

DECISION/DIRECTION NOTE

Title: 68 Queen's Road, Dormer Window Replacement

Date Prepared: May 5, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Decision/Direction Required:

To seek approval for a dormer window replacement at 68 Queen's Road, Cathedral Parish Hall Residence.

Discussion – Background and Current Status:

The City has received an application for a dormer window replacement at 68 Queen's Road. The application is only for the portion of the building known as "The Residence" and built in 1893, the year after the Great Fire. The subject building is located in the Institutional (INST) District and Zone, Heritage Area 1 and is designated by Council as a Heritage Building.

Any exterior alterations to a designated Heritage Building require Council's approval. At the May 13, 2019 Council meeting, Council directed that minor maintenance applications for designated Heritage Buildings can be evaluated by staff and sent directly to a Council meeting for Council's approval.

Renovations to this property were previously brought to the April 13, 2020 Regular Council Meeting. Since that time, it has been determined that the windows in one dormer at the front of the building will also require replacement in order to meet fire and life safety requirements. The dormer currently contains two single-hung windows. The applicant is proposing that the windows will be replaced with a vinyl single-hung window on one side and a vinyl casement window on the other side. The casement window will replicate the single-hung window as closely as possible. The dormer will not be altered, and the new windows will be the same size as the existing windows.

In the past, the City has accepted casement windows which replicate single-hung windows as a means to meet fire and life safety requirements while replicating the historic look of the building. Therefore, it is recommended to approve the dormer window replacement, as proposed.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

ST. JOHN'S

2. Partners or Other Stakeholders: Not applicable.
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 approve the dormer window replacement at 68 Queen’s Road (Cathedral Parish Hall Residence), as proposed.

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

Approved by: Ken O’Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	68 Queen's Road, Dormer Window Replacement.docx
Attachments:	- 68 Queen's Road - Dormer Window.pdf
Final Approval Date:	May 6, 2020

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

Ken O'Brien - May 6, 2020 - 12:16 PM

Jason Sinyard - May 6, 2020 - 4:33 PM