ST. JOHN'S

Report of Built Heritage Experts Panel

February 12, 2020
12:00 p.m.
Conference Room A, 4th Floor City Hall

Present:　　　　　　　Glenn Barnes, Chairperson
　　　　　　　　　　　Bruce Blackwood, Contractor
　　　　　　　　　　　Garnet Kindervater, Contractor
　　　　　　　　　　　Dawn Boutilier, Planner
　　　　　　　　　　　Mark Whalen, Architecture
　　　　　　　　　　　Ken O'Brien, Chief Municipal Planner
　　　　　　　　　　　Ann Marie Cashin, Heritage and Urban Planner
　　　　　　　　　　　Rob Schamper, Technical Advisor

Regrets:　　　　　　　Rachel Fitkowski, Landscape Architect

Staff:　　　　　　　　Maureen Harvey, Legislative Assistant

5.1　164 Signal Hill Road - Single Detached Dwelling - DEV 1900165

The Panel reviewed the Decision Note which reports that this application for development was tabled with Council resulting in a request that it be reviewed by the Panel in relation to massing and height. While design is not under consideration at this time, the Panel felt it warranted some comments prior to the applicant moving too far along resulting in excess expenditure.

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 expansion 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.

The Panel welcomed Rick Pardy (applicant) and Paul Chafe (architect) to the meeting.

The applicant presented the application noting that while he is open to changes in design, the priority is to ensure there is approval for a two-storey dwelling with the size as proposed.

Discussion took place with the following points noted:

- While the proposed flat roof is intended to mitigate issues on the views of neighboring properties, the Panel suggested that consideration be given to a gable or hipped roof (with a mild slope) which would blend better with the character of the Battery.

- Another method of mitigating unfavorable views would be to build the home deeper into the bedrock.

In summary, the delegation committed to adjustments to design as long as the City is acceptable to the proposed mass and height. They also agreed to consider the Panel's suggestions on design and come back to a future meeting prior to finalizing same.

Recommendation
Moved By Bruce Blackwood
Seconded By Mark Whalen

That Council, grant development approval at 164 Signal Hill Road with the footprint as proposed. While two storeys are recommended, the Panel recommends the building be set lower than that which is shown in the renderings submitted.

CARRIED UNANIMOUSLY

Recommendation
Moved By Mark Whalen
Seconded By Bruce Blackwood

That Council approve the following suggestions of the Built Heritage Experts Panel as it relates to design for the proposed dwelling at 164 Signal Hill Road.

a. the applicant be required to ensure design, rock and color of the dwelling blends in with the historic character of the Battery.

b. the applicant present a design that incorporates a consider a gabled or hipped roof to mitigate a negative impact of views for neighbors.

c. the applicant reconsider a design that is more in keeping with the character of the Battery with integration of color, cladding and windows.

CARRIED UNANIMOUSLY

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GLENN BARNES, CHAIR