

DECISION/DIRECTION NOTE

Title: 164 Signal Hill Road
Single Detached Dwelling
DEV1900165

Date Prepared: February 18, 2020

Report To: Committee of the Whole

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

Ward: 2

Decision/Direction Required:

To seek approval for the building height 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 mass of the proposed dwelling.

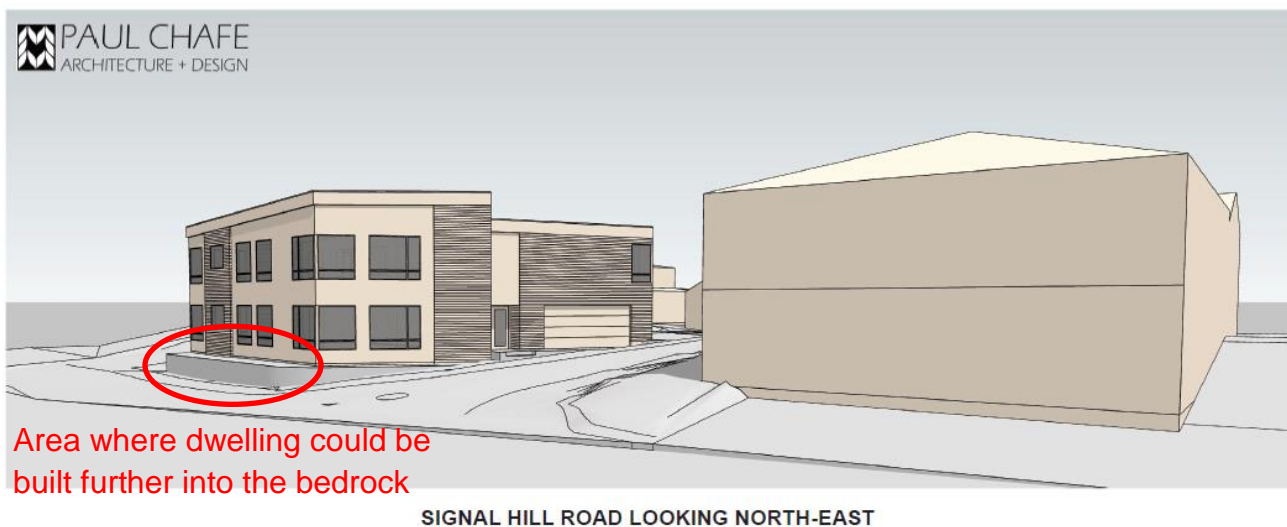
The subject property is located in Heritage Area 3, the Residential Low Density District of the St. John's Municipal Plan, and is zoned Comprehensive Development Area – Signal Hill/Battery (CDA – Signal Hill/Battery). The property previously housed a one-storey single detached dwelling which has been 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 expansion to the left when viewed from the road. The proposed development is in line with this. 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 referred the application to the BHEP for comment.

The BHEP reviewed the application at the February 12, 2020 meeting. The applicant and architect of the building attended the meeting. While the specifics of the design are not addressed in the BHEP's recommendation, the Panel provided initial comments on the design during the meeting to better inform the applicant prior to preparing detailed designs. For example, while the proposed flat roof is intended to mitigate issues on the views of

ST. JOHN'S

neighbouring properties, the Panel suggested that consideration be given to a low sloping gable or hipped roof, which would blend better with the character of the Battery. The Panel did not have any concerns regarding the size of the building (the footprint) or the building height of two storeys. However, the Panel recommends that the dwelling could be built further into the bedrock to reduce the impact on neighbouring properties. As proposed, the applicant has built the land up at the western side of Murphy's Right of Way to provide a consistent floor level across the dwelling (see drawing below). By lowering the entire development closer to the level of the road, the impact on neighbouring properties could be reduced while maintaining two storeys. Note, lowering the building may require adjustments to the garage along the southern side of Murphy's Right of Way.



Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring property owners and residents.
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 Council accept the Built Heritage Expert Panels recommendations for 164 Signal Hill Road that:

1. The proposed building footprint is acceptable
2. A two-storey house is acceptable at this site, however,
 - a. The proposed overall height should be reduced to mitigate any negative impacts of view for neighbours;
 - b. The design should be changed to incorporate a low-sloping gable or hipped roof, in keeping with other houses in the neighbourhood.
 - c. The design, materials and windows should be in keeping with the character of the Battery Neighborhood.

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

Approved by: Ken O'Brien, MCIP – Chief Municipal Planner

Report Approval Details

Document Title:	164 Signal Hill Road, Single Detached Dwelling, DEV1900165.docx
Attachments:	- 164 Signal Hill Road - Zoning Map.pdf - 164 Signal Hill Road - COTW Presentation.pdf
Final Approval Date:	Feb 20, 2020

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

Ken O'Brien - Feb 20, 2020 - 11:18 AM

Jason Sinyard - Feb 20, 2020 - 11:28 AM