

# **AGENDA**

## **Built Heritage Experts Panel**

Thursday, May 15, 2019

12:00 pm

Conference Room A

4<sup>th</sup> Floor, City Hall

ST. JOHN'S

## **AGENDA**

### **BUILT HERITAGE EXPERTS PANEL MEETING**

**May 15, 2019 – 12:00 p.m. – Conference Room A, 4th Floor, City Hall**

#### **1. Call to Order & Approval of the Agenda**

#### **2. Delegation**

- a. Mr. Peter Jackson, 331 Water Street
- b. Mr. Philip Pratt, 68 Queen's Road – Decision Note dated May 6, 2019 re: Rezoning Application for a 40-unit Residential Development – MPA 1900002, 68 Queen's Road (Cathedral Parish Hall), Designated Heritage Building.
- c. Mr. Greg Snow – 16 Church Hill – Information Note dated May 8, 2019 re: Application to Develop a Multi-purpose Annex – St. John's Designated Heritage Building, Cathedral of St. John the Baptist, 16 Church Hill

#### **3. Adoption of the Minutes**

- a. Minutes of April 18, 2019

#### **4. Business Arising**

- a. Decision Note dated May 6, 2019 re: Metal Roofs and Solar Panels in St. John's Heritage Areas.
- b. Decision Note re: Heritage Financial Incentive Program (to follow)

#### **5. New Business**

- a. Information Note re: Doors and Garage Doors

#### **6. Adjournment**

# DECISION/DIRECTION NOTE

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<b>Title:</b>	Rezoning Application for a 40-unit Residential Development MPA1900002 68 Queen's Road (Cathedral Parish Hall), Designated Heritage Building
<b>Date Prepared:</b>	May 6, 2019
<b>Report To:</b>	Chair and Members, Built Heritage Experts Panel
<b>Councillor &amp; Role:</b>	Councillor Maggie Burton, Planning and Development Lead
<b>Ward:</b>	2

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## **Decision/Direction Required:**

To consider a St. John's Heritage Building designation amendment and review the conceptual design for a proposed development located at 68 Queen's Road. Both considerations are associated with a rezoning application for 68 Queen's Road to the Commercial Central Mixed Use (CCM) Zone for the purpose of a 40-unit residential development.

## **Discussion – Background and Current Status:**

Parish Lane Development Inc. has applied for a rezoning to the Commercial Central Mixed Zone (CCM) Zone in order to accommodate a 40-unit residential development. The property is currently zoned Institutional (INST) at the front of the property along Queen's Road and Open Space (O) at the rear of the property along Harvey Road, which do not permit this type of residential development. A Municipal Plan amendment would also be required. The subject property is within Heritage Area 1 and Cathedral Parish Hall is designated by Council as a Heritage Building.

The Parish Hall was formerly an institutional use associated with the Anglican Cathedral of St. John the Baptist and if the building is no longer going to be associated with an institution, CCM would be an appropriate zone. Many of the surrounding properties are currently zoned CCM and this zone would allow for a mixture of commercial, office or residential uses should the proposal change.

The applicant is proposing to develop two buildings on the site. The building in Phase 1 would consist of twenty-five (25) units, is proposed to be located at the rear of the lot and would have a main access onto Harvey Road. Given the steep slope of the property, the Phase 1 building will be 4 storeys above Harvey Road, but 10 storeys above grade at the centre of the lot. The Phase 2 building, fronting onto Queen's Road, will consist of fifteen (15) units and be 4 storeys in height. The applicant also proposes underground and above ground parking, public spaces throughout the property and protection of existing trees.

# ST. JOHN'S

At the April 29, 2019 Council Meeting, Council directed to proceed with considering the amendment. A Terms of Reference for a Land Use Assessment Report (LUAR) has been approved by Council and is attached for your reference. Council is now referring the application to the Panel for a recommendation on the heritage designation and advice on the design of the building prior to acceptance of a LUAR. The applicant will be advised of any recommended changes to the design for incorporation into the LUAR.

#### Heritage Designation

Cathedral Parish Hall is designated as a Heritage Building by Council and the designation is confined to the footprint of the building. The main entrance is designed in the Classical Revival style with arched transom, pilasters, keystone decoration, dentils and quoining. From the Statement of Significance, the character defining elements of this building include the original main entrance, the house-like addition on the left gable end of the building, and the size, dimension and location of the building. Further, the site is located in Heritage Area 1 and the St. John's Ecclesiastical District.

If this proposal proceeds, the applicant is requesting to demolish a large portion of the building but will maintain the house at the left gable end of the building and will incorporate the original arch and adjacent original windows into the new development. The Parish Hall has been heavily altered and little original material remains, aside from the arch and two windows. At this point, not enough information is provided to evaluate how the arch will be maintained in the new development, and therefore more information has been requested in the LUAR.

The Phase 2 building, as proposed, is dependant on removal of the designation for the majority of the Parish Hall. The applicant is proposing to maintain the portions of the building which are character-defining elements in the Statement of Significance. To protect these elements, an option may be to remove the heritage designation from the bulk of the building, but leave the house as a designated building and the arch as a designated building or structure, similar to the Basilica Arch. This option would protect the original, character-defining elements of the building, while allowing revitalization of the site. Please note, the rezoning could proceed without removing the designation, however the development could proceed as proposed.

#### Design of Proposed Building

The application (attached) proposes a modern design adjacent and connected to the designated Heritage Building, therefore design will play an important role. Additionally, the property is located in one of the few areas of St. John's that is comprised of primarily brick and stone heritage buildings. The materials used will have to be sensitive to the context of the site within downtown and the Ecclesiastical District. The application states that final design will evolve through discussion with the City and key informants. Therefore, prior to submission of the LUAR, Council has recommended that the applicants meet with the Built Heritage Experts Panel regarding the heritage designation and design of the building.

From the application, the two buildings have been designed with slightly different form and imagery in relationship to their context. Building materials proposed include brick, glass, fiber reinforced rain screen panels, painted aluminum, and standing-seam metal roofing. Any recommendations on the design will not be brought to Council at this time. Rather, the recommendations from the BHEP will be given to the applicants for incorporation into the LUAR. The LUAR will be brought back to the Panel for review.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:  
Property owner and 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:  
St. John's Municipal Plan and Development Regulation amendments are required.
5. Engagement and Communications Considerations:  
Public notice of the proposed amendment and a Public Meeting chaired by an independent facilitator.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

**Recommendation:**

Subject to approval of the Municipal Plan and Development Regulations amendment for 68 Queen's Road, it is recommended that Council amend the Heritage Building designation for Cathedral Parish Hall (located at 68 Queen's Road) to designate the Residence Building and any original materials to be used in the new design, including the arch and original windows.

**Prepared by/Signature:**

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: \_\_\_\_\_

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: \_\_\_\_\_

AMC/dlm

**Attachments:**

Photos

Zoning Map

Applicant's Submission

68 Queen's Road Statement of Significance

St. John's Ecclesiastical District Statement of Significance

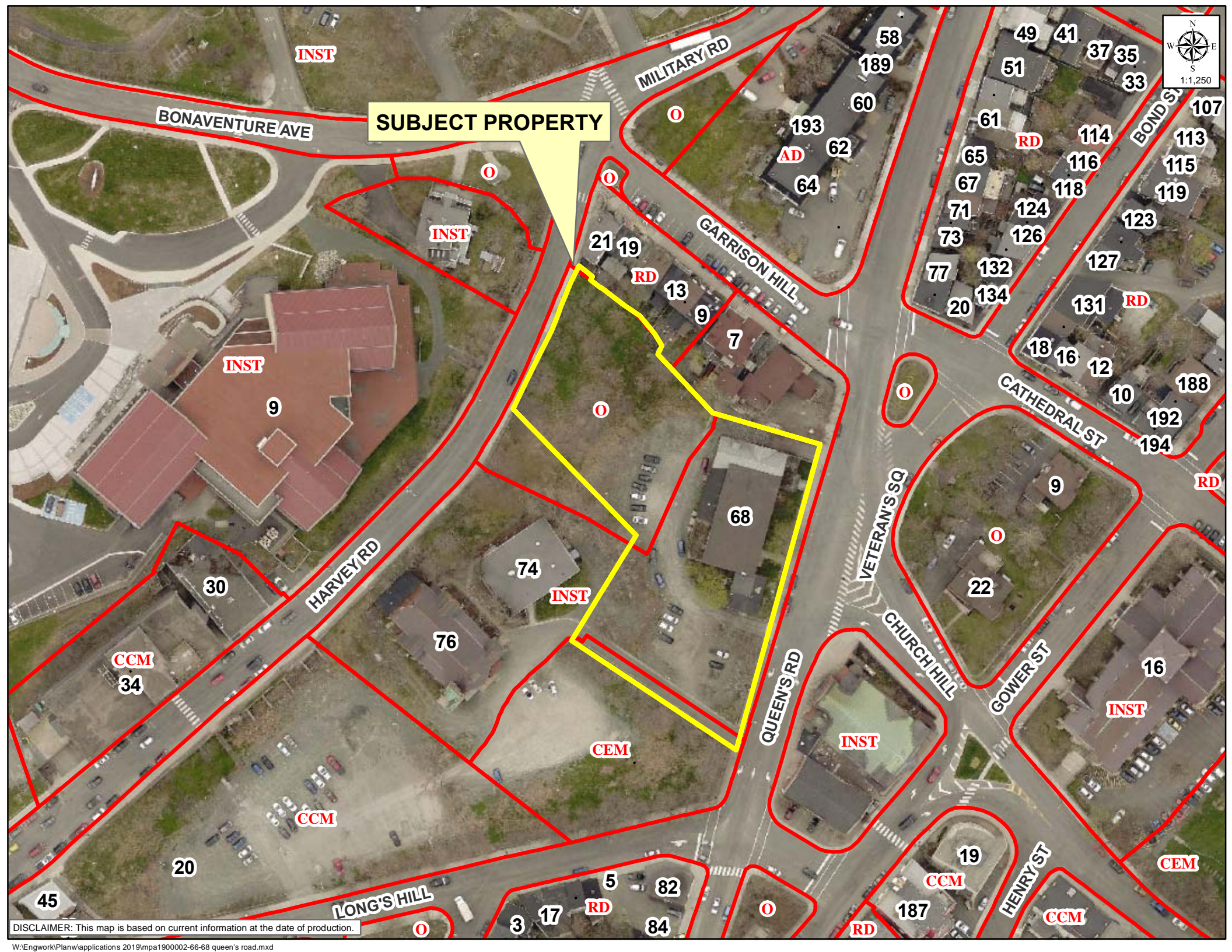
Terms of Reference

The Residence Building



The Arch





**SUBJECT PROPERTY**

DISCLAIMER: This map is based on current information at the date of production.

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## Statement of Significance



### **68 Queen's Road - Cathedral Parish Hall**

#### **Formal Recognition Type**

City of St. John's Heritage Building, Structure, Land or Area

#### **Description of Historic Place**

Cathedral Parish Hall is a two storey brick building located at the corner of Queen's Road and Garrison Hill, St. John's, NL. The designation is confined to the footprint of the building.

#### **Heritage Value**

The Cathedral Parish Hall has been designated a Municipal Heritage Structure because of its aesthetic value.

The main entrance is projected and designed in the Classical Revival style with its arched transom, pilasters, keystone decoration, dentils and quoins.

Source: City of St. John's Archives, unnumbered property file, St. John's - Cathedral Parish Hall

#### **Character Defining Elements**

All elements that define the building's Classical Revival design including:

- the unusual shape building, in that there is a house like addition on the left gable end of the building;
- the original main entrance is projected and designed in the Classical Revival style with its arched transom, pilasters, keystone decoration, dentils and quoins; and,
- size, dimensions and location of building.
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#### **Notes of Interest**

A very unusual shape building, in that there is a house like addition on the left gable end of the building.

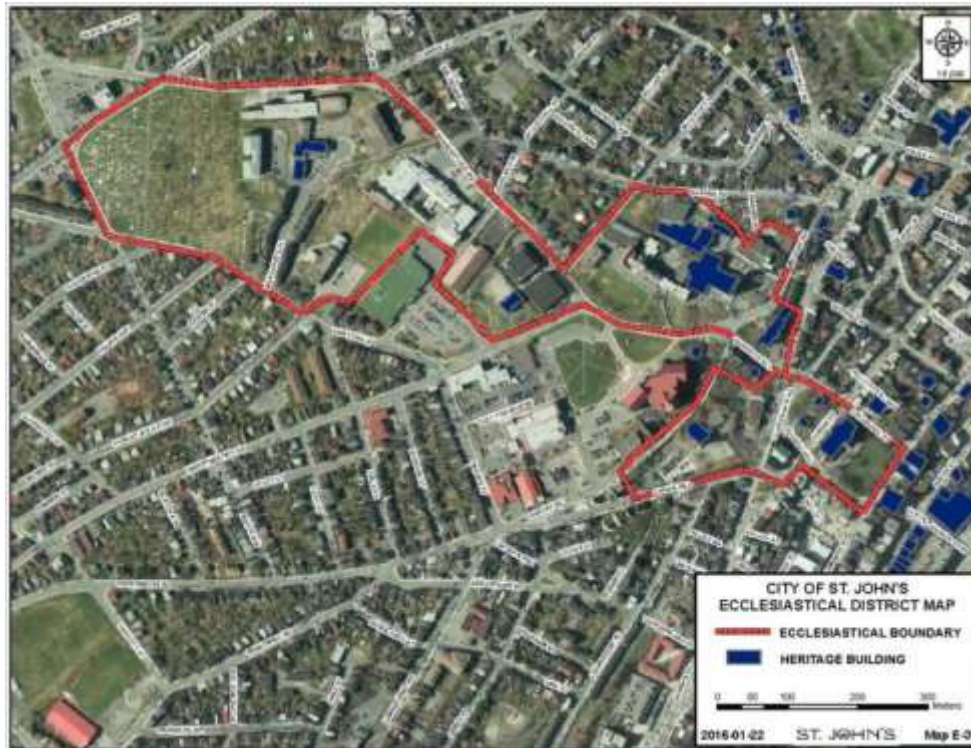
The main entrance is projected and designed in the Classical Revival style with its arched transom, pilasters, keystone decoration, dentils and quoins.

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**Location and History**

Community	St. John's
Municipality	City of St. John's
Civic Address	068 Queen's Road
Significant	1892 - 1893
Architect	Unknown
Builder	Unknown
Style	Classical Revival

## Statement of Significance



Aerial view of St. John's Ecclesiastical District outlined in red

### **St. John's Ecclesiastical District**

#### **Formal Recognition Type**

City of St. John's Heritage Building, Structure, Land or Area

#### **Description of Historic Place**

The St. John's Ecclesiastical District is a large, linear shaped parcel of land located in the center of St. John's, in the one of the oldest sections of town. This district includes churches, convents, monasteries, schools, fraternal meeting houses and cemeteries and evokes a visual panorama of imposing masonry buildings of varying architectural styles. Within this organically patterned landscape and generous open spaces are some of the province's most important 19th century "mother churches", including representatives from most major denominations prevalent in Newfoundland and Labrador. The buildings vary in size, scale and formality and the district exemplifies its strong educational thrust through the continued uses of many of the buildings for their intended purposes, such as the schools and churches. The district spans an area of more than 61 acres. The natural evolution of the area is evident through its architecture and mature green space and newer buildings included within the district boundaries have been designed to be sympathetic to the styles of the original buildings. The designation is purely commemorative and includes all buildings, lands, landscape features, structures and remains within the boundaries.

#### **Heritage Value**

The St. John's Ecclesiastical District has a strong historic association with religion and education for Newfoundland and Labrador. The collection of ecclesiastical and fraternal buildings, which

comprise the district, represents the pivotal role of the churches in St. John's society in matters spiritual, educational, charitable, political and recreational for more than 175 years. Although many of these historic functions have been taken over by the provincial government, the area continues to contribute strongly to the community through the various schools and the churches whose facilities serve many cultural and social needs and expressions. It is the spiritual center of St. John's and of the founding religions and it is used by many groups and faiths for ongoing cultural and social activities.

The St. John's Ecclesiastical District is also historically valuable because of its associations with the religious leaders who were the overseers of daily operations. In a town whose population was once divided along religious lines, individual buildings and clusters thereof are associated with personalities who sat in the seats of religious power and the people who found themselves under their guidance. The denominational clusters of buildings serve to emphasize both the differences and similarities of each religious group at the same time. The buildings remain as imposing, lasting reminders of the institutions responsible for their construction and the contribution of these religious institutions to the community, both positive and negative.

The St. John's Ecclesiastical District achieves aesthetic value through the formal styles, scales and placements of buildings, landscape features and structures, which show the roles and dominance of religion in the history and development of the capital city. The overall visual impact of the area is achieved through the uses of varying materials, architectural styles, open spaces and statuary whereas today areas like the Ecclesiastical District are no longer being built. Where religion played a crucial and fundamental role in developing the community, these buildings stand as physical testaments to this influence. Also aesthetically valuable is the use of natural, enduring materials which dominate the district landscape. The buildings, constructed in stone and brick, reach skyward with their spires and towers, yet remain solidly firm on their well-built foundations. The varied ornamentations, statuary, grave markers, monuments and fencing, paired with the mature trees and generous use of green space, all combine in a cohesive and organic manner.

The St. John's Ecclesiastical District achieves environmental value in several ways. The district is a visual landmark for fishermen. Situated on upwards-sloping land the brick and granite buildings rise above the harbour, marking the way for fishermen returning from the fishing grounds as they enter St. John's harbour. This visual landmark continues to be used to this day, and the views of the district from the harbour, as well as the views of the harbour from the district are considered valuable to the community. Other environmental values include the footpaths, the close proximity of the buildings to each other and the back alleyways reminiscent of 19th century St. John's; a trend that doesn't exist in newer parts of the city. The area was intentionally picked by early church leaders to emphasize the dominant position of the churches. The big stone churches held the leaders of society who, in their infinite wisdom, could peer down on the masses of common folk and pass down their laws and rules. The physical location of the church buildings deliberately forced the less-enlightened to look up to the church: a literal reaction to a figurative idea.

### **Character Defining Elements**

All those elements that relate to the variety and the uses of formal architectural styles and designs often typical of each denomination, including but not limited to:

- Gothic Revival, Classic, Romanesque, Second Empire and Georgian masonry buildings;  
-high quality of craftsmanship;
- the uses of architectural features typically found on specific architectural styles such as arched window and door openings on the Gothic Revival Anglican Cathedral and the Latin cross layout of the Romanesque Catholic Basilica;
- use of symbols and inscribed identifications such as those found on the BIS (Benevolent Irish Society) building in the forms of carved stonework and statuary on the exterior façade of the building;
- decorative elements which reflect the grandness of the buildings, including stained glass windows, towers, spires, belfries, the Basilica Arch and grand entryways with generous open green space;
- dominating nature of spires in an area where they stand out among primarily low buildings; and
- various roof shapes, windows and door openings, massing, size and orientation.

All those elements that relate to the predominant use of high quality, durable materials, and to the variety of these materials, including:

- use of locally quarried granite and bluestone incorporated into masonry buildings;
- use of imported stone incorporated into masonry buildings; and
- use of slate and other durable materials.

All those elements that relate to the physical location of the district, including:

- prominent location on a hill/ slope making it visible and symbolic;
- existing major views to and from the district;
- informal organic layout and the ability to read the natural land use patterns and circulation routes;
- relationship of major religious institutional buildings to their immediate setting and surroundings; and
- interrelationship of buildings and denominational clusters, such as the Roman Catholic cluster of its convent, monastery, church and school.

All unique and special elements that define the district's long and religious/educational history, including:

- formal landscape elements such as walls, fencing, statuary, grave markers, Basilica Arch and monuments;
- the interrelationship between buildings, such as the nearness of the Presentation Convent, the Basilica, the Monastery and St. Bon's School, and the ability to access each by footpaths marked out for more than 175 years, and through back doors and alleyways;
- non-formal and traditional treed footpaths and monuments, including unmarked trails through cemeteries; and
- openness of landscape;

All those elements that reflect the continuing uses of the district, including:

- religious, educational and community uses for cultural purposes.

### Location and History

Community	St. John's
Municipality	City of St. John's
Construction (circa)	1826 - 1923
Style	Other
Website Link	<a href="http://www.stjohns.ca/index.jsp">http://www.stjohns.ca/index.jsp</a>

### Additional Photos



**TERMS OF REFERENCE  
LAND USE ASSESSMENT REPORT (LUAR)  
APPLICATION FOR A 40-UNIT RESIDENTIAL DEVELOPMENT AT  
68 QUEEN'S ROAD (CATHEDRAL PARISH HALL)  
PROPONENT: PARISH LANE DEVELOPMENT INC.**

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The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (include an electronic PDF version with a maximum file size of 15MB). A list of those persons/agencies who prepared the Land Use Assessment Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

**A. Building Use**

- Identify the size of the proposed building by:
  - Gross Floor Area, and
  - Floor Area Ratio (FAR).
- Identify all proposed uses/occupancies within the building by their respective floor area.
- Identify which portions of the Designated Heritage Building are proposed to be demolished.
- Identify how the remaining Designated Heritage Buildings will be protected during renovations and how the original arch and windows will be incorporated into the new design.

**B. Elevation & Building Materials**

- Provide elevations of the proposed building.
- Identify the finish and colour of exterior building materials.

**C. Building Height & Location**

- Identify graphically the exact location with a site plan:
  - Location of the proposed building in relation to neighbouring buildings;
  - Proximity of the building to property lines and identify setbacks;
  - Identify any stepbacks of higher storeys from lower storeys;
  - Identify any encroachment over property lines;
  - Identify the height of the building;
  - Information on the proposed construction of patios/balconies (if applicable);
  - Potential shadowing/loss of sunlight on adjacent public and private properties, including sidewalks;
  - Identify any rooftop structures; and
  - Identify if the building will be sprinklered or not, and location of the nearest hydrant.
- Provide view planes/renderings of the proposed building from the following locations:
  - The intersection of Church Hill and Veteran's Square;
  - The intersection of Cathedral Street and Queen's Road;

- The intersection of Bonaventure Avenue and Military Road;
- Along Harvey Road near the Rooms at street level; and
- The Rooms Viewing Window.
- Provide a Legal Survey of the property.

#### **D. Exterior Equipment and Lighting**

- Identify the location and type of exterior lighting to be utilized. Identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.
- Identify the location and type of any exterior HVAC equipment to be used to service the proposed building and identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.

#### **E. Landscaping & Buffering**

- Identify with a landscaping plan, details of site landscaping (hard and soft).
- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.
- Identify any additional street-level elements, such as weather protection measures at entrances, street furniture, etc.
- Provide a copy of the completed tree inventory and any tree preservation plans.

#### **F. Building Wind Generation**

- Identify if the development will alter the wind conditions on adjacent streets, sidewalks and entrances to the building, and identify measures to minimize impacts at the pedestrian level.

#### **G. Snow Clearing/Snow Storage**

- Provide information on any snow clearing/snow removal operations.

#### **H. Off-street Parking and Site Access**

- Identify the number and location of off-street parking spaces to be provided.
- Provide a dimensioned and scaled plan of all parking structure and lot layouts, including circulation details.
- Identify the location of all access and egress points, including pedestrian access.

#### **I. Municipal Services**

- Provide a preliminary site servicing plan.
- Identify points of connection to the City's water and sewer system.
- The proposed development will be required to comply with the City's stormwater detention policy. Provide information on how onsite stormwater detention will be managed.



**J. Public Transit**

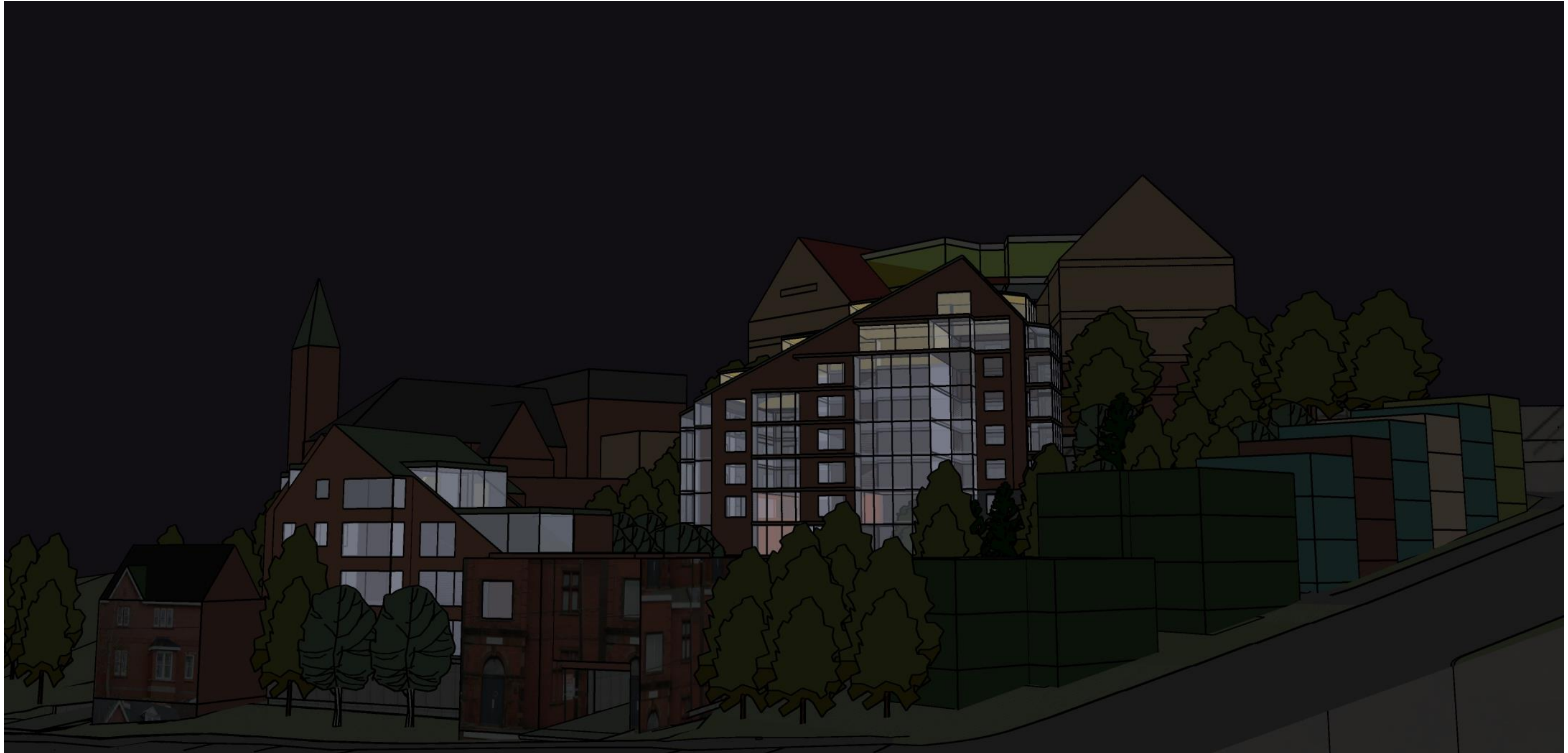
- Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements.

**K. Construction Timeframe**

- Indicate any phasing of the project and approximate timelines for beginning and completion of each phase or overall project.
- Indicate on a site plan any designated areas for equipment and materials during the construction period.

# Parish Lane

## Part 1, Preliminary Design Report



Submission for Approval in Principle

January 24, 2019

# Application for Approval in Principal

Proponent

Parish Lane Development Inc.

Property

66-70 Queens Road, St. John's, NL

Consultants

Philip Pratt, Architect  
Paul Chafe, Architect  
Tract Consulting Inc.  
ABCostello Engineering

Objective

Develop 40 residential units in two buildings on the property

Next Steps

1. Submission of this Design Report for initial review, meetings with staff and council.
2. Continued consultation with key stakeholders.
3. Revise and resubmit based on comments and questions.
4. Land Use Assessment Report.



## The Property

The Parish Hall and Residence, 66-70 Queens has outlived its current use.

Parish Lane Development Inc. has contracted with the The Diocesan Synod of Eastern NL to purchase and redevelop the property for residential use.

It is an excellent area for additional inner core housing.



66-70 Queens Road



From Signal Hill

## Proponent Objectives

30 to 40 residences.

Universal and sustainable design.

Parking capacity in excess of City standards.

A functional and viable project.

## Civic Objectives

A good project for the City

One that is a good neighbour.



As seen from Harvey Road



From The Rooms

## Key Issues

The reuse of zoned Open Space.

Protection of trees and neighbouring properties.

Demolition of heritage building.

Views from the Rooms and Harvey Road.

Massing and imagery in Heritage Area 1.



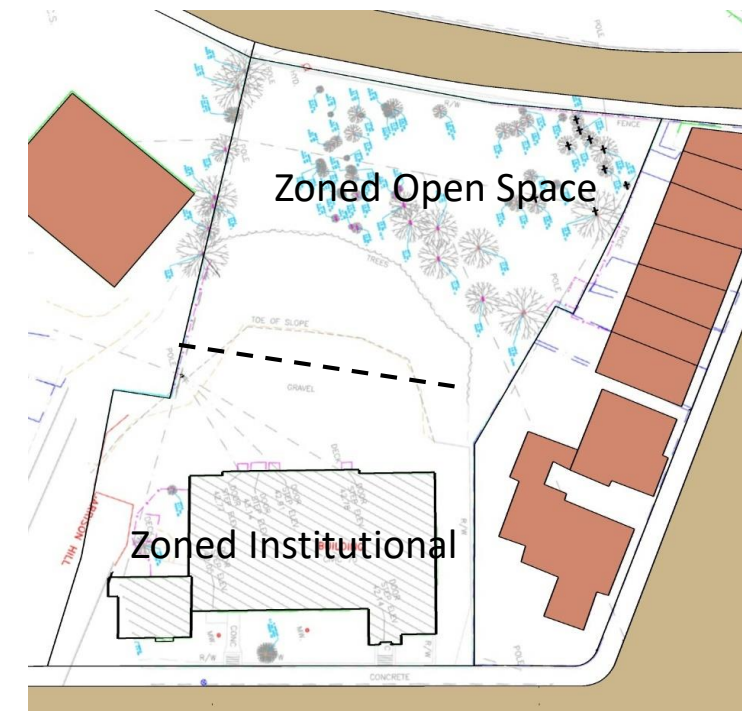
Institutional Core

### An Important Location

Parish Lane is located in the heart of the downtown, in the institutional core which stretches from the Court House to The Rooms and Basilica.

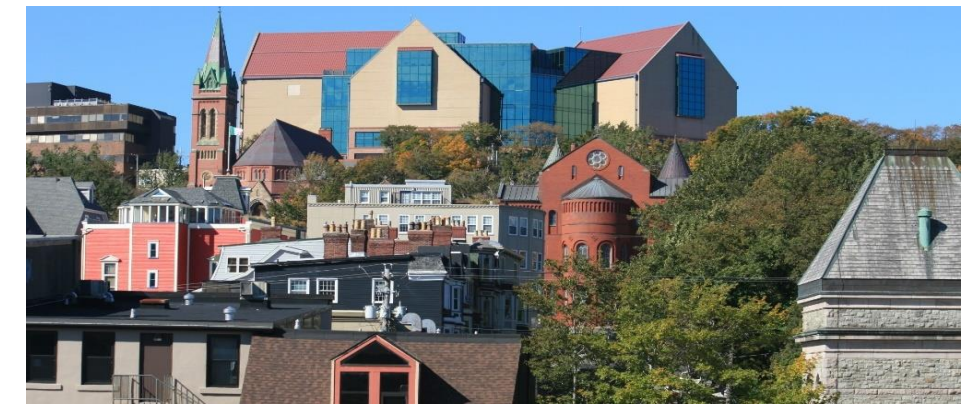
### Immediate Neighbors

Houses on Garrison Hill  
John Howard Society.  
St. Andrews, Presbyterian Church  
Gower Street United Church.  
The Anglican Cathedral.  
The Rooms.



### Zoning

Institutional and Open Space.  
A zone change will be required.



The Rooms and nearby Churches



Harvey Road



Queens Road



Garrison Hill

### Topography and Vegetation

Fairly level then slopes steeply up to Harvey Road.  
The lower part is buildings and parking.  
The upper area untended grass and trees.  
An inventory of larger trees has been prepared.



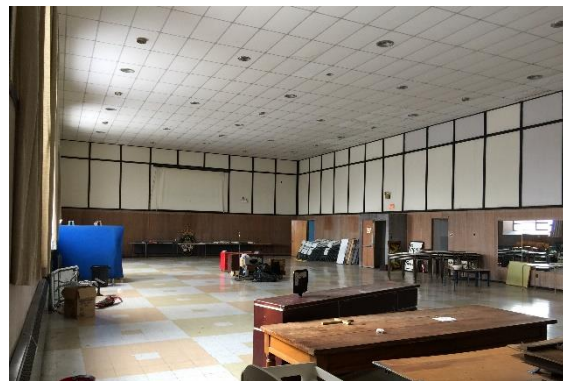
Back land that is zoned Open Space



Looking down from Harvey Road

### Existing Buildings

Parish Hall and Residence  
Although the Hall has been heavily altered,  
both are listed heritage buildings



Painting of Original

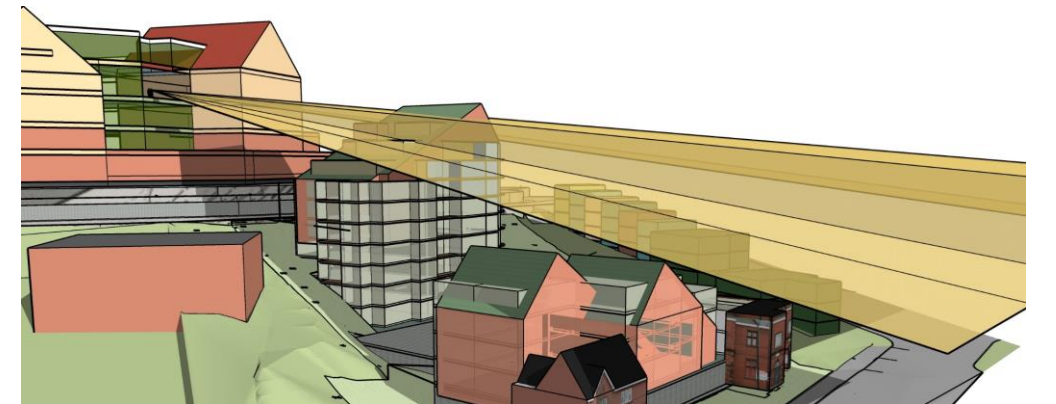


As is.



### View from The Rooms

Protecting this view is an important factor in the design of the project. Criteria in excess of the City requirements have been prepared.



View cone from The Rooms

### Context for Form and Imagery

There are two contexts, as seen from a distance, and as seen in relationship to the surrounding buildings.



Queens Road

## Design Approach

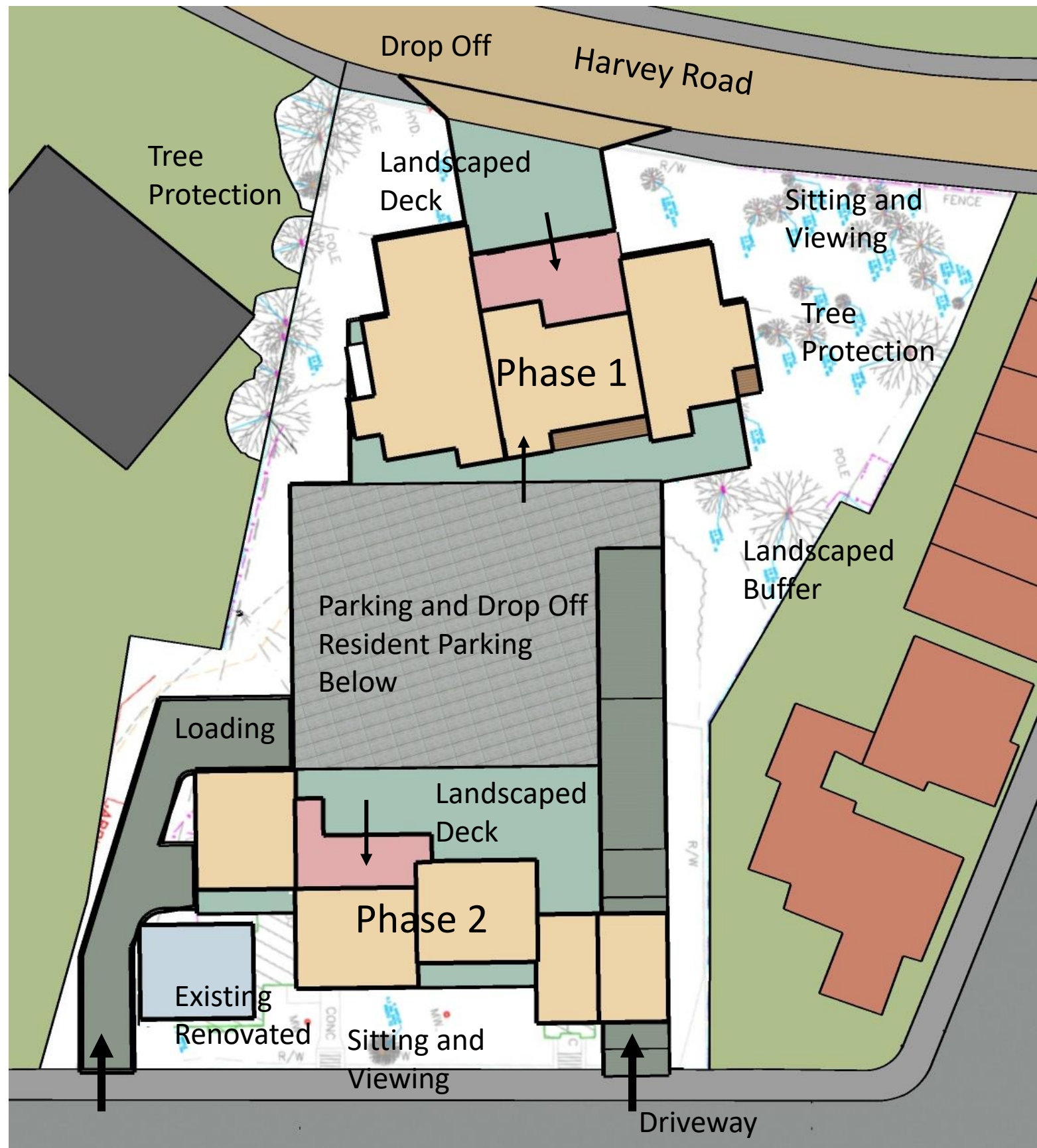
The property offers challenges and opportunities and a layered design process was utilized:

1. Prepare evaluation criteria
2. Develop a 3D site analysis model with view planes and reference points
3. Prepared block schematics and imagery options as first phase design
4. Prepared alternative imagery options
5. Reviewed design criteria with key stake holders
6. Refined based on feedback

## Main Concept Components

- 2 Separate Buildings
- Adaptive Reuse
- Access from Queens Road
- Tree and Property Protection
- Public Spaces
- Covered Parking
- Landscaping





**Site Area**

4,840 m<sup>2</sup>

	Building		Total Floor	
	Footprint (m <sup>2</sup> )	Coverage %	Area (m <sup>2</sup> )	FAR
Phase 1	506	10.5%	5,466	1.13
Phase 2	590	12.2%	1,778	0.37
<b>New development</b>	<b>1,096</b>	<b>22.6%</b>	<b>7,244</b>	<b>1.50</b>
Existing house	90	1.9%	200	0.04
<b>Total site</b>	<b>1,186</b>	<b>24.5%</b>	<b>7,444</b>	<b>1.54</b>

**Site Utilization**

	Area (m <sup>2</sup> )	Percentage of Site
Building	1,186	24.5%
Driveways and parking	1,200	24.8%
	<b>2,386</b>	<b>49.3%</b>
Landscape	2,454	50.7%
	<b>4,840</b>	<b>100.0%</b>

**Building Heights**

	Floors	Height (m)	Peak (m)
<b>Phase 1</b>			
Above Harvey Road	5	16.8	20.0
Above Grade	4	14.0	
	10	31.8	35.0
<b>Phase 2</b>			
Above Queens Road	4	17.0	20.0
Above Grade	3	15.0	

**Site Area**

West	6m minimum
East	12m minimum (Phase 1)
	5m ± existing (parking and driveway)
Harvey Road	6 m minimum
Queens Road	4m ± existing

**Residences**

Phase 1	Up to 25 units
Phase 2	Up to 15 units

**Parking**

Resident	60 spaces - 1.5 per unit covered
Visitor	20 spaces 0.5 per unit, surface and covered



# INFORMATION NOTE

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<b>Title:</b>	Application to Develop a Multi-purpose Annex St. John's Designated Heritage Building, Cathedral of St. John the Baptist 16 Church Hill
<b>Date Prepared:</b>	May 8, 2019
<b>Report To:</b>	Chair and Members, Built Heritage Experts Panel
<b>Ward:</b>	2

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## **Discussion – Background and Current Status:**

Gibbons + Snow Architects, on behalf of the property owner, the Anglican Cathedral of St. John the Baptist, has applied to develop an extension to the Cathedral. The new annex will contain church offices, a multi-purpose room and other related functions.

The subject property is located in Heritage Area 1, the Institutional and Open Space Districts of the St. John's Municipal Plan and is zoned Institutional (INST) and Cemetery (CEM). The Anglican Cathedral of St. John the Baptist is a City of St. John's Designated Heritage Building.

The application was initially made to the City in 2017 but was placed on hold as more information was required. The applicants are now resuming the application and are presenting the design to the Built Heritage Experts Panel for feedback.

The extension was identified as a requirement by the Synod Relocation Committee of the Diocese of Eastern Newfoundland and Labrador. The committee hired consultants for the project management and design of the extension and had requested the following parameters for the design:

- Two-storey modern building;
- Approximate size 80 feet x 50 feet
- Connect to the Cathedral basement by way of an enclosed link.

The architects have used the *Canada's Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada* in developing in the design. Standards 11 and 12 below speak to new additions and more information on the Standards is attached for your review:

# ST. JOHN'S

“11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.”

The full Standards and Guidelines document may be provided to the Panel upon request.

The extension will be located on the southeast portion of the property and will be visible from Cathedral Street, Duckworth Street and Church Hill. The proposed development is two-storeys and is a modern glass design. The grade of the site works to the advantage of the design as the portion closest to the Cathedral will only be one-storey and therefore subordinate to the Cathedral. The applicants will present more details on the design and the inspiration behind it at the Panel meeting.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications: Not applicable.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

**Conclusion/Next Steps:**

The applicants will be attending the Built Heritage Experts Panel meeting to gain initial

feedback on the design of the extension. The application will be brought back to the Panel for a recommendation to Council at a later date.

**Prepared by/Signature:**

Ann-Marie Cashin, MCIP – Planner III  
Urban Design and Heritage

Signature: \_\_\_\_\_

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: \_\_\_\_\_

AMC/dlm

**Attachments**

Location of Subject Property

Relevant Sections of the *Canada's Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada*

Statement of Significance

Applicant's Submission

Location of Subject Property  
16 Church Hill



# STANDARD 11

**(a) Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.**

In a rehabilitation project, additions or new construction may be needed to assure the continued use of an historic place. Part (a) indicates that when this is the case, such additions or new construction must not obscure, radically change or have a negative impact on character-defining materials, forms, uses or spatial configurations.

Part (b) requires physical compatibility with the historic place. This includes using materials, assemblies and construction methods that are well suited to the existing materials. New materials and assemblies should also have compatible service lives or durability, so that *maintenance* and repair work can be undertaken concurrently. Not doing so can lead to prematurely replacing adjacent historic materials for the sake of efficiency.

Part (b) also requires that additions or new construction be *visually* compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.

Part (b) also requires an addition to be subordinate to the historic place. This is best understood to mean that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition.



These two additions in Montreal show the range of possibilities for successful additions to historic places. Although the addition to Shaughnessy House by the Canadian Centre for Architecture has a larger footprint than the original building, it demonstrates a subtle approach, using compatible scale, proportions of openings, materials and details, which acknowledges the original building. Pointe-à-Callière Museum of Archaeology and History illustrates a contrasting contemporary approach where an archaeological site has been successfully integrated into a new design in ways that communicate the site's heritage value.

## STANDARD 12

**Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.**

Reversible interventions are those that can be removed at a later date without damaging the character-defining elements of the historic place. This is particularly important if the intervention is related to a new use that may later change. For example, a temporary access ramp could be constructed in a manner that allows for easy dismantling without damaging an adjacent character-defining foundation wall or front garden. Reversible interventions are not destructive. A proposal to tear down a wall and store the stone so that it might someday be rebuilt is not a reversible intervention.

A sound addition can enhance the value of an historic place. An addition, in itself, can be intended to last, and should be designed to be physically compatible. Although a certain amount of irreversible change may be unavoidable, strategies to reduce the size and impact of the addition should be explored. This can be achieved, for example, by using existing window openings to insert a connecting door, or attaching an addition to an elevation that is not character defining.

Interventions to accommodate rapidly evolving technologies or short-lived objectives must be designed with particular attention to reversibility. If the new element is equipment that requires regular replacement, it is important to anticipate a large enough access for future upgrades.



The dome of Melville City Hall was originally an uninsulated, painted-metal covering that caused persistent condensation problems. Applying insulating polyurethane foam with aluminized coating was a cost-effective solution that was compatible with the historic metallic look of the dome. If a more elaborate solution is contemplated in the future, the polyurethane could be removed.



Space to temporarily house the Library of Parliament in the former Bank of Nova Scotia Building on Sparks Street in Ottawa. The entire intervention was designed to be reversible.

## Statement of Significance



### **16 Church Hill - Anglican Cathedral of St. John's the Baptist**

#### **Description of Historic Place**

The Anglican Cathedral of St. John the Baptist is a stone, English Gothic Revival church built on a hill in downtown St. John's. It is located at 16 Church Hill and is bound on all sides by city streets. The designation is confined to the footprint of the building.

#### **Heritage Value**

The Anglican Cathedral of St. John the Baptist was designated for its historic and aesthetic values.

The Cathedral of St. John the Baptist has historic value because it is the oldest Anglican parish in North America, founded in 1699 by Reverend John Jackson. Between 1699 and 1905 an estimated seven churches built of wood and, later, stone, were built on or near the site of the Cathedral, including the present one. In 1720 the first of three wooden churches to occupy the site of the present Cathedral was built. In 1839 the parish was elevated to diocesan status as the Diocese of Newfoundland; the parish church had become the diocesan Cathedral.

In 1844 Edward Feild became Bishop of St. John the Baptist Cathedral, succeeding Bishop George Aubrey Spencer. Spencer had commissioned the construction of a stone cathedral and a cornerstone was laid August 24, 1843. However, during the Great Fire of 1846 the wooden crating that held the Irish limestone purchased for the construction ignited and reduced most of the stone to chalk. When Bishop Feild assumed his position he put measures into place to re-dedicate the foundation stone and complete the church. Feild commissioned a new design from the noted English architect Sir George Gilbert Scott. The nave was built between 1847 and 1850 and it alone served as the Cathedral church for thirty years until the transepts and choir were begun in 1880 and consecrated in 1885.

During the episcopate of the fourth bishop, Llewellyn Jones, the Cathedral was almost destroyed in the Great Fire of 1892, and rebuilt under his leadership. This fire, which consumed much of St. John's, was equally devastating to the church. Timbers burned, the roof collapsed, the nave was destroyed, the clerestories fell and all but one stained glass window were destroyed. Restoration of the church commenced in 1893 and the choir and transepts were rebuilt first. This part served as a place of worship until the reconstruction of the nave, which was begun in 1902

and re-dedicated in 1905.

In 1984 the Cathedral of St. John the Baptist was the recipient of the Southcott Award by the Newfoundland Historic Trust for architectural excellence. The Cathedral of St. John the Baptist has aesthetic value because it is one of the finest examples of stone, Gothic Revival church architecture in the province. Built following the plans of Gilbert Scott, son of Sir George Scott, the building is an extraordinary expression of the Church's desire for a "proper" cathedral building. The Cathedral is built in English Gothic Revival style based on a Latin cross plan. The vaulting in the transept and choir ceilings was raised beyond that of the nave. The rock used in the building is white, fine-grained sandstone which was imported, dressed, from Scotland. Approximately 7500 tons of Newfoundland quarried bluestone was used in the building of the walls.

Other architectural features are the clerestory, the buttresses, the triple lancet windows and a slate roof. The multi-gables have finials at their peaks and there are round windows located prominently in each gable end and there is a rose window above the High Altar. The Cathedral has numerous gargoyles and carvings; these include sculptures of actual people prominent in the Diocese, the nation and the Empire during the construction of the church, such as Queen Victoria. The oldest gargoyle located in the south transept is approximately 1000 years old; it came from the roof of Bristol Cathedral. The Cathedral also has numerous other plaques, relics, and historic pieces of stonework, as well as a museum and archives.

### **Character Defining Elements**

All those elements that embody the Gothic Revival style of architecture, including:

- mixed stone construction;
- steeply pitched gable roofs with slate shingles;
- lancet windows;
- clerestory and buttresses;
- round windows; and
- gargoyles and other sculptures.

### **Location and History**

Community	St. John's
Municipality	City of St. John's
Civic Address	016 Church Hill
Construction	1847 - 1847
Architect	Sir George Gilbert Scott
Builder	William Hay
Style	Gothic Revival
Building Plan	Cruciform
Website Link	<a href="http://www.stjohnsanglicancathedral.org/">http://www.stjohnsanglicancathedral.org/</a>



**Additional Photos**



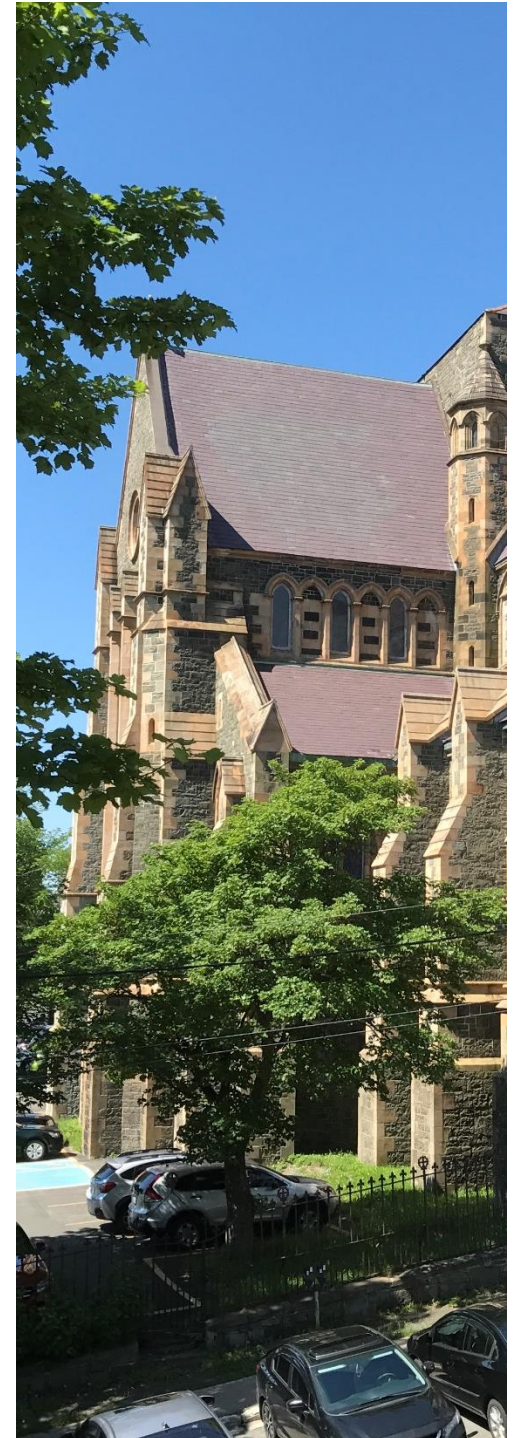
# NEW ANNEX – THE ANGLICAN CATHEDRAL OF ST. JOHN THE BAPTIST, ST. JOHN’S, NL

PUBLIC CONSULTATION MEETING  
SEPTEMBER 05, 2017



# AGENDA

- ” Project Background
- ” Project Overview
  - Brief History
  - Project Limits
  - Our Project Approach
- ” Pre-Concept Ideas
- ” Site Analysis
- ” Floor Plans
- ” Project Schedule
- ” Questions



# PROJECT BACKGROUND

This is a project for a New multi purpose **Annex** at the Cathedral Campus of **Anglican Cathedral of St. John the Baptist** which was identified as a requirement by the **Synod Relocation Committee+(SRC)** of the Diocese of Eastern Newfoundland and Labrador. The SRC engaged Project Managers and a team of Consultants to oversee this project now in progress.



# PROJECT BACKGROUND

The SRC / Relocation committee requested the services of Project Management & Design consultants in June.

The project was awarded to

Colliers Project Leaders, and our consulting associates:

- Gibbons Snow Architects . Architectural Services
- R | A | N Engineering Inc.. Mechanical and Electrical Engineering
- Dillon Consulting . Civil and Structural Engineering

“ Design-Bid-Build process, typical for this type of project.

“ Preliminary design work with input from SRC has taken place.

# PROJECT OVERVIEW

The SRC / Relocation committee had originally set some basic parameters for the design.

A summary of the key elements are:

- “ Two-storey modern building.
- “ Approximate size 80q x 50q (building area / footprint).
- “ Connect to the cathedral basement byway of an enclosed link.
- “ Following from these the design has been further developed.

# OUR APPROACH IN DESIGN

- ” Design Guidelines
- ” Research similar projects and explore alternatives
- ” Engagement with the SRC and the greater Cathedral congregation
- ” Review Opportunities and Constraints
- ” Site Analysis
- ” Program Development
- ” Concept Development

# BRIEF HISTORY OF THE CATHEDRAL

The Cathedral of St. John the Baptist is located in the heart of the City of St. John's.

- 1699** Founded as a Parish Church.
- 1847** Work began on the Cathedral and plans were commissioned Edward Feild. Renowned Gothic Revival architect George Gilbert Scott drew up the plans.
- 1892 -** Great Fire extensively damaged the Cathedral requiring a re-building of the structure.
- 1905** Restoration work completed and re-consecration in 1905.
- 1979** Designated as a Nationally significant example of *Gothic Revival Architecture*.
- 1991** Registered as a Heritage Structure by the Heritage Foundation Newfoundland and Labrador.

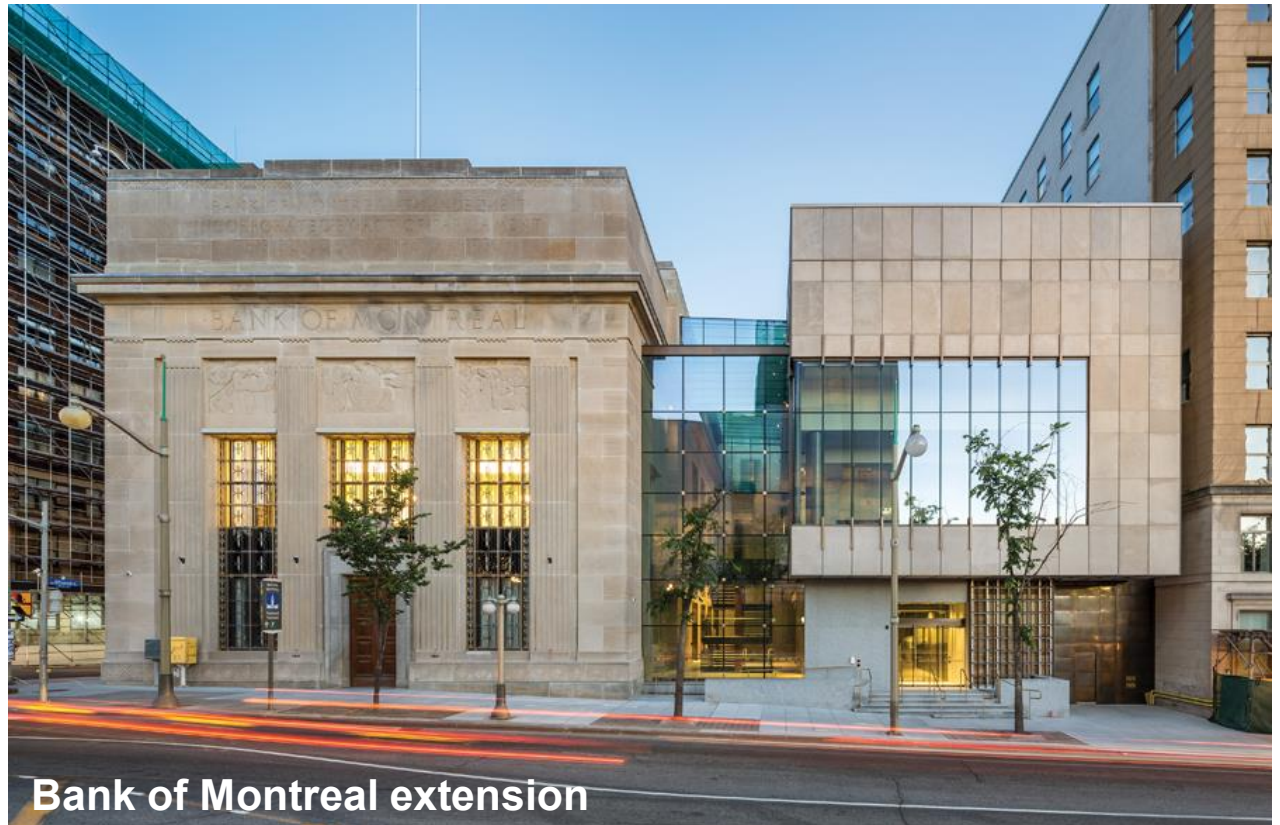
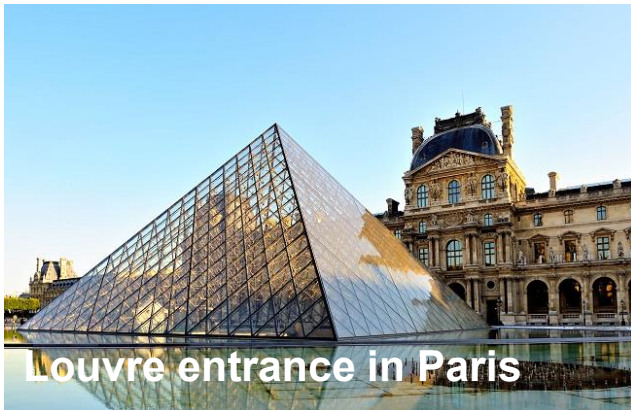


# PRE-CONCEPT IDEAS

## Contextual Framework

“ Introduce a Contemporary building within a Historic Setting.

Geo Centre- Signal Hill



# Guidelines : Canada's Historic Places



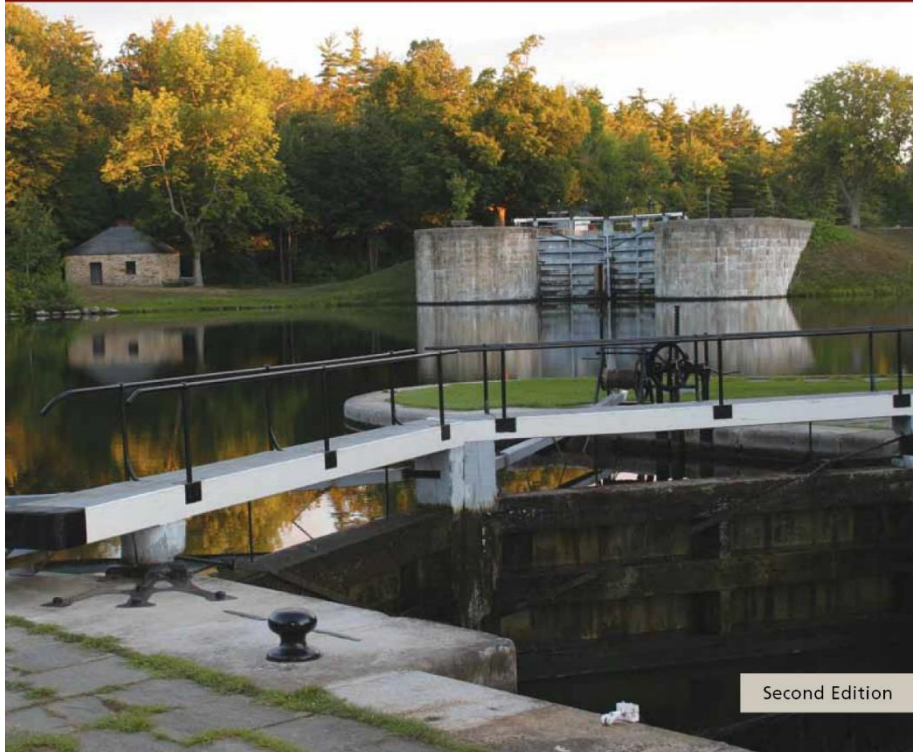
Canada's  
Historic Places

Lieux patrimoniaux  
du Canada

## STANDARDS AND GUIDELINES

FOR THE CONSERVATION OF  
HISTORIC PLACES IN CANADA

A Federal, Provincial and Territorial Collaboration



## Document concerned with Design in relation to Heritage / Historic contexts

- “ Document is primarily used for Heritage designated structures but also gives advice on buildings Design within an Historic context.
- “ Ranges of criteria are documented from broad context to details application.

# STANDARDS AND GUIDELINES

## Extracts from Standards and Guidelines for the Conservation of Historic Places in Canada – “THE RELATIONSHIP BETWEEN EXTERIOR FORM AND SETTING”

“ A new rear addition to the Strathcona Public Library in Edmonton respects the primary value on the site · the historic library · while expanding the floor space to better serve the neighbourhood in the future. The addition is a successful example of meeting requirements for a new addition to be **subordinate, distinguishable and compatible**.



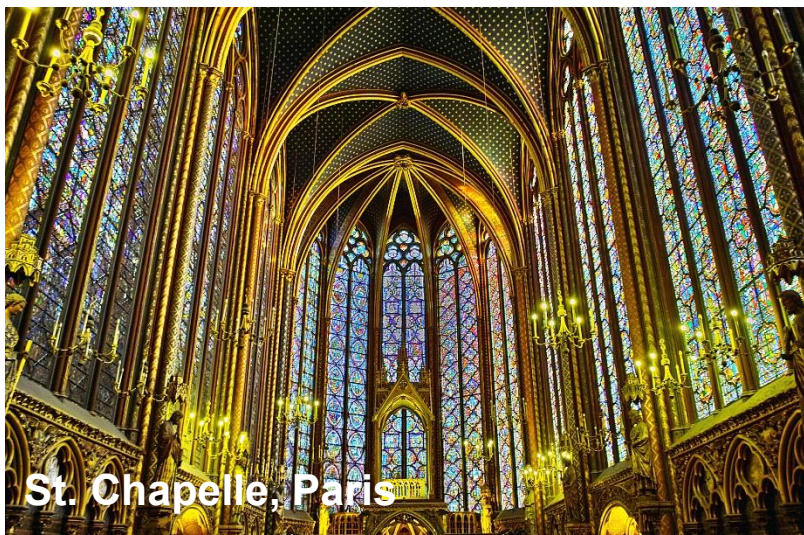
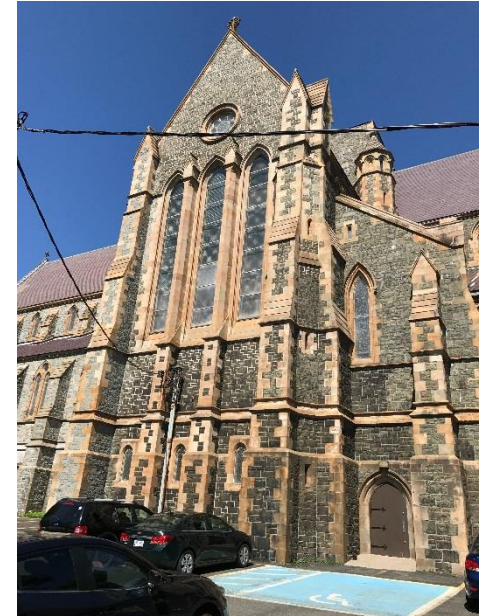
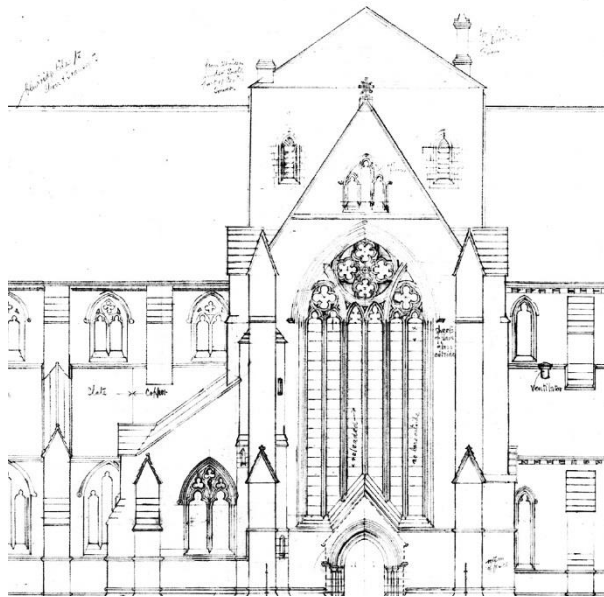
# ANNEX SETTING



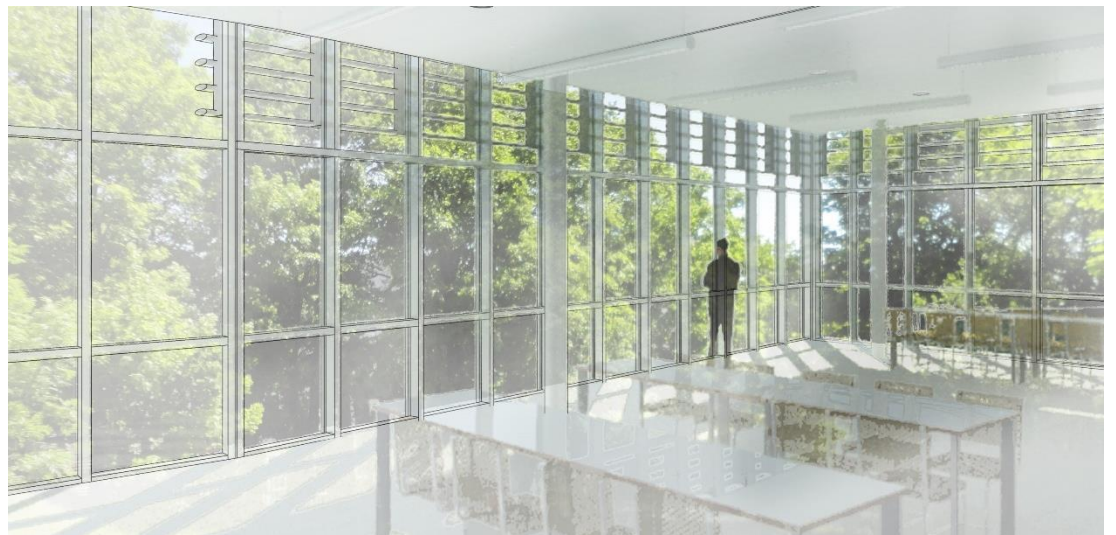
# INTERPRETATIONS



St. John the Baptist, St. John's



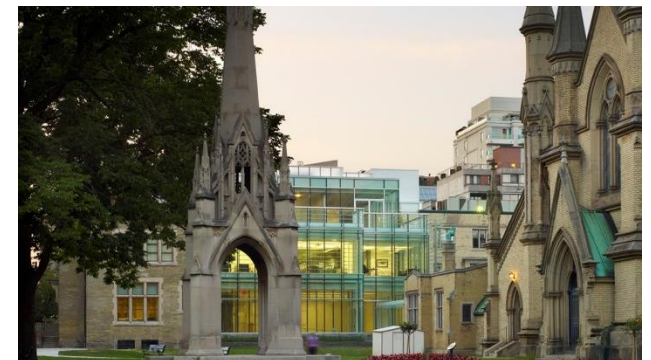
St. Chapelle, Paris



# PRECEDENT

## St. James Cathedral Centre, ON (May 2012)

A very project similar in purpose is a good example. The setting, function and design interpretation also lead to a building comprising of light transparent glazing. The building is very much set apart but not in competition with the original Cathedral.



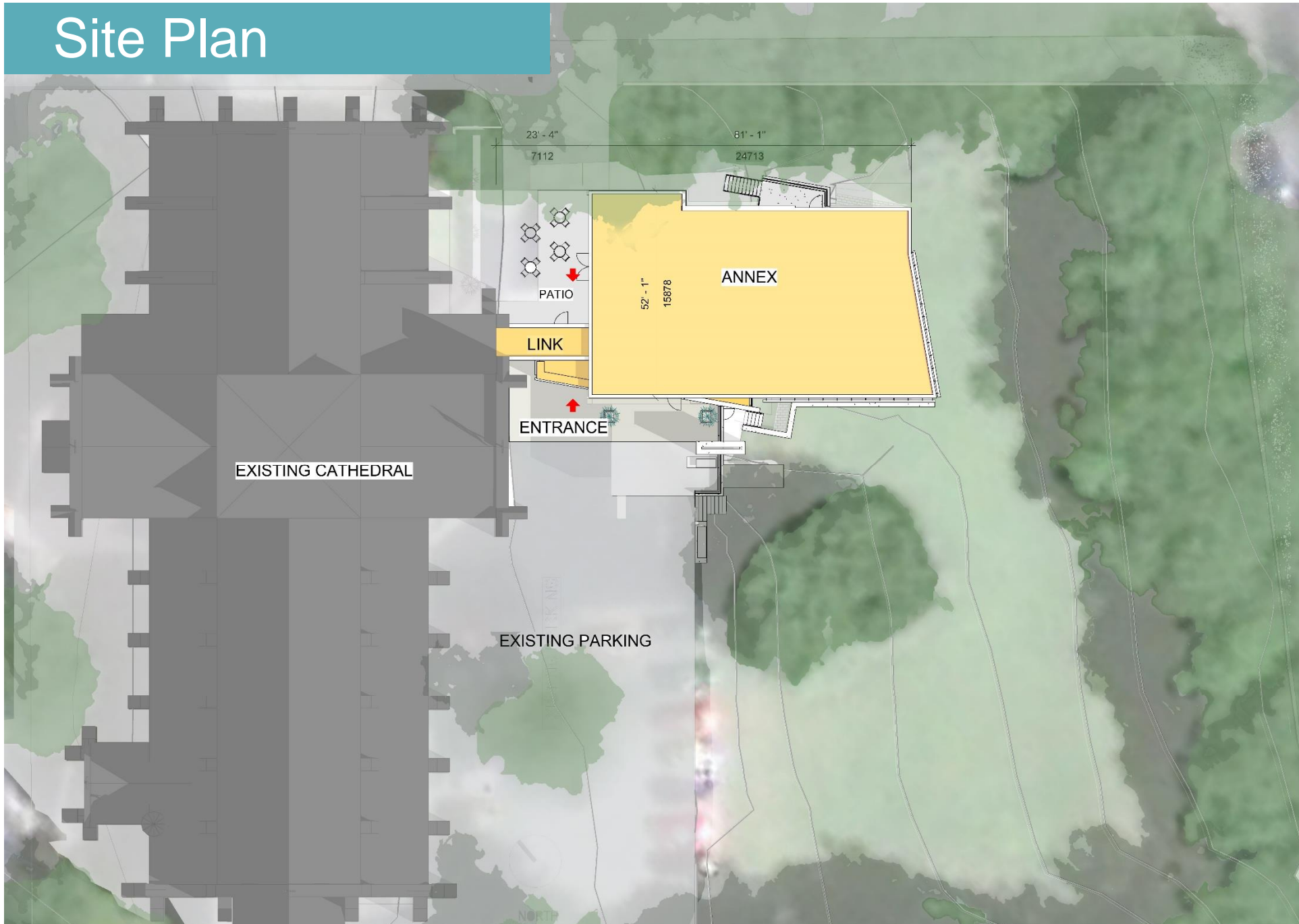
# SITE DEVELOPMENT

# Site Location

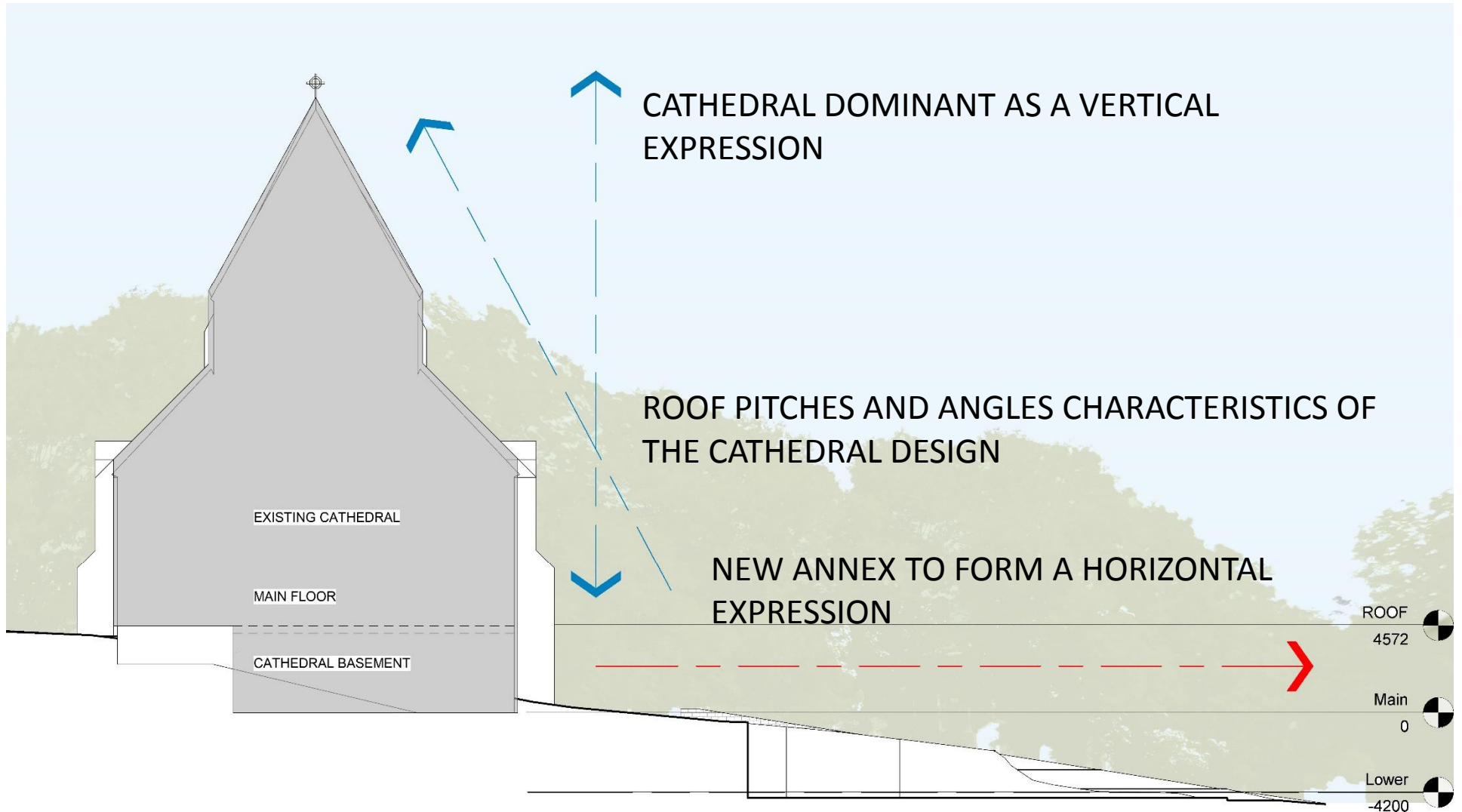




# Site Plan



# Site Section Analysis



# FLOOR PLANS

# Main Level

## Church and Congregational area



# Lower Level

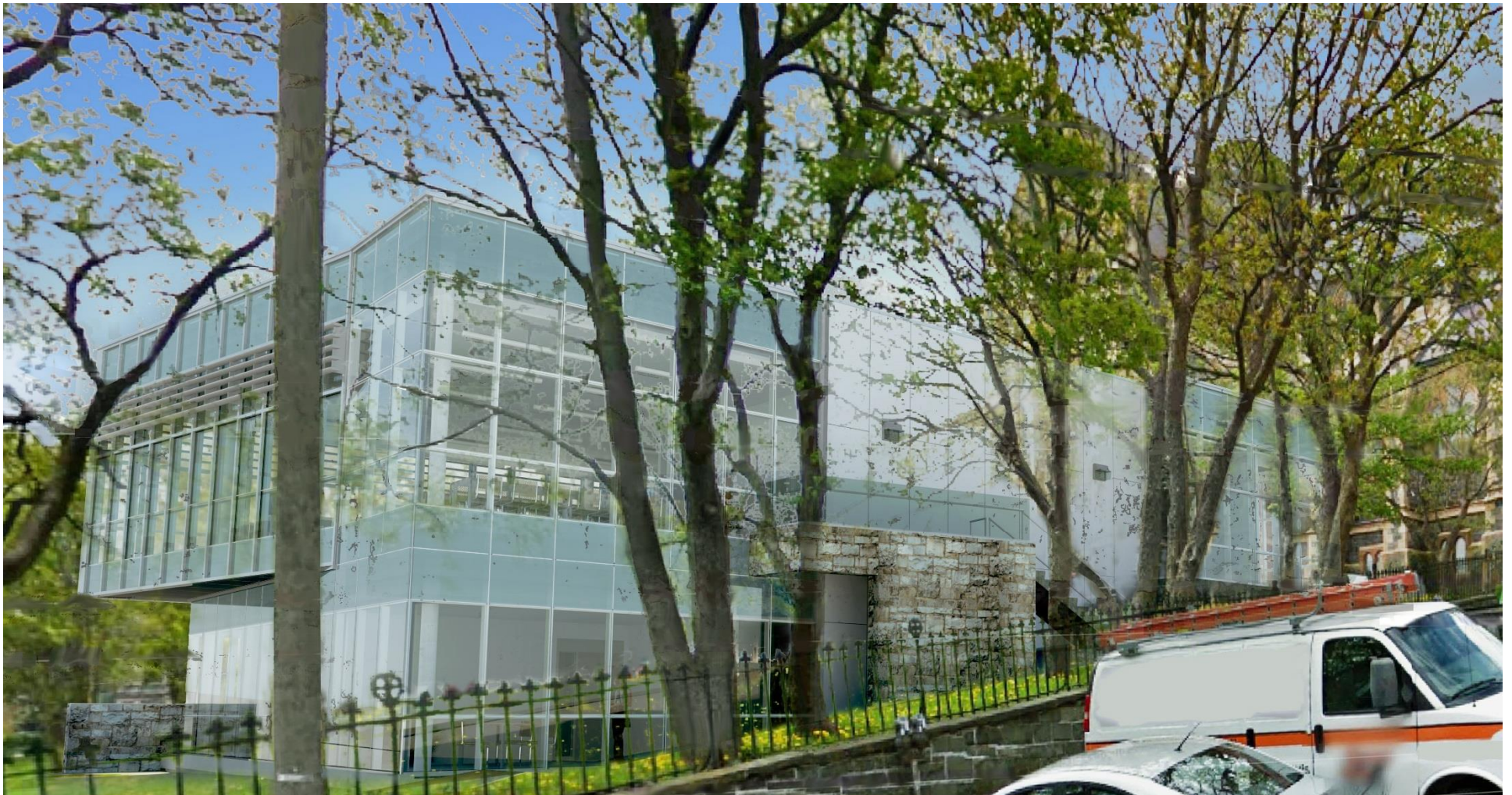
## Synod offices



# Rendering | SW Facing



# Rendering | Cathedral St.



# Rendering | Cathedral St. Night





# Rendering | NW Facing



**MINUTES  
BUILT HERITAGE EXPERTS PANEL MEETING  
April 18, 2019– 12:00 p.m. – Conference Room A**

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**Present:** Glenn Barnes, NLAA, MRAIC, Chair  
Ken O'Brien, Chief Municipal Planner  
Ann-Marie Cashin, Planner III, Urban Design and Heritage  
Rob Schamper, Technical Advisor  
Rachael Fitkowski – Landscape Architect  
Garnet Kindervater, Contractor  
Robert Sweeny – Historian  
Mark Whelan, HW Architecture  
Dawn Boutilier, Planner  
Maureen Harvey, Legislative Assistant

**Regrets:** Bruce Blackwood, Contractor

**ADOPTION OF AGENDA AND MINUTES**

**Agenda**

**Moved – Robert Sweeny; Seconded – Garnet Kindervater**

**That the agenda be adopted with the following additions:**

- a. **36 Monkstown Road**
- b. **Streamlining Maintenance Applications for Designated Heritage Buildings**
- c. **Comments from Robert Sweeney**
- d. **Rawlins Cross Traffic Pilot Survey**

**CARRIED UNANIMOUSLY**

**Minutes**

**Moved – Rachel Fitkowski; Seconded by Mark Whalen**

**That the minutes of March 27, 2019 be adopted as presented**

**CARRIED UNANIMOUSLY**

**DELEGATIONS**

**Mr. Peter Jackson, Architect re: Decision Note dated April 12, 2019 re: 331 Water Street (At Bishop's Cove) Office and Retail Building**

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The Panel welcomed Mr. Peter Jackson to the meeting to discuss the above-noted topic.

The City has received an application for the development of an office and retail building at 331 Water Street. The proposed development will be approximately 4,180m<sup>2</sup> (45,000 ft<sup>2</sup>), three storeys in height at Water Street and will include two levels of parking off Bishop's Cove and Harbour Drive.

The subject property is located in Heritage Area 1, the Commercial Downtown District of the St. John's Municipal Plan and is zoned Commercial Central Retail (CCR). Both office and retail stores are permitted uses within the CCR Zone. In addition to being in Heritage Area 1, the property is located adjacent to the Murray Premises National Historic Site of Canada, and within the vicinity of a number of St. John's designated Heritage Buildings and the Water Street National Historic District.

Discussion resulted in the following comments by Panel Members.

- The site is located in Heritage Area 1 and is in the area of many designated heritage buildings. The site should be viewed as the gateway to a prominent heritage area
- Does little to demonstrate the passion for heritage.
- Is not respectful to the core of downtown St. John's
- Lacks a sense of connection.
- Site is perfect to make an iconic heritage building
- Can't always be pushed by modern structures - the public gets nothing back in terms of the heritage we boast about.
- So many elements that could inspire a modern design
- Massive glass wall is too much - should be more subtle
- Lacks rhythm of the downtown
- There is a lack of continuity of lines
- There is a need to engage in conversation of architectural elements within the block.

While the Panel concurred with the recommendation of staff to reject the application as it exists, the applicant agreed to seek position of client to see if it wishes to revise and bring back to the Panel prior to bringing it to Council for a decision.

<b>NEW BUSINESS</b>
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- a. **Decision Note dated April 15, 2019 re: Metal Roofs and Solar Panels in the St. John's Heritage Areas.**
-

The Panel was requested to discuss options for energy efficient retrofits on buildings in the St. John's Heritage Areas, specifically the use of metal roofs and solar panels.

As older buildings are renovated, many residents and property owners are looking for ways to make their buildings more energy efficient. The City wishes to encourage adaptive re-use of buildings in the Heritage Areas, and therefore the City is seeking ways to strike a balance between preserving the heritage and character defining elements of a buildings and allowing renovations to make the building more energy efficient. In particular, the use of metal roofs and solar panels are brought to the Panel for discussion and recommendation. This discussion is limited to buildings in the Heritage Area and does not include designated Heritage Buildings because any renovation to a designated Heritage Building would be assessed on its own merit and require Council's approval

### **Recommendation**

**Moved by Mark Whalen; Seconded by Dawn Boutlier**

**That the following apply to the use of modern materials in heritage areas:**

- **Shingles for residential dwellings will be permitted subject to the material replicating heritage style**
- **Solar Panels will be permitted as long as they are not visible from the street.**

**CARRIED UNANIMOUSLY**

### **b. Decision Note dated April 17, 2019 re: Streamlining Maintenance Applications for Designated Heritage Buildings**

As stated in the above-noted Decision Note, the Panel was requested to determine an appropriate process to streamline general maintenance applications for designated heritage buildings.

To date, the process for evaluating any repairs to a designated heritage building has been an initial staff review, followed by a referral (i.e. Decision Note) to the Built Heritage Experts Panel (BHEP). The Panel's recommendation then goes to a Committee of the Whole Meeting and then to a Council Meeting for a decision. Depending on when the application is submitted in relation to the next BHEP meeting, this process can take anywhere from four to seven weeks. In cases where a building requires emergency repairs, or the repairs are purely maintenance, this is a lengthy process. While we do try to expediate applications for minor repairs through e-vote, and requests for the application to go directly to a Council meeting, these are exceptions and not the rule.

To accelerate the current process, staff is recommending that minor maintenance applications for designated heritage buildings be evaluated by staff and sent directly to a Council meeting for Council's approval. This would include applications for such things as repairs to shingles or roof flashings, re-pointing or re-painting of the building, or replacement of windows or doors in the same style and proportion of the existing. Generally, this is simply a replacement or repair of an existing feature. It is recommended that any applications that would alter the building or character defining elements of the building would follow the existing process of being referred to the BHEP for a recommendation to Council.

**Recommendation**

**Moved by Robert Sweeny; Seconded by Dawn Boutilier**

**That minor maintenance applications for designated heritage buildings be evaluated by staff and sent directly to a Council meeting for Council's approval.**

**Further, that any applications that would alter the building or character defining elements of the building will follow the existing process of being referred to the BHEP for a recommendation to Council.**

**CARRIED UNANIMOUSLY**

**c. Decision Note dated April 17, 2019 re: 36 Monkstown Road, Designated Heritage Building, Exterior Renovations**

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The City has received an application for exterior renovations to a designated heritage building located at 36 Monkstown Road. The renovations include repairs to four chimneys, two dormer windows, and mouldings on the front porch.

The subject property is located within Heritage Area 2, the Residential Low Density District of the St. John's Municipal Plan and is zoned Residential Low Density (R1). The building is designated by Council as a Heritage Building. As per Section 355 (2) of the City of St. John's Act, Council's approval is required for any alterations to the exterior of a building designated by Council.

The repairs described in the application are maintenance repairs and will not alter the character-defining elements of the building. The repairs to the chimney include repointing and repairs to the roof flashing, while the repairs to the dormer windows are to prevent leaking. Similarly, the repairs to the front porch will only repaint and repair existing mouldings. As the repairs will not impact the historic elements of the building

and will help to ensure the building is maintained, it is recommended to approve the application for repairs to 36 Monkstown Road.

**Recommendation**

**Moved by Robert Sweeny; Seconded by Garnet Kindervater**

**That the application for repairs to the chimney, dormer windows and porch located at 36 Monkstown Road be approved as submitted.**

**CARRIED UNANIMOUSLY**

**d. Rawlins Cross Traffic Pilot Survey**

---

Ann Marie Cashin reminded the Panel of the survey requesting feedback on the Rawlins Cross Pilot Project and invited input from members. While it is felt that from a vehicular perspective the project is favorable, concern for safety of pedestrians was expressed. The Panel is interested in the results.

**e. Membership on the Panel – Robert Sweeny**

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Robert informed the Panel of his family’s decision relocate to Montreal. He indicated his house is for sale and his continuation on the Panel will be dependent on this sale.

The Panel expressed disappointment in the loss of Robert’s contribution to the Panel but wished him every measure of success.

**Adjournment and Date for Next Meeting**

The meeting adjourned at 1:50 pm. The date of the next meeting May 15, 2019.

**Glenn Barnes, NLAA, MRAIC  
Chairperson**

# DECISION/DIRECTION NOTE

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**Title:** Metal Roofs and Solar Panels in the St. John's Heritage Areas

**Date Prepared:** May 6, 2019

**Report To:** Chair and Members, Built Heritage Experts Panel

**Councillor & Role:** Councillor Maggie Burton, Planning and Development Lead

**Ward:** All

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**Decision/Direction Required:**

To discuss options for energy efficient retrofits on buildings in the St. John's Heritage Areas, specifically the use of metal roofs and solar panels.

**Discussion – Background and Current Status:**

The item was discussed at the April 18, 2019 Built Heritage Experts Panel (BHEP) meeting. The previous staff memo had recommended more research may be required prior to a recommendation to Council; however, the BHEP was satisfied with the information provided and made a recommendation which went to the May 1, 2019 Committee of the Whole meeting. Given differences in the recommendations between the staff report and the BHEP meeting, Council has referred the item back to the Panel for clarification.

Background

As older buildings are renovated, many residents and property owners are looking for ways to make their buildings more energy efficient. The City wishes to encourage adaptive re-use of buildings in the Heritage Areas, and therefore the City is seeking ways to strike a balance between preserving the heritage and character defining elements of a buildings and allowing renovations to make the building more energy efficient. In particular, the use of metal roofs and solar panels are brought to the Panel for discussion and recommendation. This discussion is limited to buildings in the Heritage Area and does not include designated Heritage Buildings because any renovation to a designated Heritage Building would be assessed on its own merit and require Council's approval.

Metal Roofs

The City is beginning to receive requests for metal roofs. As per Section 5.9.4 Heritage Area Standards (Table) of the St. John's Development Regulations, modern roofing materials may be used in all three Heritage Areas. In Heritage Area 1, modern materials may be used provided such materials, in the opinion of the Inspector, replicate the period style and materials of the structure.

Metal roofs have about a 50-year lifespan and are a good option for areas with high winds. While metal roofs are about three times the cost of asphalt shingled roofs, some residents

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# ST. JOHN'S

prefer metal due to the long lifespan. Similar to other roofing materials, metal roofs come in a variety of shapes, styles and colours. One of the more popular styles are the gauged and standing seam roof style, but other options include slate style, shake style and Mediterranean tile, among others (see below). The gauge style typically does not replicate the period style of residential buildings in the St. John's Heritage Areas. In some cases, the other styles may be more appropriate but generally cost 50% more than the gauged style.

The City allows a variety of roofing materials in the Heritage Area, as long as it replicates the roofing styles along the streetscape; metal shingled styles could be permitted but the gauged metal roof style would not be recommended. While allowing shingled metal roof styles may be a balance between heritage preservation and energy efficiency, there will be an additional cost for residents if the City limits the style choice.



Gauged Style



Slate Style



Steel Shingle Style



Cedar Shake Style

### Solar Panels

Solar technologies are important for both environmental and financial reasons. As technologies advance, so do the options for solar panels. Research on solar panel policies in heritage conservation areas in other municipalities shows that there are a variety of policies ranging from very restrictive to no restrictions at all. Below is a summary of such policies and the benefits and drawbacks of each:



- Solar panels not permitted – This type of policy ensures that heritage conservation areas are maintained in their purest form with other original materials permitted. While the historic features are maintained, it is argued that denying applications outright may make historic homes unsustainable in the future energy economy.
- Solar panels are only permitted on sides not facing a public road – This type of policy ensures that the view of the building from the street is preserved while allowing the potential for installation on another side of a sloped roof. This may work for some residents; however, the disadvantage is that depending on the orientation of the street and the building, there may be cases where one neighbour may be permitted solar panels while the other is not.
- Solar panels are permitted as long as they do not detract from the look of the building – This type of policy is fairly flexible and does not limit the location of the solar panel but is subjective. It is not a clear-cut policy that informs the property owner if they would be approved or not. This type of policy would benefit from an information pamphlet indicating what placement would be appropriate in a Heritage Area.
- Solar panels are permitted – This type of policy removes any subjectivity, but also removes the control of placement of solar panels. There is a risk that the solar panels may alter the look of the heritage conservation area.

The St. John's Heritage Area is at an advantage with respect to solar panels because a large portion of buildings in the Heritage Areas have flat roofs. Recognizing that solar panels generally need to be installed on an angle, it is not believed that solar panels on flat roofs would detract from the look of the building, especially on a black roof. It would not be recommended to install a solar panel on the sloping side of a mansard roof.

The topic is brought to the Panel for a discussion on appropriate solar panel policies for the St. John's Heritage Areas, and options for gabled and sloped roof styles.



Example of solar panels installed on a flat roof



Solar panels that blend with the existing roof. Note, more expensive solar panels generally include pure black panels that do not have a metal frame or rims and only extends five inches from the roof's surface



Solar panels that detract from the look of the building.  
Source: citylab.com

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:  
Heritage Foundation of Newfoundland and Labrador; property owners.

3. Alignment with Strategic Directions/Adopted Plans:  
*A u t a i a l e i t* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Not applicable.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

**Recommendation:**

That the following apply to the use of modern roof materials in heritage areas:

- Shingle-style metal roofs for residential dwellings will be permitted subject to the material replicating heritage style. Non-residential buildings may be permitted other styles of metal roofs if the style replicates the existing roof style.
- Solar Panels will be permitted as long as they are not visible from the street.

**Prepared by/Signature:**

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: \_\_\_\_\_

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: \_\_\_\_\_

AMC/dlm

**Attachments:** Not applicable.

# INFORMATION NOTE

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**Title:** Door and Garage Door Styles in Heritage Areas

**Date Prepared:** May 6, 2019

**Report To:** Chair and Members, Built Heritage Experts Panel

**Ward:** All

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## **Discussion – Background and Current Status:**

In numerous Built Heritage Experts Panel (BHEP) meetings, the topic of door and garage door styles has been raised. Staff currently use *he erita e oo Re ovati ou o e* as a guide in determining appropriate door styles, however there are a variety of door and garage door styles available today that were not available in 1978 when the guide was first prepared by the St. John's Heritage Foundation. Therefore, staff are requesting the Panel's assistance in determining appropriate door and garage door styles for the three St. John's Heritage Areas.

Further, staff are currently drafting a Heritage Bylaw which will regulate the design of buildings in the St. John's Heritage Areas. Following adoption of the Heritage Bylaw, staff will prepare a series of information sheets for residents and applicants in the Heritage Area to clearly identify acceptable door and garage door styles. Recommendations from the Panel will assist in developing the information sheet.

The Panel will be provided with a PowerPoint presentation prior to the May 15 BHEP meeting for review. At the meeting we will review various styles of doors and garage doors to determine which are appropriate in the Heritage Areas. Some may be appropriate in Heritage Area 3, but not in Heritage Area 1.

Following the discussion with the Panel, a Decision Note will be prepared for the next Panel meeting indicating the recommendations. The Decision Note will be forwarded to Council for their direction.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not Applicable
2. Partners or Other Stakeholders: Not Applicable

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3. Alignment with Strategic Directions/Adopted Plans:  
*A u t a i a l e i t* Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Not Applicable
5. Engagement and Communications Considerations:  
At a later date, following adoption of the Heritage Bylaw, information notes on various heritage items will be prepared.
6. Human Resource Implications: Not Applicable
7. Procurement Implications: Not Applicable
8. Information Technology Implications: Not Applicable
9. Other Implications: Not Applicable

**Conclusion/Next Steps:**

The discussion and recommendations from the Panel will be used to inform a Decision Note on door and garage doors styles. The Decision Note will be brought back to the next Built Heritage Expert Panels meeting for a recommendation to Council.

**Prepared by/Signature:**

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: \_\_\_\_\_

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: \_\_\_\_\_

AMC/dlm

**Attachments:**

*he erita e oo Re ovati our o e*