

AGENDA

Built Heritage Experts Panel

Wednesday, March 27, 2019

12:00 pm

Conference Room A

4th Floor, City Hall

ST. JOHN'S

AGENDA

BUILT HERITAGE EXPERTS PANEL MEETING

March 27, 2019 – 12:00 p.m. – Conference Room A, 4th Floor, City Hall

1. Call to Order & Approval of the Agenda

2. Delegation

3. Adoption of the Minutes

- a. Minutes of February 27, 2019

4. Business Arising

- a. Information Note dated March 19, 2019 re: 9 Buchanan Street, 426 and 430 Water Street – Proposed Hotel Extension and Concert Hall – Land Use assessment Report

5. New Business

- a. Decision Note dated March 19, 2019 re: Exterior Façade Renovations and Rooftop Alteration – Quality Hotel Harbourview – 2 Hill O’Chips
- b. Decision Note dated March 20, 2019 re: Conversion to Condominium Units and Exterior Renovations – 26 Alexander Street

6. Date of Next Meeting

7. Adjournment

MINUTES
BUILT HERITAGE EXPERTS PANEL MEETING
February 6, 2019– 12:00 p.m. – Conference Room A

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
Rachel Fitkowski – Landscape Architect
Bruce Blackwood, Contractor
Mark Whelan, HW Architecture
Robert Sweeny – Historian
Dawn Boutilier - Planner
Garnet Kindervater, Contractor
Karen Chafe, Supervisor – Office of the City Clerk

ADOPTION OF AGENDA AND MINUTES

Recommendation

Moved – Mark Whelan; Seconded – Rachel Fitkowski

That the agenda be adopted as presented with the following additions:

- **Flake House property - discussion;**
- **Heritage Day**

CARRIED UNANIMOUSLY

Recommendation

Moved – Bruce Blackwood; Seconded – Rachel Fitkowski

That the minutes of December 12, 2018 be adopted with the following amendment:

- **426 Water St. – should be pending a redevelopment plan. (Though it was noted that this matter has already been referred to the Committee of the Whole meeting.)**

CARRIED UNANIMOUSLY

DELEGATIONS

Anna Bauditz, Transportation System Engineer – Veteran's Square Reconfiguration

The Transportation System Engineer conducted a presentation in relation to the above noted proposing a reconfiguration for Veteran's Square. The following points were outlined:

- Trees: succession tree plantings are intended to complement the existing canopy. Council will have to determine whether to sod or landscape the area. Alternatively, other suggestions may be considered. It was suggested that oak trees would be very fitting in the space, given their historical significance.
- The hard scape: a number of curb extensions are proposed, and feedback is requested on the color of these, with a view to complement the colors of the surrounding heritage structures, i.e. light grey. It was suggested that the area be reconfigured to accommodate a small plaza, though this may merit a longer-term plan. The state of the underground infrastructure in this area is also unknown and may cause some unique challenges or opportunities.
- Short-term vs. Long-term planning: given that streets rehab is taking place this year, it presents an opportunity to design an in-house plan that culminates with the rehab schedule as per the plans presented today. Alternatively, something more elaborate would require additional funding and time to implement over a longer-term period. If Council is amenable to that strategy, a cost estimate would have to be put forth.
- The corner curb extension going up Garrison Hill will not impact parking but will help with traffic calming. This makes it much safer for pedestrians and parishioners.

Members generally agreed that the area merits a long-term plan that accommodates a new and much needed green space in the Downtown area and which would attract more pedestrians making the space more interactive.

BUSINESS ARISING

Heritage Day

Staff advised the Committee of the following Heritage Day/Week events:

- February 14: Planners' Plate from 12:00 – 2:00 pm with Cathy Hicks. A presentation on housing and homelessness will be conducted;
- February 18: Heritage Awards Presentation and Reception preceding Regular Council meeting;
- February 19: drawing competition at St. Bon's.
- February 27: Georgetown Neighbourhood talking tour

426 Water St.

The Chair advised he was in contact with Mr. John Steele of 426 Water St. and wished to reinforce the importance of continued consultation with the Built Heritage Experts Panel.

NEW BUSINESS

Decision Note – 9 Buchanan Street, Designated Heritage Building Review Initiated by an Application for a Demolition Permit

(Ms. Fitkowski abstained from voting on this matter due to a conflict of interest and left the meeting during discussion).

Recommendation

Moved – Mark Whelan; Seconded – Robert Sweeney

That 9 Buchanan Street does not merit designation as a Heritage Building and therefore, it is recommended to work with the developer and encourage that the redevelopment of the site incorporate design that respects the past histories of the site and neighbourhood. Further, the Committee recommends that the site not be demolished until the new development has been confirmed.

Decision Note – 139 Water Street, Exterior façade renovations

Recommendation

Moved – Bruce Blackwood; Seconded – Rachel Fitkowski

That the exterior façade renovations at 139 Water Street be approved as presented.

Bike St. John’s Draft Master Plan – all committee workshop – verbal update

Ms. Cashin updated Committee members on the above noted and suggested that should they wish to view more detailed information, they could refer to engage@stjohns.ca.

Flake House Property

Mr. Sweeney asked for a status update in relation to the above noted. The Chief Municipal Planner advised it is currently a vacant site and will be converted to a restaurant by the people who own Mallard Cottage.

Meeting with Councillor Maggie Burton

Councillor Burton entered the meeting at 1:18 pm to discuss the heritage by-law review. Members of the Committee provided input and the following points are noteworthy:

- Concern expressed about the extent of demolition applications coming forth for the purpose of land redevelopment. Planners should be able to demand more from developers in order to protect the City’s built heritage.

- The distinction needs to be made as to what buildings will be covered by the heritage by-law, i.e. all buildings in the heritage district, streetscapes, massing, and buildings outside the district but which have heritage significance. Developers should know up front what they are getting into.
- Concern was also expressed about developers prematurely spending money on plans prior to consultation with BHEP.
- Is there a mechanism by which developers give back to the heritage sights they redevelop, i.e. creation of green space or plaza, etc. The tools to impose such conditions seem non-existent.
- It was felt that the BHEP only deals with facades and exteriors, so recommendations are superficial as a result and do not necessarily address heritage preservation in a holistic sense.
- It was questioned whether BHEP needs to be more proactive in identifying creative ideas to expand the depth of their role. It is often difficult to challenge arguments about marketability of heritage projects given the lack of expertise or support in that area.
- Landscape plans should be required with any development application and at present, this does not seem to be the case.

Councillor Burton advised that the policy working group is wrapping up its work and recommendations will go forth to Council and eventually on to a public engagement process. She felt that a set of policy recommendations will enhance controls on built heritage and address some of the concerns expressed above.

Adjournment and Date for Next Meeting

The meeting adjourned at 2:00 pm. Next meeting will be held February 27, 2019.

Glenn Barnes, NLAA, MRAIC
Chairperson

INFORMATION NOTE

Title:	9 Buchanan Street, 426 and 430 Water Street Proposed Hotel Extension and Concert Hall Land Use Assessment Report
Date Prepared:	March 19, 2019
Report To:	Chair and Members, Built Heritage Experts Panel
Councillor & Role:	Councillor Maggie Burton, Planning and Development Lead
Ward:	2

Discussion – Background and Current Status:

The City has received a Land Use Assessment Report (LUAR) from Fougere Menchenton Architecture, on behalf of the property owner, Steele Hotels Limited, for a proposed 80 room hotel expansion and concert hall at 9 Buchanan Street, 426 and 430 Water Street. The proposed expansion would attach to the existing 84-room JAG Hotel at 115 George Street West. The LUAR is brought to the Built Heritage Experts Panel to evaluate the design and heritage considerations proposed in the development.

The subject property is located in Heritage Area 3 in the Commercial Downtown District of the St. John's Municipal Plan and is zoned Commercial Central Mixed Use (CCM). The applicants have asked to rezone the property to the Commercial Central Office (CCO) Zone in order to accommodate the height and bulk of the proposed hotel and concert hall. At its February 25, 2019 meeting, Council voted to consider the proposed amendment and set Terms of Reference for a LUAR.

At this stage, staff are reviewing the LUAR and will provide comments to the applicant. Once staff are satisfied with the LUAR, the application will be referred to a Public Meeting chaired by an independent facilitator. Any recommendations from the Panel will be sent to the applicants with the staff comments and will be included in the information forwarded to Council following the public meeting. As the LUAR is currently in draft form, it will be sent to the Panel under separate cover.

The applicants attended the Built Heritage Experts Panel meetings on January 8 and February 27, 2019. Discussions were raised around the building's presence on Water Street, use of outdoor public space, and views of the harbour from the building, among other comments. Some of these have been addressed in the latest design. While the building will front onto George Street West, the applicants have made efforts to create a presence on Water Street through entrances and a proposed landscape design on the City-owned green space in front of 430 Water Street.

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As per the Development Regulations, Section 5.9.4 Heritage Area Standards (Table), for modern buildings that do not meet the Heritage Area Standards, a comprehensive design package must be approved by Council. Approval of the design in the LUAR associated with this re-zoning would meet this requirement.

The applicants have proposed materials that will unify the mixture of forms and masses. The new building will use the same materials as the existing building such as red brick, curtain wall and red coloured composite metal panels, with a larger use of curtain wall at the bottom and top floors to “lighten” the building at its skyline and base. The concept for the concert hall is inspired by row housing typical of downtown St. John’s, with the columns representing the forms and the panels near the roofline representing a mansard roof. Majority of this building will be brick at the ground level, reminiscent of the brick buildings which once stood along this area of Water Street. Further information about the design is provided in the draft LUAR.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders: Not Applicable.
3. Alignment with Strategic Directions/Adopted Plans:
Neighbourhoods Build Our City: Maintain and position downtown as a distinct neighbourhood
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 latest design has incorporated some of the previous comments from the Built Heritage Experts Panel. The LUAR is brought before the Panel for additional review. Any further comments and recommendations will be forwarded to the applicant and Council along with the staff comments.

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

Land Use Assessment Report (sent under a separate cover)

DECISION/DIRECTION NOTE

Title:	Exterior façade renovations and rooftop alteration Quality Hotel Harbourview 2 Hill O’Chips,
Date Prepared:	March 19, 2019
Report To:	Chair and Members, Built Heritage Experts Panel
Councillor & Role:	Councillor Maggie Burton, Planning and Development Lead
Ward:	2

Decision/Direction Required:

To seek approval for exterior façade renovations and rooftop alteration at 2 Hill O’Chips.

Discussion – Background and Current Status:

The City received an application for exterior façade renovations and rooftop alteration to Quality Hotel Harbourside located at 2 Hill O’Chips. The property fronts onto Hill O’Chips and Water Street and is visible along Duckworth Street. The applicant is proposing to stain the existing brick, install aluminum plank ‘wood’ cladding to parts of the building, install a new copper clad entrance canopy and install a rooftop extension with a canopy.

The subject property is located within Heritage Area 3, is in the Commercial Downtown (CD) District and is zoned Commercial Central Mixed Use (CCM). The building is not designated by Council as a Heritage Building.

As per the St. John’s Development Regulations, Section 5.9.4 Heritage Area Standards (Table), for new buildings and major renovations to out-of-character buildings, compliance with the heritage area standards or a comprehensive design package approved by Council is required. For non-residential properties, compliance with the heritage area standards states that the period style, decoration and configuration of structure are to be maintained. The City does not regulate paint colour, and therefore the brick may be stained in accordance with our regulations. The application is brought to the Panel as the addition of aluminum plank ‘wood’ cladding and rooftop addition with canopy will create a more modern looking building that does not maintain the period of the structure.

Renderings of the proposed changes are attached. The City maintains a list of mid-century buildings that we would like to see designated and maintained, however this building is not on that list. As the aluminium plank ‘wood’ cladding is minimal, it is considered acceptable. The rooftop extension will alter the look of the building, however there is a variety in architecture in the surrounding area, with the former Portobello’s Restaurant to the west, and the Sheraton Hotel and former East End Fire Station to the north. Therefore, it is recommended to approve the design as proposed.

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:
Neighbourhoods Build our City – Maintain and position downtown as a distinct neighbourhood.
A City of All Seasons – Support year-round tourism and industry activity.
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:

It is recommended to approve the exterior façade renovations and rooftop alteration at 2 Hill O'Chips, as proposed.

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
Renderings of Proposed Renovations

Location of Subject Property
2 Hill O'Chips



Quality Hotel Harbourview Facade Upgrades BHEP Meeting - March 27th

2 Hill O'Chips, St. John's, NL

FMA Proj. No. 7810-1

**FOUGERE
MENCHENTON
ARCHITECTURE**

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Quality Hotel Harbourview
Water Street View



ALUMINUM PLANK
'WOOD' CLADDING

ARCHITECTURAL
LIGHTING

PROPOSED ROOF-TOP
USE WITH CANOPY

STAINED EXISTING
BRICK

NEW COPPER CLAD
ENTRANCE CANOPY

Quality Hotel Harbourview

Duckworth Street View

DECISION/DIRECTION NOTE

Title: Conversion to Condominium Units and Exterior Renovations
26 Alexander Street

Date Prepared: March 20, 2019

Report To: Chair and Members, Built Heritage Experts Panel

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

Ward: 2

Decision/Direction Required: To seek approval for the exterior renovations associated with the proposed development of a 34-unit condominium at 26 Alexander Street.

Discussion – Background and Current Status:

The City received an application for the development of a 34-unit condominium at 26 Alexander Street (former Power’s Salvage Building and Mammy’s Bakery).

The subject property is within Heritage Area 3, is in the Residential Medium Density District of the St. John’s Municipal Plan and is zoned Commercial Local (CL). The building is not designated by Council as a Heritage Building.

The existing property was a warehouse with few windows so will require exterior renovations for the proposed residential development. As per Section 5.9.4 of the St. John’s Development Regulations, major renovations to out-of-character buildings are required to meet the Heritage Area Standards. This portion of Alexander Street is primarily residential with a variety of housing styles. Most dwellings are clad with traditional siding, however, the roof forms and decorations vary along the street. Therefore, there are several elements for architectural inspiration.

Attached, for the Panel’s review, is the original sketch submitted with the application and the latest submitted renderings of the site. The applicant is proposing stone along the first storey near the main entrance and garage, with traditional siding on the second and third storeys. While stone is not typical for Alexander Street, it is appropriate for a multi-storey dwelling. It is recommended that Fusion Stone not be permitted. It is further recommended that clapboard be used on the second and third storeys, although vinyl siding would be permitted in Heritage Area 3.

There are a few houses with peaked dormers and peaked overhangs along Alexander Street, so the peaked overhangs above the balconies are acceptable. The window styles are not typical of heritage area residential windows, however given the previous industrial nature of the building, the window shapes and grids in the windows are reminiscent of the industrial building and are suitable.

Given the above, it is recommended to approve the renovations to the exterior of 26 Alexander Street for the development of a 34-unit condominium as proposed, with the condition that Fusion Stone is not permitted. Further recommendations from the Panel are welcome.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Neighbouring property owner.
3. Alignment with Strategic Directions/Adopted Plans:
Neighbourhoods Build our City - helping to maintain and position downtown as a distinct neighbourhood.
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:

It is recommended to approve the renovations to the exterior of 26 Alexander Street for the development of a 34-unit condominium, as proposed with the condition that Fusion Stone is not permitted. Further recommendations from the Panel are welcome.

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
Photos of Existing Property
Applicant's Submission



POWER'S

NO PARKING
ANY VEHICLES
WILL BE TOWED
AWAY AT OWNER'S RISK

Handwritten graffiti in blue and red on the lower right wall.



THE ALEXANDRIA 26 Alexander Street, St. John's, NL
A 34 UNIT CONDOMINIUM, WITH UNDERGROUND PARKING.







