

ST. JOHN'S

Report of Built Heritage Experts Panel

May 27, 2020

12:00 p.m.

Virtual

Present: Glenn Barnes, Chairperson
Bruce Blackwood, Contractor
Dawn Boutilier, Planner
Rachel Fitkowski, Landscape Architect
Mark Whalen, Architecture

Regrets: Garnet Kindervater, Contractor

Staff: Ken O'Brien, Chief Municipal Planner
Ann Marie Cashin, Heritage and Urban Planner
Rob Schamper, Technical Advisor
Maureen Harvey, Legislative Assistant

PRESENTATIONS/DELEGATIONS

36 Cabot Avenue, SUB2000006

Karl Kenny, Eddi Kenny and Stratford Barrett were in attendance

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. The proposed height would be in keeping with the adjacent buildings at 38-42 Battery Road. The applicants are currently undergoing the LUAR process for development approval.

The delegation was welcomed to the meeting at 12:17 pm and proceeded to provide an overview of the application.

Discussion took place with comments on the following:

- building height and massing
- maintenance of varying heights and broken-up massing
- roofline
- windows
- cladding
- garage setback
- trees at the rear of the lot
- landscaping at the front

Concerns were also raised about the setback of the buildings near the intersection of Cabot Avenue and Battery Road. These concerns have been forwarded to the Development Officer.

Recommendation

Moved By Bruce Blackwood

Seconded By Rachel Fitkowski

1. That Council approve the building height and massing at 36 Cabot Avenue as proposed.
2. 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.

3. That the design be brought back to the Built Heritage Experts Panel prior to issuance of building permits.

CARRIED UNANIMOUSLY

GLENN BARNES, CHAIR