

DECISION/DIRECTION NOTE

Title: 36 Cabot Avenue, SUB2000006 (BHEP)

Date Prepared: May 29, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Decision/Direction Required:

To seek approval of the design of two single-detached dwellings located at 36 Cabot Avenue.

Discussion – Background and Current Status:

The City has received an application to subdivide the property at 36 Cabot Avenue into three lots. The subdivision would add two building lots with single-detached dwellings fronting Battery Road. The subject property is within Heritage Area 3, the Residential Medium Density District of the St. John's Municipal Plan and is zoned Residential Battery (RB).

Each dwelling is proposed to be three storeys in height with a garage. For single detached dwellings, the RB Zone allows a maximum building height of two storeys on the uphill side of a lot and three storeys on the downhill side of a lot. The proposed height would be in keeping with the adjacent buildings at 38-42 Battery Road. The proposed floor area of the dwelling located on Lot A is 148.65 m² and the proposed floor area for the dwelling located on Lot B is 232.25 m². As per the St. John's Development Regulations Appendix A: Footprint and Height Control Overlay for the Battery Development Area, the existing dwelling at 36 Cabot Avenue is considered large for the area, however the appendix does not consider additional buildings on that lot. Since the table is silent on this, Section 7.28 of the Development Regulations allows Council the ability to approve development in the Battery Development Area provided that the applicant undertakes a Land Use Assessment Report (LUAR) on the proposed development. The applicants are currently undergoing the LUAR process for development approval.

The attached massing concept of the buildings is a design representation for this initial stage of the project (subdivision approval). The final design will be similar but will have more detail as the design progresses. The applicants attended the May 27, 2020 Built Heritage Experts Panel (BHEP) meeting to discuss the design prior to moving forward with detailed designs. The BHEP offered the following recommendation:

1. That Council approve the building height and massing at 36 Cabot Avenue as proposed.
2. That the applicant includes the following design considerations when completing detailed design:
 - That the dwellings maintain the varying heights and broken-up massing;

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- That the roofline be in keeping with the Battery area. For example, a shed roof that slopes from front to back;
 - That the windows be a single-hung style;
 - That the cladding be clapboard, or a similar style;
 - If possible, that the garages be set back from the main building;
 - If possible, that the trees at the rear of the lot be maintained; and
 - That the landscaping at the front of the building be in keeping with the Battery area.
3. That the design be brought back to the Built Heritage Experts Panel for review and recommendation to Council prior to issuance of building permits.

Staff agree with the BHEP's recommendation on this application.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring property owners.
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 building height and massing at 36 Cabot Avenue as proposed.

That the applicant include the following design considerations when completing detailed design:

- That the dwellings maintain the varying heights and broken-up massing;
- That the roofline be in keeping with the Battery area. For example, a shed roof that slopes from front to back;
- That the windows be a single-hung style;
- That the cladding be clapboard, or a similar style;

- If possible, that the garages be set back from the main building;
- If possible, that the trees at the rear of the lot be maintained;
- That the landscaping at the front of the building be in keeping with the Battery area.

That the design be brought back to the Built Heritage Experts Panel for review and recommendation to Council prior to issuance of building permits.

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

Location of Subject Property
36 Cabot Avenue



Report Approval Details

Document Title:	36 Cabot Avenue, SUB2000006 (BHEP).docx
Attachments:	- 36 Cabot Avenue - BHEP Attachment.pdf
Final Approval Date:	Jun 3, 2020

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

Ken O'Brien - Jun 2, 2020 - 7:19 PM

Jason Sinyard - Jun 3, 2020 - 1:58 PM