

DECISION/DIRECTION NOTE

Title: 56 Brazil Street – DEV2500001 – New Dwelling

Date Prepared: April 28, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Tom Davis, Heritage

Ward: Ward 2

Decision/Direction Required:

To approve the design of a new dwelling in Heritage Area 3 at 56 Brazil Street.

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

Proposed elevations of the house dated April 17, 2025 are attached and meet the St. John's Heritage By-Law, Schedule D "Heritage Design Standards" for Heritage Area 3 and for New Buildings in a Heritage Area. 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." Since the proposed new dwelling meets the Heritage Design Standards, staff recommend Council accept this staff report in lieu of a 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
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

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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 St. John's 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 accept this staff report on 56 Brazil Street as the Heritage Report for a proposed new dwelling in Heritage Area 3, as per Section 8(3) of the St. John's Heritage By-Law, and approve the building elevations dated April 17, 2025.

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:	56 Brazil Street - DEV2500001 - New Dwelling.docx
Attachments:	- 56 BRAZIL STREET - Location Map.pdf - 56 Brazil Street - Elevations - April 17, 2025.pdf
Final Approval Date:	May 6, 2025

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

Ken O'Brien - May 5, 2025 - 6:23 PM

Jason Sinyard - May 6, 2025 - 10:58 AM