

DECISION/DIRECTION NOTE

Title: 4A Middle Battery Road – DEV2400079- New Dwelling

Date Prepared: May 20, 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 house in a Heritage Area 4 (Battery) at 4A Middle Battery Road.

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 Battery (RB), and is located within Heritage Area 4 (Battery). A location map is attached.

The proposed elevations of the house are attached and meet the requirements of the St. John's Heritage By-Law, Schedule D - Heritage Design Standards for residential buildings in Heritage Area 4 (Battery). 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.

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: 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 4A Middle Battery Road as the Heritage Report for a proposed Single Detached Dwelling in Heritage Area 4 (Battery), as per Section 8(3) of the St. John's Heritage By-Law, and approve the building elevations dated May 2, 2025.

Prepared by: Lindsay Church, MCIP, Planner III – Urban Design and Heritage

Approved by: Lindsay Lyghtle Brushett, MCIP, Supervisor – Planning and Development

Report Approval Details

Document Title:	4A Middle Battery Road - DEV2400079 - New Dwelling.docx
Attachments:	- 4A MIDDLE BATTERY ROAD - Location Map.pdf - 4A Middle Battery Road - Elevations - May 2, 2025.pdf
Final Approval Date:	May 22, 2025

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

No Signature - Task assigned to Ken O'Brien was completed by delegate Lindsay Lyghtle Brushett

Ken O'Brien - May 21, 2025 - 1:54 PM

Jason Sinyard - May 22, 2025 - 2:56 PM