

DECISION/DIRECTION NOTE

Title: 164 Signal Hill Road
Single Detached Dwelling
DEV1900165

Date Prepared: February 10, 2020

Report To: Chair and Members, Built Heritage Experts Panel

Councillor & Role: Councillor Maggie Burton, Planning and Development Lead

Ward: 2

Decision/Direction Required:

To make a recommendation to Council regarding the size of a proposed dwelling at 164 Signal Hill Road.

Discussion – Background and Current Status:

At the February 3, 2020 Council meeting, Council referred an application for a proposed dwelling at 164 Signal Hill Road to the Built Heritage Experts Panel (BHEP) for comment on the size of the building. The design of the building is not being presented or considered at this time. Renderings are submitted to display the height and general mass of the proposed dwelling.

The subject property is located in Heritage Area 3, the Residential Low Density District of the St. John's Municipal Plan, and is zoned Comprehensive Development Area – Signal Hill/Battery (CDA – Signal Hill/Battery). The property previously housed a one-storey single detached dwelling which has been demolished.

The applicant is proposing a two-storey dwelling with a maximum height of 7.85 metres. The property is located in the Battery Development Area and therefore Section 7.28 of the Development Regulations applies. In addition to the zone standards, the development of any property included in the Battery Development Area is also subject to the requirements of the Footprint and Height Control Overlay for the Battery Development Area, unless otherwise approved by Council. For this property, the Footprint and Height Control Overlay suggests a one-storey addition for vertical expansion and a horizontal expansions to the left when viewed from the road. The proposed development is in line with this suggestion, however in order to consider a maximum height of 7.85 metres, a Land Use Assessment Report and consultation with neighbouring properties was required before being referred to Council for approval. Prior to making a decision, Council have referred the application to the BHEP for comment.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

ST. JOHN'S

2. Partners or Other Stakeholders:
Neighbouring residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:
A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Not applicable.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That the Built Heritage Experts Panel review the documentation provided and make a recommendation to Council on this matter.

Prepared by/Signature:

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMC/dlm

Attachments:

Location of Subject Property

Applicant's Presentation to the Committee of the Whole January 15, 2020



SUBJECT PROPERTY

COH

CDA-SIGNAL HILL

CDA-SIGNAL HILL

CDA-SIGNAL HILL

CDA-SIGNAL HILL

MURPHY'S ROW

166

164

162

158

160

156

174

168



DISCLAIMER: This map is based on current information at the date of production.

164 Signal Hill Road

Elevations and Perspectives

Presentation to the Committee of the Whole
January 15, 2020

164 Signal Hill Road Looking West



Existing



Proposed

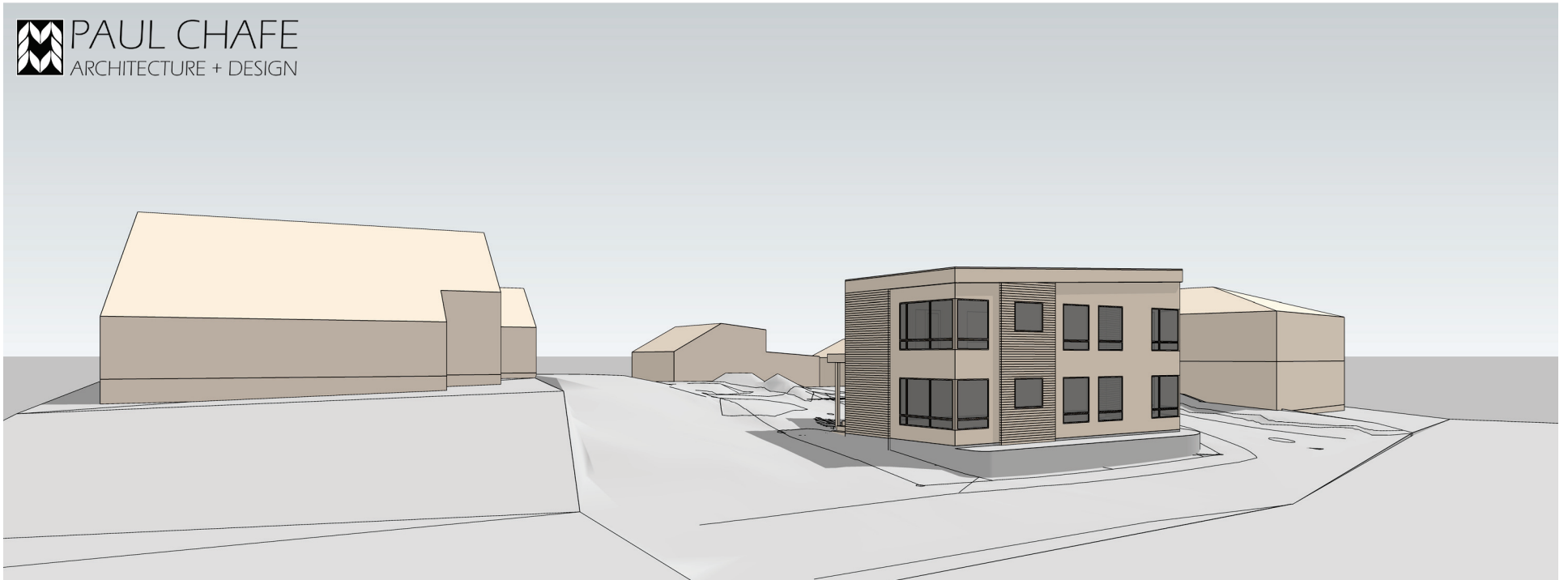
164 Signal Hill Road Looking East



Existing



Proposed



SIGNAL HILL ROAD LOOKING SOUTH-EAST



SIGNAL HILL ROAD LOOKING NORTH-EAST

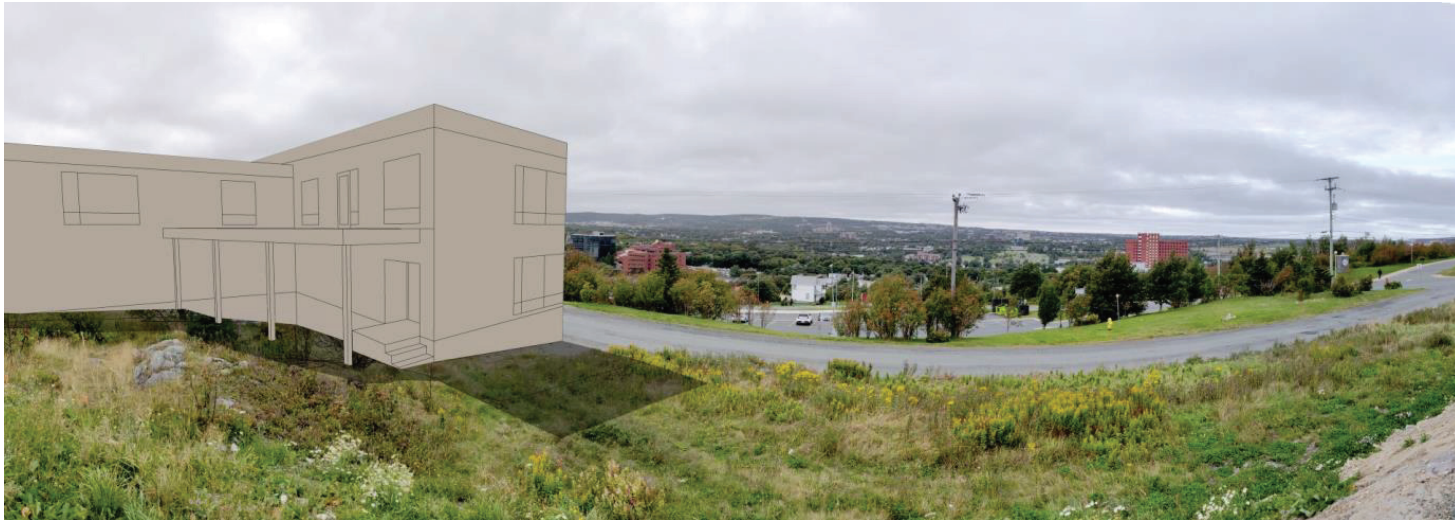


SIGNAL HILL ROAD LOOKING NORTH

164 Signal Hill Road - View from Civic # 158



Existing



Proposed



Existing



Proposed



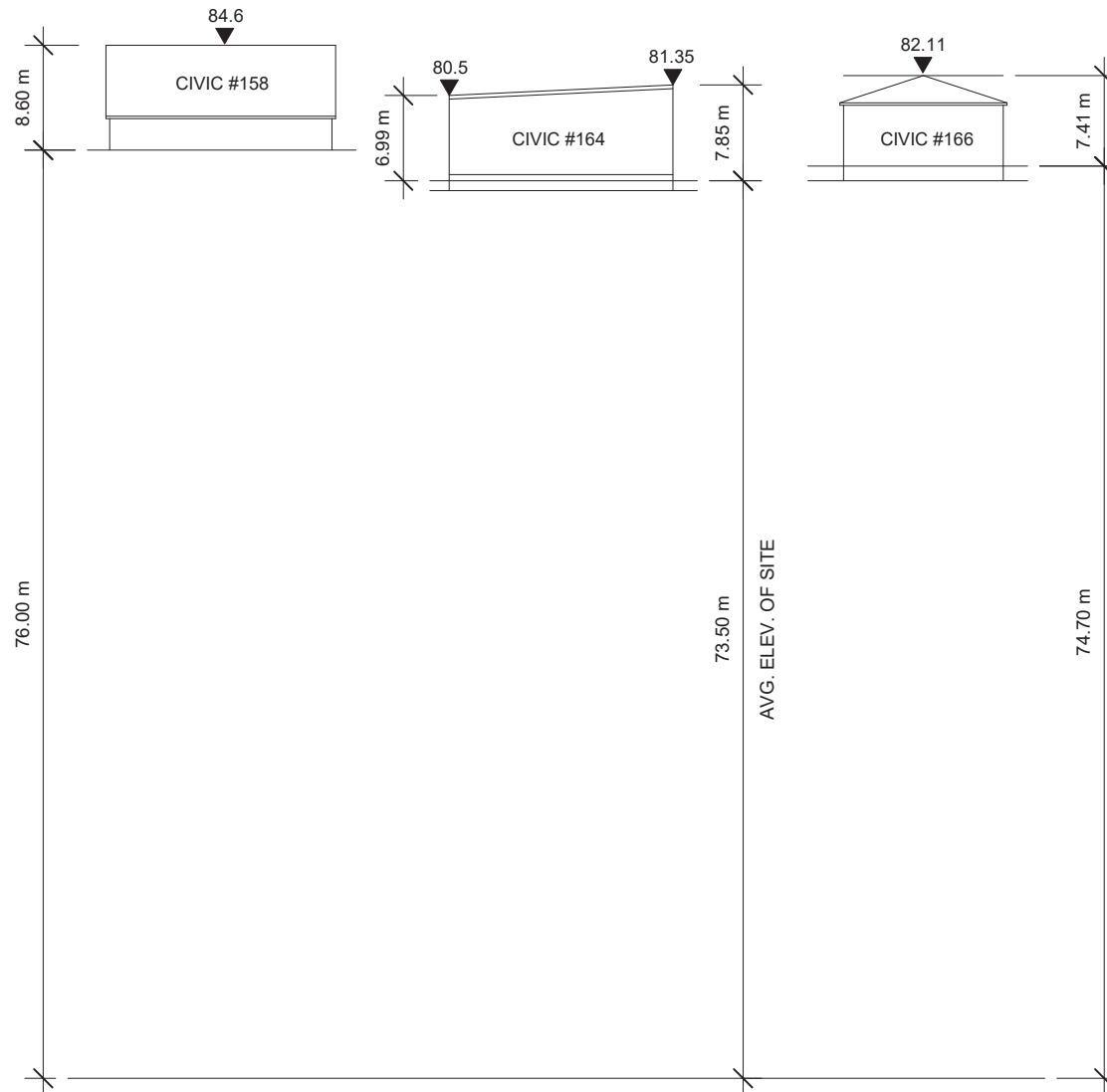
4.5m high development for comparison

VIEW FROM CIVIC NO.162

164 Signal Hill Road
Conceptual Design
2019 11 21

164 Signal Hill Road

Relative Building Heights



164 Signal Hill Road

Comparative Building Heights

Civic	Mid Lot Estimate (m)	House Peak (m)	Delta (m)
158	76.00	84.60	8.60
166	74.70	82.11	7.41

164 Proposed

East End	73.50	81.35	7.85
West End	73.50	80.50	6.99

164P Compared to 158

East End	2.50	3.25	0.75
West End	2.50	4.10	1.61

164P Compared to 166

East End	1.20	0.76	(0.44)
West End	1.20	1.61	0.42

