

**MINUTES**  
**BUILT HERITAGE EXPERTS PANEL MEETING**  
**February 6, 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  
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: Georgestown 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**

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(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**

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#### **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**

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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](mailto:engage@stjohns.ca).

### **Flake House Property**

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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**

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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**