

INFORMATION NOTE

Title:	1 Cliff's-Baird's Cove Proposed Hotel Above Atlantic Place Parking Garage Land Use Assessment Report
Date Prepared:	September 11, 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 John Hearn Architect Inc. and PARTISANS, on behalf of Sonco Group Inc. for the development of a 4-storey hotel above the Atlantic Place Parking Garage. The proposed development will also include a small retail area at the ground floor and renovations to the parking garage. The LUAR was a requirement of Council prior to consideration of a text amendment to the A. P. Parking Garage Zone to increase the maximum height from 11-storeys to 12-storeys.

The subject property is located in the A.P. Parking Garage District and Zone. The property is not located within the Heritage Area, however given its proximity to Heritage Area 1 and a number of designated Heritage Buildings, Council has referred the application to the Built Heritage Experts Panel (BHEP) to evaluate the design. Where the property is not in a Heritage Area, *Regulation 5.9.4 Heritage Area Standards (Table)* of the St. John's Development Regulations does not apply.

The existing parking garage is 8-storeys. The applicants are proposing to add an additional 4-storey hotel above the parking garage for a total of 12-storeys. Under the current zoning, the maximum height is 11-storeys, and a hotel located on the 9th and/or higher storeys is a discretionary use. A Municipal Plan and Development Regulations amendment is required to consider a 12-storey development.

The applicants have proposed a design to make the hotel portion distinguishable from the parking garage. In the LUAR, it is described as a composition of volumes, where the parking garage, hotel rooms, lobby and sauna area each are contained in distinguishable volume. The renovation will include wrapping that existing garage with a perforated, powder-coated white metal screen. Along the Harbour Drive side of the parking garage, the applicants are proposing to include a silhouette graphic of a supply vessel as a way to connect the Parkhotel to the harbour. The hotel portion is proposed to be powder-coated metal panels in various colours, with black spandrel (opaque) glass for the hotel rooms.

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At this stage, staff are reviewing the LUAR and have provided initial comments to the applicants. 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.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders: Not Applicable.
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:
An amendment to the St. John's Municipal Plan and Development Regulations is required.
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: LUAR (sent under a separate cover)