

DECISION/DIRECTION NOTE

Title: 21A Angel Place – DEV2400112 – New Dwelling

Date Prepared: January 10, 2025

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 dwelling in Heritage Area 3 at 21A Angel Place.

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 3 (R3), and is in Heritage Area 3. A location map is attached.

The proposed elevations of the house are attached and meet the City's Heritage Design Standards for Heritage Area 3. 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 staff report in lieu of a Heritage Report.

The application is in development review, so some changes may be required. However, given that the proposed Townhouse 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. 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.

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

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.

7. Legal or Policy Implications: Meets the Heritage Design Standards of the St. John's Heritage By-Law.

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Not applicable.

10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.

12. Information Technology Implications: Not applicable.

13. Other Implications: Not applicable.

Recommendation:

That Council accept this staff report on 21A Angel Place as the Heritage Report for a proposed Townhouse in Heritage Area 3, as per Section 8(3) of the St. John's Heritage By-Law.

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:	21A Angel Place - DEV2400112 - New Dwelling.docx
Attachments:	- 21A ANGEL PLACE - LOCATION MAP.pdf - 21A Angel Place - 2024-12-23 -Elevations_redacted.pdf
Final Approval Date:	Jan 16, 2025

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

Ken O'Brien - Jan 16, 2025 - 2:42 PM

Jason Sinyard - Jan 16, 2025 - 2:50 PM