

ST. JOHN'S

Report of Built Heritage Experts Panel

May 13, 2020

12:00 p.m.

Virtual

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

Staff: Maureen Harvey, Legislative Assistant

5 Church Hill, Roof Deck

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.

In addition to the application at hand, staff requested the Built Heritage Expert Panel's recommendation on roof decks in Heritage Area 1 in general, i.e. if changes to this regulation may or may not be required.

Discussion took place with agreement as follows:

- there is a need for a definition for roof deck
- an exception is warranted in considering this application as the proposed deck is not on the top roof and will not impede the views of neighboring properties.

It was agreed that the following recommendation be forwarded to Council for consideration.

Recommendation

Moved By Bruce Blackwood

Seconded By Mark Whalen

That the Built Heritage Experts Panel recommend approval of the application to construct a roof deck at 5 Church Hill as proposed.

CARRIED UNANIMOUSLY

GLENN BARNES, CHAIR