

DECISION/DIRECTION NOTE

Title: 28 Cochrane Street – REN2500032 – Designated Heritage Building

Date Prepared: March 19, 2025

Report To: Regular Meeting of Council

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

Ward: Ward 2

Decision/Direction Required:

To approve exterior renovations to 28 Cochrane Street, a designated Heritage Building.

Discussion – Background and Current Status:

The subject property, on the corner of Cochrane Street and York Street, is within the Commercial District of the Envision St. John's Municipal Plan and is zoned Commercial Downtown Mixed (CDM). The property is in Heritage Area 2 and is a designated Heritage Building of the City as well as a Registered Heritage Structure of the Heritage Foundation of Newfoundland and Labrador. A location map and the heritage statement of significance are attached.

Any exterior alterations to a designated Heritage Building require Council approval. At its May 13, 2019 regular meeting, Council directed that minor maintenance applications for designated Heritage Buildings can be sent directly to Council for approval, without referral to the City's Built Heritage Experts Panel.

The applicant proposes to replace two rear windows with new vinyl windows of the same size and style. Typical heritage window trims will also be required, consistent with the window trims located on the façade facing York Street.

Applicable Heritage Design Standards from the St. John's Heritage By-Law:

Window Style - *Original style, size and shape of windows to be retained, unless otherwise approved by Council.*

For any façade facing a public street and/or publicly maintained space, the style and configuration of the windows shall be in keeping with the building's architectural characteristics.

Window Replacements - *All window replacements shall be restored/returned in keeping with the window style and window configuration of the building's architectural characteristics.*

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Where appropriate, in the opinion of Council, additional facades, or parts thereof, may be required to comply with the foregoing.

Window Trim Style and Materials – *Window trims shall be compatible with the building’s architectural characteristics. Materials may include wood, stone brick, the building’s original material, or material otherwise approved by Council.*

Note: The width and style of window trims shall be consistent throughout the building’s facades, unless otherwise approved by Council.

Window Materials – *Modern window material may be permitted provided, in the opinion of Council, the appearance replicates the building’s period/architectural characteristics.*

The proposed exterior renovations to 28 Cochrane Street meet the City’s Heritage Design Standards and therefore are recommended for approval.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner; neighbours; heritage groups.
3. Is this a New Plan or Strategy: No
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: St. John’s Heritage By-Law.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: In line with the Heritage By Law, Schedule D - Heritage Design Standards.
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 approve the exterior alterations, as proposed, to 28 Cochrane Street, a designated Heritage Building.

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:	28 Cochrane Street - REN2500032 - Designated Heritage Building.docx
Attachments:	- 28 COCHRANE STREET.pdf - 28 Cochrane Street - Statement of Significance.pdf - Window Replacements.PNG
Final Approval Date:	Mar 20, 2025

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

Ken O'Brien - Mar 19, 2025 - 3:36 PM

Jason Sinyard - Mar 20, 2025 - 12:28 PM