

DECISION/DIRECTION NOTE

Title: 36 Cabot Avenue, SUB2000006
Date Prepared: May 21, 2020
Report To: Built Heritage Experts Panel
Councillor and Role: Maggie Burton, Built Heritage Experts Panel
Ward: Ward 2

Decision/Direction Required:

To review the design of two dwellings proposed at 36 Cabot Avenue and make a recommendation to Council regarding the same.

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 application is brought to the Built Heritage Experts Panel at this early stage to discuss the design and make recommendations prior to the detailed design stage.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

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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: Requires a Land-Use Assessment Report (LUAR) under 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 the Built Heritage Experts Panel review the documentation provided regarding the development of two single detached dwellings at 36 Cabot Avenue and make a recommendation to Council on this matter.

Prepared by: Ann-Marie Cashin, MCIP, Planner III - Urban Design & Heritage
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.docx
Attachments:	- 36 Cabot Avenue - BHEP Attachment.pdf
Final Approval Date:	May 25, 2020

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

Ken O'Brien - May 25, 2020 - 1:48 PM

Jason Sinyard - May 25, 2020 - 1:56 PM