

## Decision Note

<b>Title:</b>	83 Cochrane Street – DEC2500223 – Designated Heritage Building
<b>Date Prepared:</b>	February 3, 2026
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Tom Davis, Heritage
<b>Ward:</b>	Ward 2

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**Decision/Direction Required:**

To approve exterior alterations to 83 Cochrane Street, a designated Heritage Building.

**Discussion – Background and Current Status:**

83 Cochrane Street is a designated Heritage Building known as Emmanuel House. It is situated at the corner of Military Road and Cochrane Street and is in the Institutional Land Use District, Institutional Downtown (INST-DT) Zone, and in Heritage Area 1. A location map and the Statement of Significance for the designated Heritage Building are attached.

The application is to replace aspects of the covered porch, including the deck, railing and stairs along the Cochrane Street entrance as well as the ramp that accesses Military Road. The columns supporting the porch roof will remain. The intent is to rebuild existing elements to meet applicable sections of the Heritage Design Standards and the National Building Code with respect to the stairs and decking. The ramp will meet accessibility standards.

Exterior alterations to a designated Heritage Building require Council approval. Minor maintenance applications for designated Heritage Buildings, such as this one, do not require referral to the City's Built Heritage Experts Panel.

Applicable Heritage Design Standards for designated Heritage Buildings are as follows:

***Fences and Railings Styles:*** Original style of structure to be maintained. Iron fences and railings to be maintained. New fences and railings shall be compatible with the building's architectural characteristics.

*Note: Exterior handrails and guards vertical members shall be installed between the top and bottom rail. Face nailed balustrades typical of new construction are not permitted.*

***Fence, Railing, Retaining Wall, Deck and Balcony Materials:*** Modern materials are permitted provided the appearance replicates the building's period/architectural characteristics.

Note: Unfinished pressure treated wood at front of the building or visible from a public street and/or publicly maintained space is not permitted. Painted or solid colour stained pressure treated wood is permitted.

The proposed exterior alterations to 83 Cochrane Street meet the Heritage Design Standards for designated Heritage Buildings and are therefore recommended for approval.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Property owner; neighbouring owners; heritage groups.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: 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 for Designated Heritage Buildings.
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. Information Management Implications: Not applicable.

14. Other Implications: Not applicable.

**Recommendation:**

That Council approve the exterior alterations to 83 Cochrane Street, a designated Heritage Building, as proposed.

**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:	83 Cochrane Street - DEC2500223 - Designated Heritage Building.docx
Attachments:	- 83 COCHRANE STREET.pdf - 83 Cochrane Street - Statement of Significance.pdf - 83 Cochran Street - Railing Design.pdf
Final Approval Date:	Feb 4, 2026

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

**Ken O'Brien - Feb 4, 2026 - 3:15 PM**

**Jason Sinyard - Feb 4, 2026 - 3:58 PM**