

DECISION/DIRECTION NOTE

Title: 69 Patrick Street, Exterior Renovation

Date Prepared: June 4, 2020

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Decision/Direction Required:

To approve the proposed design for exterior façade renovations at 69 Patrick Street.

Discussion – Background and Current Status:

At the May 27, 2020 Built Heritage Experts Panel (BHEP) meeting, the Panel reviewed an application for exterior renovations at 69 Patrick Street which did not meet the Heritage Area Standards of the St. John's Development Regulations. The BHEP recommended changes to the design and the applicant has revised the design based on those recommendations. The revised application was presented to the BHEP on June 3, 2020 through e-vote for a recommendation to Council.

The subject property is located within Heritage Area 2, is in the Residential Medium Density District of the St. John's Municipal Plan and is zoned Residential High Density (RHD). The building is not designated by Council as a Heritage Building.

The existing dwelling is a two-and-a-half storey semi-detached dwelling. The applicants are now proposing to leave the dwelling in its current structure and renovate the exterior accordingly. The renovations include:

- The dormer windows are being increased from one to two, the second-storey windows from two to three, and the first storey picture window is being replaced with two single-hung windows. All windows will be single-hung with the exception of the round windows and a floor to ceiling window on the rear elevation. As per the Heritage Area Standards in the Development Regulations, regulations on window configuration is limited to facades facing a public street. The side and rear elevation of this property are facing a parking lot, and not a public street.
- The cladding will remain as wood clapboard with associated wood trims.
- If shingles need to be replaced, the mansard roof will be refinished with an asphalt shingle to match existing material.
- The front porch remains removed in this design. The adjacent remaining porch structure will be finished with a wood clapboard and finished to match the adjacent structure.
- The applicants are also proposing the possibility of a roof deck at the rear. As per the Heritage Areas Standard for Heritage Area 2, roof decks may be permitted provided the deck structure or any part thereof, does not extend above the top storey roof line or

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obscure an original architectural feature and is not on a façade facing a public street. The roof deck would include a guard rail and a full height door off the third level for access.

As the revised design, including the roof deck, now meet the Heritage Area Standards, the BHEP recommended to approve the design as proposed. Staff agree with this recommendation.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners and residents of the heritage area.
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: Following the Heritage Area Standards of the St. John's Development Regulations.
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 design for exterior renovations at 69 Patrick Street, as proposed.

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

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

Location of Subject Property
69 Patrick Street



Report Approval Details

Document Title:	69 Patrick Street, Exterior Renovation.docx
Attachments:	- 69 Patrick Street - BHEP Revised Attachment.pdf
Final Approval Date:	Jun 4, 2020

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

Ken O'Brien - Jun 4, 2020 - 10:10 AM

Jason Sinyard - Jun 4, 2020 - 10:13 AM