

# INFORMATION NOTE

---

**Title:** 150 New Gower Street  
Proposed Hotel and Apartment Building  
Land Use Assessment Report

**Date Prepared:** July 8, 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 LAT49 Architecture Inc., on behalf of Manga Hotels for the development of a 12-storey hotel with the option for commercial/retail use and a 9-storey condominium/apartment building. The LUAR was a requirement of Council prior to consideration of rezoning the land to Commercial Downtown in order to permit the multi-building development. 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 currently located within Heritage Area 3, the Commercial Downtown and Residential Downtown Districts of the St. John's Municipal Plan and is zoned Commercial Central Office (CCO) and Residential Downtown (RD). The proposed development will sit next to and have a shared access with the Hilton Garden Inn which is currently under construction at the corner of Springdale Street and New Gower Street. The City has recommended to rezone to entire lot to a new Commercial Downtown (CD) Zone to accommodate the height and multiple uses of the proposed buildings. At the November 5, 2018 Council meeting, Council directed 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 back to the applicant upon review. 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 forwarded 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 a separate cover.

As per Regulation 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.



As per Regulation 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.

From the LUAR, the applicant describes the building materials as follows:

The hotel will be clad in three main materials that create a pattern across each facade of the building. The elevation that faces New Gower Street contains one of two main entrances and is primarily clad in aluminum composite panels in a dark gray, a wood grain finish and an off-white. The lower portion of the elevation features curtain wall glazing with black aluminum composite panels. The north elevation features the other main entry and is highlighted by a suspended canopy with stone pillars.

The residential building is clad in a charcoal metal panel at the base which continues up to the parapet of two of the three balcony bays on the front and rear elevations. This base is accented with a line of a lighter gray metal panel that extends to the second story of the building and frames the front entry and the base of the opposite balcony bay. This is accented with colourful clapboard style siding in various colours. There is a mixture of punched windows and curtain wall glazing throughout the building. The balconies feature glass rails and are connected to the living area of the units via floor to ceiling glazing. The lower level of the building features accent lighting that doubles as security lighting along the main walkways and entries of the building. The building will also have a rooftop terrace.

### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders:  
Area residents and property owners; heritage groups.
3. Alignment with Strategic Directions/Adopted Plans:  
*A Sustainable City*: Plan for land use and preserve and enhance the natural and built environment where we live.
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:**

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.

**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)