



09 March 2012

City of St. John's
Department of Planning & Development
3rd Floor, City Hall
St. John's, NL

Attention: Ken O'Brien, Supervisor of Planning Information
Project: 2170-03, The Battery Development Area Additional Guidelines
Re: Final Report

Enclosed for your review is the Final Report for The Battery Area Additional Guidelines.

Revisions have been made in response to comments from a Public Meeting held on Wednesday, February 15th at City Hall, and an internal review. These include:

- Several additional General Comments
- Changes to recommendations for Sheds 11 and 15.

Please let me know if you have any questions or comments.

Sincerely,
PHBGROUP Inc.

A handwritten signature in black ink, appearing to read "Philip Pratt". The signature is fluid and stylized, with a long horizontal stroke at the end.

Philip Pratt, NLAA, MPMI
Architect

Encl. Final Report

FINAL REPORT



Report Prepared for
City of St. John's

The Battery Development Area Additional Guidelines

PHB Project #2170-01
09 March 2012

Prepared by



PHB Project #2170-02

The Battery Development, Area Additional Guidelines

Footprint and Height Control Overlay Table Update to include Non-Residential Properties

Final Report - March 9, 2012

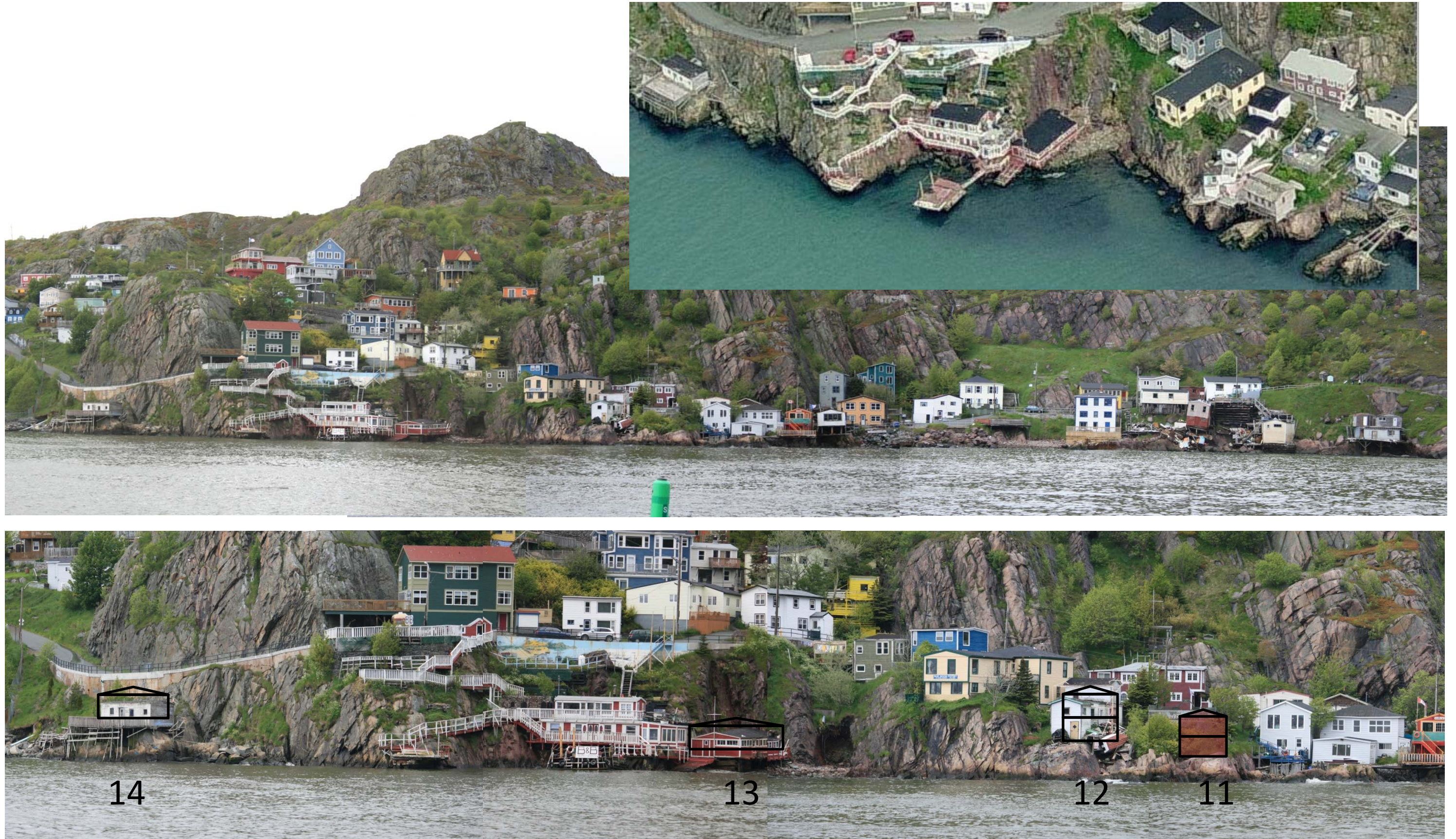
General Comments

1. These recommendations are made only on the basis of visual appearance and building massing and do not account for site boundaries, or ownership. The recommendations do not consider or imply suitability in terms of environmental, geotechnical, hydrographic and structural design requirements.
2. All existing and former shed and stage structures are or were non-conforming uses in terms of present zoning regulations. While continuance of a non-conforming use can be considered as a reasonable expectation, change of a non-conforming use or any other approval is completely discretionary.
3. The same principles and objectives that were part of the original study should be applied to the sheds and stages in terms of “Image of the Battery” and “Impact of views from existing buildings”.
4. The main justification for repair, replacement, or infill of any of these structures is based on historical use and associations, and the impact on the visual resource. Therefore, any new construction or renovation should be based on the traditional patterns, in terms of form, exterior materials, and fenestration, as outlined in Heritage Area Guidelines.
5. Small commercial and fishery activities were the main uses of these structures. These uses should be encouraged if possible in redevelopment.
6. The objective and overriding goal is for renovated, rebuilt and new structures to be the same footprint size and roof height as the originals that they replace. Specific applications will be reviewed in terms of these objectives.
7. The number of storeys in the table that follows are as seen from the water, not the road, and as with the suggested footprint area, are subject to detailed review, in particular as to original roof height.
8. The impact of decks, railings, parking areas, chimneys and landscape will also be subject to review in terms of visual appearance and impact on view.
9. The numbers as referenced are the designed shed / stage numbers, not the civic numbers.

| Shed /Stage | Status | Condition | Primary Recommendation | Conditions For Repair, Replacement or Infill | Comments |
|-------------|-----------|-----------|------------------------|---|--|
| 1 | Existing | Unstable | Allow | No expansion | Views. |
| 2 | Existing | Unstable | Allow | 2 Storey maximum, no expansion | |
| 3 | Destroyed | - | Allow | 2 Storey maximum | Footprint 600sf maximum |
| 4 | Existing | Derelict | Allow | 2 Storey maximum | Views, Footprint 400sf maximum |
| 5 | Existing | Stable | Allow | No expansion | Views. |
| 6 | Destroyed | - | Allow | 2 Storey maximum | Footprint 600sf maximum |
| 7 | Gone | - | No | - | Views |
| 8 | Gone | - | Allow | 1 Storey maximum | Footprint 400sf maximum, maintain access to beach. |
| 9 | Existing | Unstable | Allow | No expansion | Views. |
| 10 | Existing | Stable | Allow | No expansion | Views and limited space. |
| 11 | Gone | - | Allow | 2 Storey maximum | Area 600sf maximum |
| 12 | Existing | Stable | Allow | No expansion | Being rebuilt, plans approved. |
| 13 | Existing | Stable | Allow | No expansion | Expansion will increase the visual mass of group. |
| 14 | Existing | Unstable | Allow | 1 Storey maximum 25% lateral expansion maximum | Access is an issue. |
| 15 | Vacant | - | No | | |
| 16 | Existing | Unstable | Allow | No expansion | Limited space between houses. |







COUNCIL DIRECTIVE

REGULAR MEETING

Date: 2011/11/28 12:00:00 AM

CD# R2011-11-28/10

To: Cliff Johnston

Position: Director of Planning

RE: Planning & Housing Standing Committee - November 23, 2011
Item # 8 - The Battery Development Area - Additional Guidelines - Report prepared by PHB Group on behalf of the City (Ward 2).

DECISION: Council agreed to the Committee's recommendation that the proposed guidelines for the sheds/stages be referred to a public meeting to be chaired by a member of Council. These recommendations will be incorporated as an appendix to the St. John's Development Regulations in the same manner as the recommendations of the original Battery Development Guideline Study.

Action: As required.

Date: 2011/11/28

Signed by: P. Bartlett
Acting City Clerk

Status Comments:

Closed By: Cliff Johnston

kd

cc:

Eng./Plan./Bldg. (Minus Cliff)

Response Required: YES

Response deadline: 2011/12/16

Response Received:

Attachments: