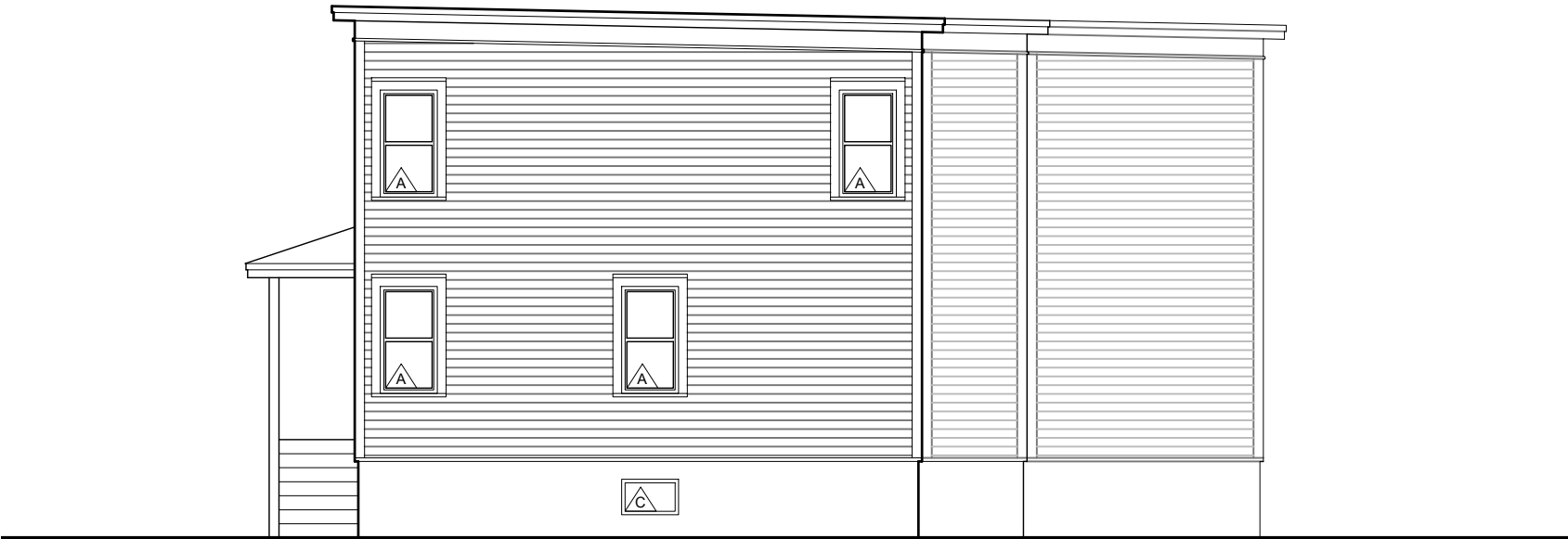
DRAWING TITLE
PROPOSED PLANS

DRAWING NUMBER
A-2.2

- NOTES:
- BEDROOM WINDOWS TO BE OPERABLE AND MEET EGRESS REQUIREMENTS AS PER 2015 NBCC.
 - SIDING TO BE CLAPBOARD PROFILE WITH 4" EXPOSURE. (WOOD, VINYL OR METAL).
 - TRIMS TO BE 4.5", 5.5" WIDE.
 - HANDRAILS AND GUARDS (NOT SHOWN) ARE TO MEET HANDRAIL AND GUARD REQUIREMENTS AS PER 2015 NBCC AND TO BE OF PAINTED WOOD.

WINDOW SCHEDULE:

A : 32"x60"
B : 24"x52"
C : 32"x16"



VIEW FROM MERRYMEETING RD.



VIEW FROM MAYOR AVE.

PROPOSED ELEVATIONS

SCALE : 1:50 (1:100 when printed 11X17)

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A-4.1