

# DECISION/DIRECTION NOTE

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**Title:** 40 Quidi Vidi – DEV2300183

**Date Prepared:** July 2, 2024

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning

**Ward:** Ward 2

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## **Decision/Direction Required:**

That Council approve the revised cladding material proposed for 40 Quidi Vidi Road.

## **Discussion – Background and Current Status:**

The City received a request to change the brick cladding on the existing building to a fibre-cement panel system.

Council previously approved the redesign of 40 Quidi Vidi Road as part of the rezoning completed in 2023. The design was exempt from the City's heritage design standards because the applicant, First Light St. John's Friendship Centre Inc., is a registered charitable organization. The design is part of the land use report approved by Council on Nov. 28, 2023.

Interior demolition has started, which has allowed the applicant to assess the condition of the existing wall assembly. The existing brick has structural issues. The brick wall does not have a rainscreen and was attached directly to concrete block walls. There is water damage to the structure's steel columns. To prevent this in the future, a self-adhered air barrier is proposed to cover the brick. A rain screen wall with a fibre-cement panel system laid out in a shingle-style pattern is proposed to cover the bricks. The previously approved wood cladding will still be installed. See attached drawings dated June 20, 2024.

Should Council approve the fibre-cement panel system, the revised drawings dated June 20, 2024 will be attached to the approved land use report from 2023.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner; neighbouring residents and property owners.
3. Is this a New Plan or Strategy: No

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4. 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.

5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations; St. John's Heritage By-Law.

6. Accessibility and Inclusion: Not applicable.

4. Legal or Policy Implications: Exempt from the heritage design standards of the St. John's Heritage By-Law.

5. Privacy Implications: Not applicable.

6. Engagement and Communications Considerations: Not applicable.

7. Human Resource Implications: Not applicable.

8. Procurement Implications: Not applicable.

9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

**Recommendation:**

That Council approve the proposed fibre-cement panel system instead of brick for 40 Quidi Vidi Road, as proposed on the June 20, 2024 drawings.

**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:	40 Quidi Vidi - DEV2300183.docx
Attachments:	- WA_Caledonia Place_Revised Cladding_June 20, 2024.pdf - Renderings from 2023 Land Use Report.pdf
Final Approval Date:	Jul 3, 2024

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

**Ken O'Brien - Jul 3, 2024 - 11:40 AM**

**Jason Sinyard - Jul 3, 2024 - 11:45 AM**