

MINUTES
BUILT HERITAGE EXPERTS PANEL MEETING
February 27, 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
Garnet Kindervater, Contractor
Robert Sweeny – Historian
Mark Whelan, HW Architecture
Karen Chafe, Supervisor – Office of the City Clerk

Regrets: Dawn Boutilier, Planner

ADOPTION OF AGENDA AND MINUTES

Moved – Robert Sweeny; Seconded – Bruce Blackwood

That the agenda be adopted as presented.

CARRIED UNANIMOUSLY

Moved – Robert Sweeny; Seconded – Mark Whelan

That the minutes of February 6, 2019 be adopted as presented.

CARRIED UNANIMOUSLY

DELEGATIONS

430 Water Street, JAG Expansion – Hotel and Concert Hall

The Panel met with the following individuals representing the proponent Steele Hotel Ltd: Rex Avery, Carl Mallam, Sylvester Crocker, Matthew Mills and Ron Fougere. The architectural renderings were presented, a copy of which were also included in the agenda. Staff advised that the land use report has now been received from the proponent which will eventually be forwarded to the Panel for review and formal comment, as well as to a public meeting for the general public's feedback. Once this has been done, the matter will be referred back to Council for decision and eventually to a second public hearing to be conducted by a commissioner as per the Urban and Rural Planning Act.

Mr. Mills presented the proposal for the exterior green space to be situated at the rear

entrance facing Water St. and welcomed the Panel's feedback. As per the proponent's previous meeting with the Panel, an attempt was made to enhance the street presence on the Water St. side, particularly given it will not serve as the main entrance as would be typical of most buildings on Water St. The following points are noteworthy:

- The creation of a green space is a challenge given the size of the space to work with. There is not much opportunity for the space to exist beyond a parkette wherein passive recreational activity can take place.
- Water St. West is in transition and new development is naturally shifting westward where contemporary urban design can co-exist more comfortably with the heritage area.
- The challenge is to create something authentic that serves a real function rather than a recreation of a heritage space. The display of archival photos and inlaid bricks (possibly from existing stone from the John Howard building) that reflect the layout of color-coded insurance maps is something to be considered as a nod to the past.
- The walkways proposed for the open space will lead into the building and serve as vestibules.
- The rear of the building will be the exit and entry for performers and will be a place for social mixing.

The Committee favored the reuse of stone materials as suggested but noted previous experience (i.e. Richmond Cottage, Alt Hotel, and Spencer School), indicates that invariably, this never seems to happen despite a developer's best intentions. Mr. Fougere advised that though they cannot guarantee the condition of the stone, they will endeavor to clean and save as much of it as possible. It is hoped that the brick below grade is in better condition.

The delegation retired from the meeting at 12:38 pm as well as Ms. Fitkowski who declared her conflict of interest in relation to this application. Ms. Fitkowski returned to the meeting following the Panel's discussion.

BUSINESS ARISING

Information Note dated February 21, 2019 re: 2019 Heritage Financial Incentives Program

The Committee considered the above noted as information. Planning staff will be working with Communications staff to promote the Heritage Financial Incentives Program.

It was questioned whether fences or walls qualify for the grant. Currently, they do not, though wrought iron fencing is being reconsidered for inclusion next year. Following the closing date for the program on May 1, 2019, the applications will be brought before the Panel for review and recommendation to Council.

39 Rowan Street: Proposed 6-Storey Mixed-Use Building in the Churchill Square Retail Area

The City received an application to develop a 6 storey (21.5 metre) mixed-use building

at 43-53 Rowan Street in Churchill Square. The property is zoned Commercial Mixed Use (CM) and is located within the Churchill Square Retail Area. The proposed building will have ground floor commercial, while the top 5 storeys will contain 78 dwelling units; a mixture of one and two-bedroom rental apartments. The subject property is approximately 2279.26 m² (0.56 acre); the proposed building will have a Floor Area Ratio of 4.75 and a Residential Density of 1 Dwelling Unit per 29 m². Council has recommended consideration of this amendment and have set the Terms of Reference for a Land Use Assessment Report. The Committee considered draft architectural renderings in this regard.

The new regulations, although not yet adopted, propose that buildings be stepped back 4 metres, once a building reaches a height of 18 metres. This proposed setback helps to break up a building's overall mass. The proposed building is currently designed so that it is stepped back on Rowan Place. The applicants have been advised that the overall design of the building should be reversed, and the setback switched to Rowan Street, as it would make the building more inviting to those accessing the commercial space from the Square. Setback is not needed on Rowan Place. To date, these changes have not been made.

Members generally agreed with staff's recommendation to Council that the building be stepped back fronting on to Churchill Square and not Rowan Place, however the Panel recommended stepping back at the two storey line as two storeys is established throughout the Square. The Panel suggested that more attention should be paid to the pedestrian realm. Members felt that the proposed materials are not reflective of the Churchill Square area and it is recommended that more study of the original Churchill Park region architecture be completed and incorporated into the design. For example, the lines in the development should be clean, straight lines like the opposite side of the Square. They also felt that the proposal was unimaginative and suggested that it may be an option for the developer to have increased height to accomplish the set-back.

Heritage Bylaw Review

The Panel reviewed the above noted indepth. Staff took into consideration the revisions they proposed and will recirculate a revised copy at a future meeting for continued review. Topics discussed included standards for Designated Heritage Buildings, cladding in Heritage Area 1, decorative details in new developments, heat pumps, and the use of Fusion Stone in Heritage Areas.

Adjournment and Date for Next Meeting

The meeting adjourned at 2:05 pm. The date of the next meeting is March 27, 2019.

**Glenn Barnes, NLAA, MRAIC
Chairperson**