

DECISION/DIRECTION NOTE

Approved by Panel via E-Vote with one
abstention - (G. Kindervater)

Title: 41 Bannerman Street
Development of a Single-Detached Dwelling
DEV1900113

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 a single-detached dwelling at 41 Bannerman Street.

Discussion – Background and Current Status:

The City has received an application to build a single-detached dwelling at 41 Bannerman Street. The subject property is currently a vacant lot located in Heritage Area 3, the Residential Downtown District of the St. John's Municipal Plan and is zoned Residential Downtown (RD).

The proposed dwelling meets the standards set out in Section 5.9.4 of the St. John's Development Regulations with respect to the proposed cladding, window style and trims, roofline, decorative brackets and garage door style. This application is brought to the Built Heritage Experts Panel (BHEP) for a recommendation respecting the garage doors on the front façade. The applicant proposes that the main entrance be located at the side of the dwelling, with two garage doors located at the front façade.

Recently, the topic of garages in Heritage Areas has been raised by the BHEP and Council. In past applications, garages have been permitted in the development of new infill housing in Heritage Areas, however a recent application on Patrick Street required the addition of a main entrance on the front façade alongside the garages. The BHEP recommended that the front façade of a dwelling should not be solely garage doors but should also include a main entrance doorway on the front façade if a garage is to be included.

When reviewing the proposed garages, there are aspects about this portion of Bannerman Street to note. There are nearby houses where the front door is set back from the front façade (see photos below). The properties adjacent to the subject property are set back from the street to allow driveways at the front of the dwellings, which is unique for this area of downtown. Usually, dwellings are built to the property line and abut the street and sidewalk.

While there are instances of a front door not being aligned with the front façade, the main entrance faces the street. As well, while there are driveways along the adjacent properties, the façades of the dwellings are not solely garages. From general urban design principles, buildings should be sited to locate the main entrances on the street. If this is not possible then

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they should be directly visible and as close to the street as possible. Having a main entrance on the front façade of a building enhances the public realm. Therefore, it is recommended to uphold the BHEP's previous recommendation regarding the inclusion of a door (main entrance) on the front façade of new dwellings in the Heritage Area.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Property owner and neighbours.
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 a single-detached dwelling at 41 Bannerman Street with the following condition:

- Add a door to the front façade facing the street. A double garage may be permitted if there is room.

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: _____

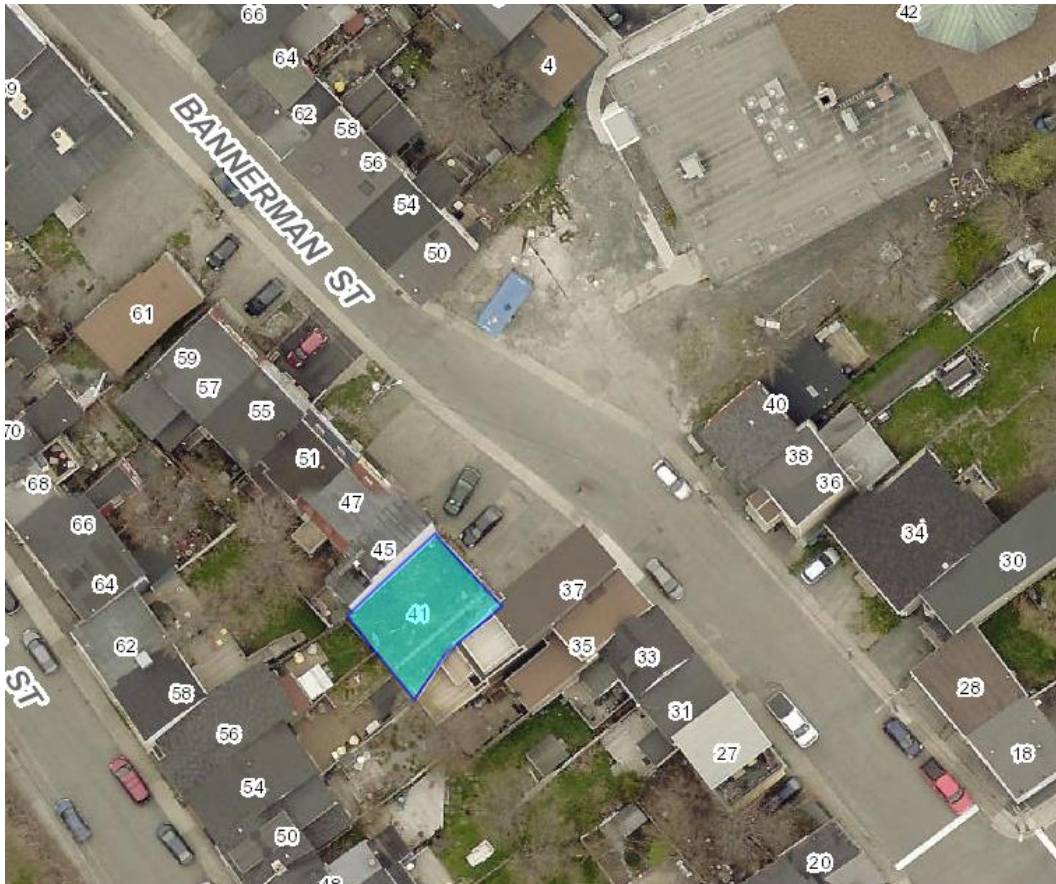
AMC/dlm

Attachments:

Location of Subject Property
Photos of Adjacent Buildings
Applicant's Submission

G:\Planning and Development\Planning\2019\BHEP\BHEP - 41 Bannerman Street October 8, 2019.docx

**Location of Subject Property
41 Bannerman Street**

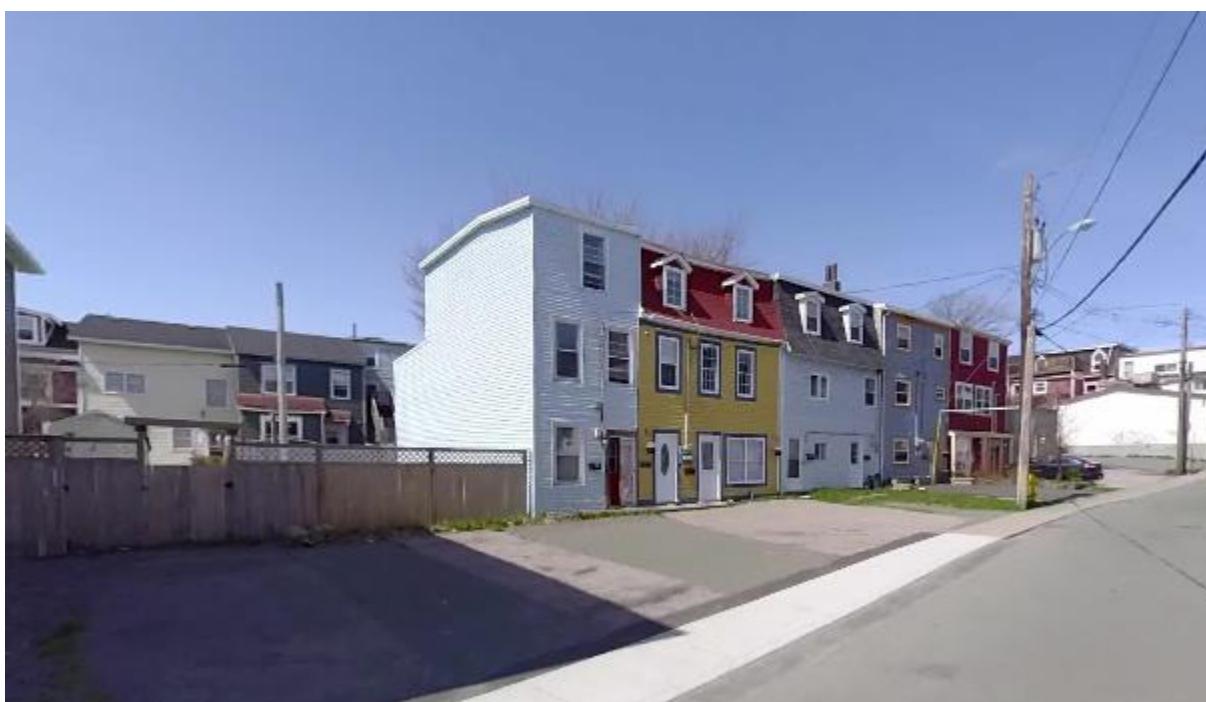


Photos of Adjacent Buildings

Examples of dwellings with the main entrance set back from the front façade.



Adjacent properties with driveways at the front of the lot.







PROJECT:
41 Bannerman St.
 St. John's NL

- Notes**
- DO NOT SCALE FROM THESE DRAWINGS.
 - ALL ANGLES ARE 45deg. UNLESS NOTED.
 - DIMENSIONS ARE TO FACE OF FRAMING, CONCRETE &/OR FACE OF ICF FORM.
 - GRADES SHOWN ON ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. ADJUST ON SITE AS REQUIRED.
 - CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED EARTH OR COMPACTED FILL AT AN ELEVATION BELOW THE FROST LINE.
 - BACKFILL SHALL NOT BE PLACED AGAINST THE FOUNDATION WALLS UNTIL STRUCTURAL FLOOR FRAMING INCLUDING PLYWOOD SUBFLOOR IS COMPLETE & FULLY NAILED & ANCHORED.
 - ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
 - TRUSS MANUFACTURER TO PROVIDE CERTIFICATES FOR ALL ROOF TRUSSES.
 - FLOOR SYSTEM & LVL DESIGN & SPECIFICATION.
 - ALL INTERIOR FINISHES TO BE SELECTED & SPECIFIED BY OWNER.
 - ALL EXTERIOR FINISHES TO BE SELECTED & SPECIFIED BY OWNER.
 - KITCHEN CABINETS, BATHROOM VANITIES, PLUMBING & LIGHT FIXTURES TO BE SELECTED BY OWNER.
 - LOCATIONS OF LIGHT FIXTURES, SWITCHES & ELECTRICAL RECEPTACLES TO BE DETERMINED ON SITE IN CONSULTATION WITH OWNER.
 - HEATING & AIR EXCHANGE SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS & NATIONAL BUILDING CODE REQUIREMENTS.
 - SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH LOCAL REGULATIONS & NATIONAL BUILDING CODE REQUIREMENTS.
 - ELECTRICAL INSTALLATION TO COMPLY WITH THE CURRENT EDITION OF THE NATIONAL BUILDING CODE.
 - ALL HEADERS & TRIMMERS TO COMPLY WITH THE NATIONAL BUILDING CODE LATEST EDITION.
 - MATERIALS FOR DECK CONSTRUCTION TO BE DETERMINED BY OWNER & INSTALLED BY BUILDER.

DRAWING:
As Indicated

Revisions:

Sheet:
A1

FILE: 41Bannerman_A1	DRAWING NO.: A1
DATE: JULY 2019	DESIGN: D.B. DOBBIN
SCALE: 1/8"=1'-0"	DRAWN: D.B. DOBBIN

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