

ST. JOHN'S

Minutes of Built Heritage Experts Panel

July 17, 2019
12:00 p.m.
4th Floor, City Hall

Present: Glenn Barnes, Chairperson
Bruce Blackwood, Contractor
Garnet Kindervater, Contractor
Rachel Fitkowski, Landscape Architect
Mark Whalen, Architecture
Ken O'Brien, Chief Municipal Planner
Ann Marie Cashin, Heritage and Urban Planner
Rob Schamper, Technical Advisor

Regrets: Dawn Boutilier, Planner

Staff: Maureen Harvey, Legislative Assistant

Others: Jamie Freeman, City's Legal Counsel
David Kelland, Applicant of Proposed Development Alexander Street. Arrived at 12:30 pm

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**

Recommendation

Moved By Rachel Fitkowski

Seconded By Bruce Blackwood

That the agenda be adopted as presented.

CARRIED UNANIMOUSLY

3. **ADOPTION OF THE MINUTES**
 - 3.1 **Minutes of BHEP Meeting - June 12, 2019**

Recommendation

Moved By Rachel Fitkowski

Seconded By Mark Whalen

That the minutes of the Built Heritage Experts Panels of June 12, 2019 be adopted as presented.

CARRIED UNANIMOUSLY

4. BUSINESS ARISING FROM THE MINUTES

4.1 Decision Note dated July 11,2019 re: 6 Cathedral Street, Masonic Temple - Designated Heritage Building - Exterior Renovations at Rear

Mr. Schamper informed that Panel that he has met with the owners of the Masonic Temple and they have now submitted structural drawings and elevation for rear part of the building. While approval has been given for the work on the side of the building, a permit has not yet been issued. If the Panel and Council approves a single permit can be issued to have work done on the front and the side.

While the following recommendation was put forward, it was noted that the Planning Office will decide the process and timing for introduction at Council.

Recommendation

Moved By Bruce Blackwood

Seconded By Rachel Fitkowski

That approval be given to the exterior renovations and installation of a fire exit stairway at the rear of the Masonic Temple, 6 Cathedral Street, as proposed.

CARRIED UNANIMOUSLY

5. PROCLAMATIONS/PRESENTATIONS

5.1 Decision Note dated July 8, 2019 re: 26 Alexander Street, Conversion to Condominium Units and Exterior Renovations

Mr. Kelland was welcomed to the meeting at 12:30 pm and explained the rationale used in the attempt to modify the exterior cladding of the proposed building to make it simpler and more appealing.

He explained the rationale for trying to modify the exterior cladding noting the intent to use nichiha cladding (a fiber cement panel) as it is fire resistant, hence more appropriate given the close proximity to other buildings surrounding it.

Recommendation

Moved By Rachel Fitkowski

Seconded By Mark Whalen

Modified slightly by the Panel - It is recommended to approve the renovations to the exterior of 26 Alexander Street for the development of a 34-unit condominium, subject to;

- the applicant using nichiha cladding as put forth by the proponent at the BHEP meeting, as opposed to vinyl siding and
- consideration of replacement of surplus parking space(s) and adding a small landscape feature to the development.

CARRIED UNANIMOUSLY

6. NEW BUSINESS

6.1 Information Note dated July 8, 2019 re: 150 New Gower Street - Proposed Hotel and Apartment Building- Land Use Assessment Report

The Panel reviewed the renderings of this application for the purpose of guiding discussion.

The following suggestions were made with respect to proposed changes.

- Hotel
 - The ground level should be more reflective of the downtown. Should look like downtown St. John's from the street level. For example, more traditional materials should be used at the base, like brick.
 - Some of the colours should be taken off the tower to allow the tower to disappear against the sky, similar to 351 Water Street.
 - The hotel should blend more with the residential building.
- Residential Building

- Bring the colours down to the streetscape
- Building could be stepped back at the second storey.
- Try to make the ground floor blend with the rest of the building.
- General
 - Reconsider the use of punched windows
 - Try to use elements to tie the three buildings together

As the application is being processed with the requirement of a LUAR, the Panel was informed that any recommendations from the Panel will be forwarded to the applicants with the staff comments and will be included in the information forwarded to Council following the public meeting.

7. ADJOURNMENT

There being no further business, the meeting adjourned at 1:20 pm

GLENN BARNES, CHAIR