

# DECISION/DIRECTION NOTE

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**Title:** 5 Church Hill – Application for a Roof Deck

**Date Prepared:** May 19, 2020

**Report To:** Committee of the Whole

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

**Ward:** Ward 2

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## **Decision/Direction Required:**

To seek approval for a roof deck, located at 5 Church Hill.

## **Discussion – Background and Current Status:**

The City has received an application for a roof deck, located at the rear of the dwelling at 5 Church Hill. The subject property is located within Heritage Area 1, the Commercial Downtown District of the St. John's Municipal Plan and is zoned Commercial Central Mixed Use (CCM). The building is not designated by Council as a Heritage Building.

As per Section 5.9.4 Heritage Area Standards (Table) of the St. John's Development Regulations, roof decks are not permitted in Heritage Area 1 unless they are an original feature of the structure. The roof deck proposed is not original to the structure and will be located on an extension at the rear of the dwelling. The rear of the property is adjacent to a neighbouring parking lot, does not face a public street and is not clearly visible from Henry Street. For design elements that do not meet the Heritage Area Standards, Council may approve the design through a comprehensive design package submitted by the applicant.

As the roof deck will not be clearly visible from the street and will provide an outdoor space where rear yards are limited, staff agree with the Built Heritage Expert Panel's recommendation to approve the roof deck at 5 Church Hill, as proposed.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
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.

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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 roof deck at 5 Church Hill, 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:	5 Church Hill - Application for a Roof Deck.docx
Attachments:	- 5 Church Hill - Attachments.pdf
Final Approval Date:	May 21, 2020

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

**Ken O'Brien - May 20, 2020 - 8:52 PM**

**Jason Sinyard - May 21, 2020 - 10:39 AM**