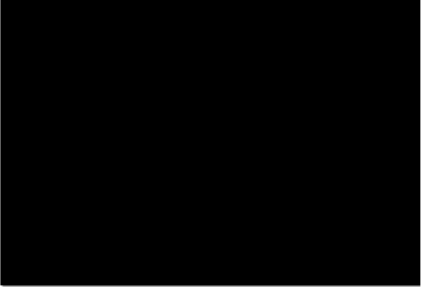


December 10, 2019



Re: Proposed Parking Garage hotel

For: The office of the City Clerk

This letter is written on behalf of Gateacre Limited, owner/manager of the properties on the eastern (other) side of the cove (street), concerning the construction for the proposed hotel. It is as such surprising for such a large project to be rushed through and not given a proper review by the public and we therefore have concerns that we feel need to be addressed.

1. The building design: the overhang of the building into the cove appears highly inconsistent with height restrictions on adjacent properties, and these concerns are further amplified by the encroachment of the proposed building to the outer perimeter of the existing sidewalk for the proposed development.

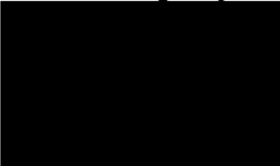
- Functionally this creates concerns for snow, wind (particularly westerly's given the expansive overhang proposed), glare from screening, and water runoff, this isn't a problem at the moment but would have to be mitigated if it were to arise.

2. The Construction: Given the lack of information at this point it is difficult to comment, other than stating we are unable to tolerate constant disruption and would like to inform that we require access to our parking lot, garage and loading zone for our business operations and for our tenant's.

3. Context: In the Appendix on schedule 201 the drawings showing the elevation of the proposed hotel doesn't have a proper rendering of our building and this is the building most effected by the proposed overhang and is also being used for elevation comparisons.

We hope due consideration is given our concerns during proposal application and would hope for some line of communication going forward regarding these issues and other items.

Sincerely,



## Elaine Henley

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**From:** [REDACTED]  
**Sent:** Wednesday, December 11, 2019 3:24 PM  
**To:** CityClerk  
**Subject:** Comments: Public Meeting - 1 Clift's Baird's Cove

### **Comments: Public Meeting - 1 Clift's Baird's Cove**

A view of a vibrant city centre is preferable to that of a dilapidated downtown. How can we turn away someone willing to invest a significant sum into the downtown core when the alternative is the failing status quo?

Pending a construction plan that mitigates any negative impact on downtown in general and local businesses in particular, I fully support this project.

Downtown St. John's needs to be modernized and taken out of the past; here is an opportunity to do just that.

## Elaine Henley

---

**From:** [REDACTED]  
[REDACTED]  
**To:** CityClerk  
**Subject:** 1 Clift's-Baird's Cove

I have to raise objection to the premise of this project. I will reserve comment on the particulars of the aesthetic design as best i can.

I believe the planning aspects and general concept are not well rationalized in the urban context of St. John's and it purposely tries to over power the entirety of the downtown, to make a statement. In fact the Harbour Drive Elevation on Page 14, clearly shows the design intent to overpower the existing Atlantic Place office structure to the West (if that's possible) and how blatantly intentional it is in its attempt to diminish the prominence of the historical court house and the public right of way(Cliff's Baird's Cove) to the East.

The general commentary and design rationale tends to down play the existing mass of Atlantic place and the parking garage. I feel as though the project brief wants you to forget there is this mass that has been contentious since its very inception. To put 'lipstick' on the existing mass with a new steel skin that will rust in ten years, is short sighted. Why do we need a screened image of an offshore supply vessel when they are right there. We can look at the real thing. This appears to be a design move by someone, not from here.

The Jellybean row reference is, misguided and i believe is reflective of what google tells us what St. John's Architecture is.

The intention of the developer to take over the air rights from the citizens of St John's is appalling and i am unsure there is precedent for this move anywhere in North America. Projects acquiring air rights are typically reserved for projects over underutilized private spaces such as rail-yards or other areas not currently being used for public pedestrian space or with the potential to become a major urban square within the city (long term goals). Or projects that might serve the public!

I would be embarrassed that this is the first thing a cruise boat visitor sees when entering the harbour and crossing over the gangway. At least the court house currently over powers the rusting mass of the parking garage, if this project proceeds, it will not.

[REDACTED]

## Elaine Henley

---

**From:** Hope Jamieson  
**Sent:** Tuesday, December 10, 2019 2:32 PM  
**To:** CityClerk  
**Subject:** Fwd: Park Lane Proposal for Atlantic Place Parking Garage

Hi Elaine,

Can you please include the attached in the package re: the above noted proposal? Thank you!

Warmly,

Hope

---

**From:** [REDACTED]  
**Sent:** Monday, December 9, 2019 9:18:37 PM  
**To:** Hope Jamieson <hjamieson@stjohns.ca>  
**Cc:** Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; Deanne Stapleton <dstapleton@stjohns.ca>; Jamie Korab <jkorab@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; Wally Collins <wcollins@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>; Dave Lane <dlane@stjohns.ca>; Sandy Hickman <shickman@stjohns.ca>; Debbie Hanlon <dhanlon@stjohns.ca>  
**Subject:** Park Lane Proposal for Atlantic Place Parking Garage

Hello Councilor Jamieson:

I am writing you this note as I will not be in town for the public session this coming Wednesday evening. Despite my background, I am loathe to comment on the architectural proposals of my former peers. Plus, I would remind you that without the "Urban Design Guidelines" touted in the new Municipal Plan, we (as the public) and you (as council) have no parameters on which to adjudicate any architectural proposal. This is indeed a sad and sorry state of affairs. Without any rules you stand witness to an urban free-for-all every time any downtown development proposal is given to you for your consideration.

Therefore, having no parameters on which to assess, I must come to the only planning element to which I vehemently object, and that is the request for this developer to build over Clifts Bairds Cove. It is indeed an outrageous urban planning request, and one, if entertained in any way, we will live to regret. In every design charrette that ever concerned this area, it has almost been unanimously agreed by all participants on all occasions (including the architect of this very proposal) that if St. John's were to ever have a meaningful hub, a town square, an urban gathering space or pedestrian mall of any kind, this cove, in front of the stunning architecture of the courthouse, is the place to do it. If this developer had any notion of what he/she could do for the City of St. John's, as opposed to what he/she could do to line their

wallet, they would look for ways to enhance the potential for a town square / pedestrian mall at this exact location, instead of using the ugliness of the A/P garage to leverage a gross miscarriage of urban injustice upon our city.

Please tell me that you will fight this aspect of the proposal.

Sincerely,

██████████

██████████

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## Elaine Henley

---

**From:** Sheilagh O'Leary  
**Sent:** Thursday, December 12, 2019 11:01 PM  
**To:** [REDACTED]  
Elaine Henley  
**Subject:** Re: Harbour Drive Hotel Park

[REDACTED]  
Good eve.

I am cc'ing the City Clerk so your input can be registered with all of Council.

Much appreciation for your comments.

Get [Outlook for iOS](#)

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**From:** [REDACTED]  
**Sent:** Thursday, December 12, 2019 9:00:50 PM  
**To:** Sheilagh O'Leary <soleary@stjohns.ca>  
**Subject:** Harbour Drive Hotel Park

Dear Deputy Mayor O'Leary,

I wanted to write to let you know what I think about the proposed hotel for Harbour Drive.

I, like most people, am firmly against any plan that builds up along our harbour front.

I know the developer is stating that his hotel is the same height as Atlantic Place. Atlantic Place is the WORST building mistake in downtown. It is a large ugly building that takes away the view and dominates Harbour Drive. We do not need another building of that height along the water front.

Most people I have spoken with agree with my thoughts. We should be tearing down Atlantic Place and restoring the natural sightline along the harbour. Putting up large buildings that block the view of our beautiful harbour makes no sense.

Please think about future generations.

kind regards,  
[REDACTED]

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## Karen Chafe

---

**From:** [REDACTED]  
Friday, November 22, 2019 12:56 PM  
**To:** CityClerk  
**Subject:** 1 Clift's Baird's Cove

Hello,

I would like to make a comment about the proposed hotel development at 1 Clift's Cove.

While I understand the need for hotel accommodation required for both tourist and business I cannot condone the lack of respect by property developers and architects who try to extend the limits of size and height on buildings set out by the City of St. John's for the specific purpose of retaining the city's character.

The 11 or 12 story suggestion of the development proposal at 1 Clift's Cove is ridiculous. Not only will this dominate the harbour shoreline, it will block views of the harbour and the Narrows from other properties both in the downtown and further up the hill towards the Basilica and The Rooms. The proposed property will also destroy the scenic view of downtown St. John's from the harbour and Signal Hill and The Battery.

One of the things which identifies St. John's from other waterfront cities such as Halifax or Vancouver is it's small scale colourful and inviting layout. St. John's is unique, adding high rise glass fronted or depressing grey-painted hotels and buildings destroys this unique look and removes one of the reasons why visitors, especially tourists and cruise ships flock to St. John's. Destroying the harbour front so we end up with the ugly-looking glass abomination that Halifax has become will do no one a service. So I the City should stand up to the defined building limits and refuse this development and any others which will try to steal our beautiful safe haven in the North Atlantic

[REDACTED]



**Elaine Henley**

---

**From:** [REDACTED]  
**Sent:** Wednesday, December 11, 2019 8:26 PM  
**To:** CityClerk  
**Cc:** CouncilGroup  
**Subject:** December 11, 2019

December 11, 2019

Dear Mayor Breen and City Councillors,

I wish to express my opposition to the proposed parking garage and hotel on Water Street between Atlantic Place and Baird's Cove. Atlantic Place was a mistake. This proposal would just compound the problem.

St. John's is an old city that steps its way up the hill from the harbour. The merchant buildings, the court house, the churches, and the colourful houses all make up the mosaic of old St. John's. It is important not to block public views but it is just as important not to destroy the scale of the old downtown core. Cities that value their built heritage and the historic character of their old downtown neighbourhoods, have regulations regarding the height and mass of new developments. Waterford, Ireland and Savannah, Georgia are two that come to mind. We have been too free in allowing exceptions to our heritage regulations.

St. John's has lost many of its historic buildings. Our historic downtown, which is explored by tourists and locals alike, and is featured in TV programs and tourist advertisements, comprises a small geographical area and is very fragile. The area from Temperance Street to Queen Street needs to be protected. This protection should not preclude new developments but these developments must be in scale and not change the feel and character of the city.

Over the decades we have made many mistakes in our downtown core. Let's not make another.

Sincerely,

[REDACTED]

[REDACTED]

Sent from my iPhone



## Elaine Henley

---

**From:** [REDACTED]  
**Sent:** Thursday, December 12, 2019 11:05 AM  
**To:** Hope Jamieson  
**Cc:** CityClerk  
**Subject:** Comments on Hotel over the Parking Garage on Water St.

Councilor Jamieson:

I attended the public mtg at City Hall last night on the proposed hotel over the parking garage on Water St. Only about 20 attendees due to the terrible weather. Most of the people there were other business owners with property on Water St. Most were concerned about any impact on downtown parking. No one voiced strong objections to the project and some really liked the design. If you think it looks a lot like The Alt, it is because they share the same architect.

<https://vocm.com/2019/12/12/height-design-and-whether-occupancy-warrants-another-hotel-among-concerns-raised-at-downtown-meeting/>

I have lived in 5 provinces and to me St. John's has become 'Canadian City Anywhere' - many of the same restaurants, same stores in the malls etc. And apparently this is what tourists on cruise ships from Europe are saying. The residents who bought there homes overlooking the harbour 50 years ago no longer have a view of the harbour. So really the City can approve anything they want in the downtown, they can not turn back the clock.

[REDACTED]

**Elaine Henley**

---

**From:** [REDACTED]  
[REDACTED] Thursday, December 12, 2019 3:48 PM  
**To:** CityClerk; Planning  
**Subject:** Re-zoning of Atlantic Place

Good afternoon,

I am writing to register with the Municipality that I am in opposition to the request to increase the building height of Atlantic Place from 11 to 12 stories.

Thank you,

[REDACTED]

[REDACTED]

## Karen Chafe

---

**From:** [REDACTED]  
**Sent:** Sunday, December 8, 2019 11:17 AM  
**To:** CityClerk  
**Subject:** 1 Clift's Baird's Cove

Just a quick comment on the application for amending the AAPG District and Zone.

The AAPG and Atlantic Place together form the poster-child for ugly and inappropriate downtown development. The District/Zone already allows a developer to go up to 11 stories on the site, but that's not good enough. They want to add another story, and make sure every square inch of the area is turned into floor space - presumably to match the ugly blockiness of the existing building.

It's (probably) too late to prevent building to 11 stories, but we can say NO to making that calamity of a site even worse by allowing it to go higher and more dense.

[REDACTED]

**Elaine Henley**

---

**From:** [REDACTED]  
**Sent:** Tuesday, December 10, 2019 5:06 PM  
**To:** CityClerk  
**Subject:** Development of The Garage

Dear City Clerk,

This must stop. It is not only a gross eyesore but once again the harbor view is being ruined for several blocks behind. I would strongly encourage the city to deny this development and to redirect interested developers to other parts of the city. The character of the downtown area is what keeps people coming back and buildings like this are completely contrary to the character of St. John's. Please stop this development.

[REDACTED]

[REDACTED]

## Elaine Henley

---

**From:** [REDACTED]  
**Sent:** Wednesday, December 11, 2019 12:57 PM  
**To:** CityClerk  
**Cc:** Dave Lane; Danny Breen; Debbie Hanlon; Sheilagh O'Leary; Hope Jamieson; Sandy Hickman; Maggie Burton  
**Subject:** Sonco Development

To Whom It May Concern,

I am possibly unable to attend the meeting for the Sonco Group proposal (being a single parent limits what I can attend) so I wish raise my concerns officially.

Firstly, the design and purpose of this proposal is ignoring the storey restriction for DT development. It's not ok to suggest that it's fine to do that because it is the same for Atlantic Place. Continuing to allow development that is beyond the rules and that ignores the view lines and design does not improve our downtown district and neighbourhoods.

The design itself to quote others I have been talking with is like "big LEGO blocks" and "extremely out of place". For me it looks like shipping containers stacked and I agree it's out of character and more suitable if people want an industrial park instead of a welcoming charming downtown neighbourhood district.

And we are still headed into design and purpose that affords only those who are visiting and paying a considerable price to access views of our harbour and hillsides. That being said let us remember though that people visit the charm and nature not our industrial parks.

This design and height is further narrowing the already limited view of harbour from water street and duckworth Street.

It will also add to the wind tunnel effect and dark shadows cast along the streets we, as both residents and consumers, use.

Our so called city charm is disappearing with each new proposal that is presented. We have a few developments closer to the West end that's already removing buildings, blocking views, creating darkness, increasing wind tunnels and of designs and heights that are not on par.

There is newer one at the bottom of Prescott Street already and a soon new proposal to deal with one near the war memorial. It's an ongoing issue that needn't be.

There's several common denominators that are concerning to myself and others. Just to name a couple: the proposal designs most often disregard and break the rules; the designs are usually more industrial park in nature and yet claim to closely respect the heritage and culture.

Industrial parks are useful and and industrial park design has its place but are not ok for our little historic downtown area. To further destroy our harbour and hill views, to greatly reduce our historic charming downtown just to add more hotels and parking without authentic respect for design, views and access is not to the benefit of the citizens residing there, doing business there nor does it demonstrate long term insightful progress goals.

These developers should have to build within the storey limit; the design should not further add to the destruction of the already limited views (and access); the design should not create additional darkness and wind tunnels; the design should have true reflection of downtown heritage and be respectful of that. Progress can exist within these boundaries.

Thank you,



Sent from my iPhone

## Elaine Henley

---

**From:** [REDACTED]  
[REDACTED] Thursday, December 12, 2019 5:21 PM  
**To:** CityClerk  
**Subject:** Park Hotel proposed development

Hello City Clerk,

I am writing in regards to the proposed development of Park Hotel, adjacent to Atlantic place. I'm concerned that this development would have a negative impact on the area. Below are a few ideas that I think council should consider when voting on this proposal.

-This design is clearly not in keeping with the aesthetics of the downtown area.

-It steals the view plane of the harbour from so many angles.

-It will cast shadows in places that are currently sunny.

-Why should we be willing to sell the view to people who do not live here?

-Atlantic Place is the most unsightly development in the downtown area, why would we make the same mistake by constructing another blocky cube on top of it?

-A slight aside, CODCO produced a play in the 70's entitled *What do you want to see the harbour for anyway?* on the subject of the nixed proposal for the overly tall Atlantic Place, limiting that build to its current height.

I hope that council will not allow this development to continue as it presently is. Simply put, it takes access and views from citizens and sells it to tourists. More simply put, why? Money? I don't think that's a good enough reason.

Many thanks,

[REDACTED]



## Elaine Henley

---

**From:** [REDACTED]  
**To:** CityClerk  
**Subject:** 1 Clift's Baird's Cove

To the City Clerk and Council:

A couple quotes from a CBC article that I broadly agree with (<https://www.cbc.ca/news/canada/newfo...ng-1.5393689>):

*"Just, hotels are for visitors; they're not for people that live here, generally speaking, and I think that the Atlantic Place building itself and the parking garage were, in its incarnation, one of the biggest mistakes ever made in terms of development in the downtown."*

*"It's long been my view that we live in a bowl and there's a ridge right at the top of it — it always confounded me why nobody would ever look at this situation and be like, 'Oh, I'm gonna build something tall on the ridge instead of down in front of everybody else.'"*

Hotels are mostly for visitors, not for locals. They do nothing for the neighbourhood they're built in. It's like having the place next to you as a fulltime AirBnB; not the greatest.

Why must all of these high-rises be built on the waterfront? Why not on "the ridge"? Downtown is tiny; why do we need more buildings that take up an entire block? This isn't even an old versus new debate, or progress vs heritage, it's about having a built environment that's actually enjoyable to walk around in.

So as much as I will admit that the proposal looks much nicer than what is there currently, I would rather see the AP Parking Garage be left as is until the time comes to replace with something better. And the whole thing should have never been built in the first place. See <https://www.erudit.org/fr/revues/uhr/1980-v9-n1-uhr0892/1019351ar.pdf> to get an idea of what a disaster it was, even in the late 70s. The entire city planning department even resigned over this fiasco.

Anyhow, unfortunately I couldn't make it to the meeting, but that's my two cents.

Sincerely,

[REDACTED]

**Elaine Henley**

---

**From:** [REDACTED]  
**Sent:** Friday, December 20, 2019 9:30 AM  
**To:** CityClerk  
**Subject:** 1 Clift's Baird's Cove

1 Clift's Baird's Cove

I am in total support of this proposal. We cannot be afraid to make changes to the waterfront. Especially considering the current eyesore. This design is modern, chic, and would be a very nice addition to the downtown core.

Thank you

[REDACTED]

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## Karen Chafe

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**From:** [REDACTED]  
**Sent:** Monday, December 9, 2019 11:30 AM  
**To:** CityClerk  
**Subject:** Comments re 1 Clift Baird's Cove Development

Hello,

As a resident of St. John's I am writing to express my concerns regarding the proposed development at 1 Clift Baird's Cove.

I do not believe the developers should be permitted to exceed the maximum height allowance in this historic area of town, which overlooks the harbour, Southside Hills, the narrows and Signal Hill/Battery. I also do not believe the proposed design and colour scheme suits the surrounding neighbourhood and will significantly detract from the beauty of our downtown district, and will only serve to add an element of ridiculousness. I am not against change, modern aesthetics, or creativity, but surely there is a design that would better complement our downtown and harbourfront.

Thank you for considering my comments.

Sincerely,

[REDACTED]

**Karen Chafe**

---

**From:** Locations Realty Corp [REDACTED]  
**Sent:** Monday, December 2, 2019 4:36 PM  
**To:** CityClerk  
**Subject:** RE: 1 Clift's Baird's Cove (Atlantic Place Parking Garage)

TO: OFFICE OF THE CITY CLERK.

As principles of aforementioned properties which are in close proximity with 331 Water Street, we absolutely support the proposed amendment.

Regards,

DAVID LEVINE - Director, 152, 168 Water Street

FIRST METRO COMMERCIAL REALTY CORP. - 202,302,304 Water Street -

SIR HUMPHREY LTD. - 177-183 Duckworth

December 2nd, 2019

## Elaine Henley

---

**From:** Jamie Korab  
**Sent:** Monday, December 16, 2019 12:38 PM  
**To:** Elaine Henley  
**Subject:** Fwd: I support the Atlantic Place Parking Garage Proposal

FYI

Jamie Korab - Ward 3 Councillor - City of St. John's - 576.8643 - jkorab@stjohns.ca

---

**From:** [REDACTED]  
**Sent:** Thursday, December 12, 2019 7:08:40 PM  
**To:** Mayor <mayor@stjohns.ca>  
**Cc:** Jamie Korab <jkorab@stjohns.ca>  
**Subject:** I support the Atlantic Place Parking Garage Proposal

Dear Mr Breen

I hope council passes the current proposal to renovate the biggest eyesore on our waterfront. The most recent submission is simply amazing over the previous one and there are many unemployed tradespeople that need projects to work on like this and our downtown needs improvement. Please record my approval as a taxpaying resident of St John's on this project.

Sent from my iPhone

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## Elaine Henley

---

**From:** [REDACTED]  
**Sent:** Wednesday, December 11, 2019 11:39 AM  
**To:** CityClerk  
**Subject:** 1 Clift's Baird's Cove

Dear Madam/Sir

As I am unable to attend the public meeting this evening regarding proposed changes to development at 1 Clift's Baird's Cove, I would like to voice my concerns.

My main concern is the added height which proportionately reduces the harbour views from higher levels and continues to chip away at the guidelines in place for development in the downtown & heritage areas.

It seems that the council leans heavily in the favour of developers & development regardless of the feelings of residents of the city.

Continual chipping away at the downtown by exceptions and amendments is a threat to the character of St. John's, which is, in my understanding, the very thing that most visitors come to experience, not to mention the reason to actually live in the downtown.

Perhaps before the council makes willy nilly changes to the guidelines, we should have experts study and report on how **best** to retain the character of our city and still allow for improvements,

yours sincerely,

[REDACTED]

--

**Red Ochre Gallery**

96 Duckworth Street  
St. John's, NL A1C 1E7  
[www.redochregallery.ca](http://www.redochregallery.ca)  
709-726-6422

## Karen Chafe

---

**From:** [REDACTED]  
**Sent:** Friday, December 6, 2019 3:00 PM  
**To:** CityClerk  
**Subject:** Atlantic Place parking garage

These kinds of developments should be relegated to other areas of the downtown. Council should be prioritizing the development of empty and abandoned lots over existing (albeit unsightly) structures that are at least being used. Had the downtown been properly planned, the Atlantic Place properties wouldn't be where they are. They've already destroyed the downtown. Don't make this hideous mistake worse.





NEWFOUNDLAND & LABRADOR  
**HISTORIC TRUST**  
— est 1966 —

December 11, 2019

Mayor Danny Breen  
Deputy Mayor Sheilagh O'Leary  
Councillors Burton, Collins, Froude, Hanlon, Hickman, Jamieson, Korab, Lane, and Stapleton  
City of St. John's  
P.O. Box 908  
St. John's, NL A1C 5M2

Re: 1 Clift's Baird's Cove / A. P. Parking Garage

Dear Mayor Breen, Deputy Mayor O'Leary, and Councillors Burton, Collins, Froude, Hanlon, Hickman, Jamieson, Korab, Lane, and Stapleton:

We are writing to express our concern with the proposed text amendments to the St. John's Municipal Plan and the St. John's Development Regulations for 1 Clift's Baird's Cove as they relate to the proposed development of the A. P. Parking Garage.

The proposed development does not comply with existing regulations and is directly adjacent to a highly visible part of the downtown heritage area, in addition to being highly visible from St. John's Harbour.

The Trust is opposed to this development and urges Council to vote against it. The Trust feels strongly that the proposed height and FAR of the building are inappropriate for the area.

Sincerely,

Board of Directors  
Newfoundland & Labrador Historic Trust

*The Newfoundland and Labrador Historic Trust is dedicated to the preservation of the province's buildings and landscapes and their importance to communities.*

**PO Box 2403, St. John's, Newfoundland and Labrador, Canada, A1C 6E7**  
**coordinator@historictrust.ca**  
**www.historictrust.ca**

**Elaine Henley**

---

**From:** [REDACTED]  
**Sent:** Thursday, December 12, 2019 4:55 PM  
**To:** CityClerk; Planning  
**Subject:** NO to Park Hotel Height

Hello,

As an avid downtowner concerned about the types of development in the core, I want to express my NO vote on increasing the height allowance an additional storey and hope that the City instead encourages west side expansion. That's a perfect place to develop newer, taller, denser infrastructure.

[REDACTED]

## Elaine Henley

---

**From:** Planning  
**Sent:** Monday, December 16, 2019 9:55 AM  
**To:** [REDACTED]  
**Cc:** CityClerk  
**Subject:** RE: NO to Park Hotel Height

Good Morning.

I am forwarding this email to the Office of the City Clerk so they can enter it as a submission.

Thank you and have a great day.

Donna

---

Donna Mullett, WPIII  
City of St. John's  
Dept. of Planning, Engineering and Regulatory Services  
Phone: 576-8220  
Email: dlmullett@stjohns.ca

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Thursday, December 12, 2019 4:55 PM  
**To:** CityClerk <cityclerk@stjohns.ca>; Planning <planning@stjohns.ca>  
**Subject:** NO to Park Hotel Height

Hello,

As an avid downtowner concerned about the types of development in the core, I want to express my NO vote on increasing the height allowance an additional storey and hope that the City instead encourages west side expansion. That's a perfect place to develop newer, taller, denser infrastructure.



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## Elaine Henley

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**From:** [REDACTED]  
**Sent:** Tuesday, December 10, 2019 11:01 AM  
**To:** CityClerk  
**Subject:** 1 Clift's Baird's Cove

Having viewed the photo of the proposed development to Atlantic Place on the VOCM website, we feel it necessary to provide feedback.

The proposed structure looks hideous. While having no objection to a redevelopment, we both feel that some effort should be made to incorporate some appropriate style to any building in the downtown core. We also object to rules on height, which were put in place for a reason, being ignored.

The extension overhang over Bairds Cove looks as if someone laid an oversize shipping container on top of the garage. I still cannot fathom the yellow portion, but I cringe at the impact this will have on the many many photos taken by locals and tourists from all angles in the City, especially Signal Hill. As bad as the parking garage is at present, this proposal has made it worse.

Because of its prominent position on our harbour front, please, please do not approve this as presented.

[REDACTED]

**Karen Chafe**

---

**From:** [REDACTED]  
**Sent:** Friday, November 22, 2019 11:02 AM  
**To:** CityClerk; Planning  
**Subject:** Re: Public Meeting - 1 Clift's Baird's Cove

please disallow a proposed increase in height - the building height of 11 stories is tall enough for that area. Any proposed increases in height will simply open the gates for additional height in our downtown core which may never be changed - lowered - and will result in taller and taller buildings blocking off the waterfront from the rest of the city - please be firm and keep the building height along our waterfront as it stands.

the addition of retail space or complementary uses in the parking garage is a great benefit and please proceed with that decision.

i cannot stress enough that a proposed increase in height should be denied.

[REDACTED]

On Fri, Nov 22, 2019 at 10:07 AM St. John's e-Updates <[eupdates@stjohns.ca](mailto:eupdates@stjohns.ca)> wrote:

City of St. John's Media Relations has issued the following:

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Public Notice

Wed, 2019/12/11 - 7:00pm

Public Meeting - 1 Clift's Baird's Cove

**Application**

A Public Meeting will take place regarding text amendments to the St. John's Municipal Plan and the St. John's Development Regulations for 1 Clift's Baird's Cove.

**Description**

The City of St. John's is considering amendments to the A. P. Parking Garage (APPG) District and Zone for the purpose of a Hotel (Discretionary Use) with retail and/or complimentary uses. The amendments will include the following:

- Increase the maximum Building Height from 11 storeys to 12 storeys and Floor Area Ratio from 2.25 to 2.5.
- To amend to the Downtown Building Control maps.
- Add retail and/or complimentary uses to the A.P. Parking Garage (APPG) Zone.

**Time, Date & Location**

7 p.m., Wednesday, December 11, 2019  
Foran/Greene Room, fourth floor, City Hall

**Comments**

Provide your comments to the Office of the City Clerk including your name and address to: [cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca) or P.O. Box 908, St. John's, NL, A1C 5M2.

Comments received become a matter of public record and are included in the Council agenda for the date a decision on the application will be made. Any identifying information (including your name) will be removed prior to your comment being released publicly.

Collection of personal information is authorized under the Access to Information and Protection of Privacy Act, 2015 and is needed to consider your comments on this application. Questions about the collection and use of your information may be directed to the City Clerk at 709-576-8229 or [cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca).

#### **Additional Information**

Notices are sent to property owners within 150 metres of the application site. For more information call 709-576-6192 or email [planning@stjohns.ca](mailto:planning@stjohns.ca).

#### [Background Information](#)

[LUAR](#)

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## Elaine Henley

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**From:** Sheilagh O'Leary  
**Sent:** Monday, December 16, 2019 7:55 AM  
**To:** [REDACTED]  
**Cc:** Elaine Henley  
**Subject:** Re: Parking Garage Hotel

[REDACTED]  
I am cc'ing the City Clerk so your comments can be registered for all of council.

Again,

Thank you.

Get [Outlook for iOS](#)

---

**From:** [REDACTED]  
**Sent:** Sunday, December 15, 2019 8:20 PM  
**To:** Sheilagh O'Leary  
[REDACTED]  
**Subject:** Parking Garage Hotel

Hi Sheilagh

I am writing again, on behalf of my partner, [REDACTED], and myself, to express our continued opposition to the proposed hotel on top of the Atlantic Place Parking Garage!

As you know, we live at [REDACTED], a property I purchased in the 1980s in large part because of its location and, in particular, view of the Harbour. We and our [REDACTED] neighbours enjoy a panorama of the Downtown, Harbour, and Southside Hills. The City, to its credit, has sought to preserve such views of downtown residents, as well as other citizens and tourists. I was working in the City Planning Department during some early efforts re zoning and height restrictions. This was after some unfortunate earlier decisions, including the striking ugliness and intrusion that is Atlantic Place and its parking garage.

There has been general success in preserving classic views, through height restrictions and encouraging the construction of larger buildings in the West End of the Downtown. However, as I mentioned in earlier correspondence, the proposed hotel on the Parking Garage seems almost to have been designed to destroy views. Its alignment, like a wall parallel to the Harbour, could have been selected to block as much of and as many views as possible. In doing so, it would remove from our sight a large section of the Harbour, more than doubling the effect of Atlantic Place itself. And the artists rendition of the proposed hotel show it making the Atlantic Place structures even uglier!

We hope you will again decide to vote against this proposed intrusion, and not decide to provide visiting hotel guests with fine views at the cost of downtown residents, other citizens, and tourists. That would reduce the attractiveness (and property values and residential tax base) of downtown neighbourhoods, and encourage people to sell and move away from the Downtown and our great City.

Please don't hesitate to contact us [REDACTED] if you would like to discuss this matter further!

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**Elaine Henley**

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**From:** [REDACTED]  
**Sent:** Wednesday, December 11, 2019 1:04 PM  
**To:** CityClerk  
**Subject:** Re: Public Meeting 1 Clift's Baird's Cove

To whom it may concern,

I think this is a great idea to approve this construction project and inject some badly needed investment into downtown and help draw more tourists and conventions to our great City of St. John's. It goes without saying that the city has suffered enough the last four years and downtown needs a new life that is going to attract the next generation of tourists who are younger, more technologically advanced and looking for a place that's exciting to visit. I really hope something like this gets approved to help all of those struggling with businesses downtown.

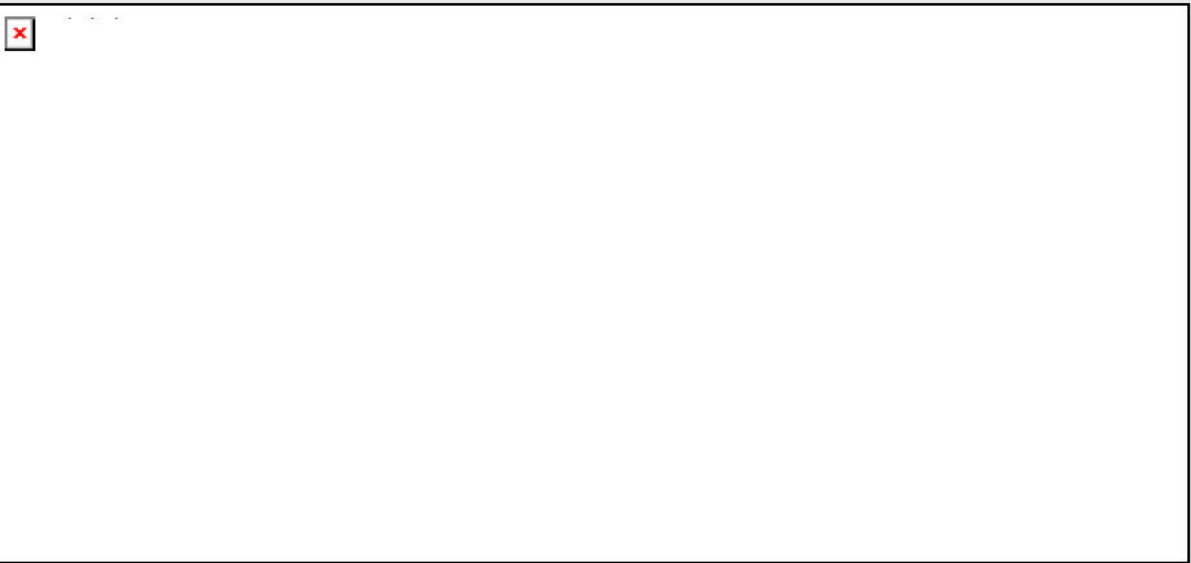
Thank you.



On Wed, 11 Dec 2019 at 11:19, Downtown St. John's <[info@downtownstjohns.com](mailto:info@downtownstjohns.com)> wrote:

PUBLIC MEETING – 1 CLIFT'S BAIRD'S COVE

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## Public Meeting 1 Clift's Baird's Cove

A Public Meeting will take place regarding text amendments to the St. John's Municipal Plan and the St. John's Development Regulations for 1 Clift's Baird's Cove.

## Description

The City of St. John's is considering amendments to the A. P. Parking Garage (APPG) District and Zone for the purpose of a Hotel (Discretionary Use) with retail and/or complimentary uses. The amendments will include the following:

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## Time, Date & Location

7 p.m., Wednesday, December 11, 2019

Foran/Greene Room, fourth floor, City Hall

## Comments

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## [Background Information](#)

## [Revised LUAR](#)

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## Elaine Henley

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**From:** [REDACTED]  
**Sent:** Friday, December 13, 2019 2:03 PM  
**To:** CityClerk; Planning  
**Subject:** NO increase to maximum building height

As a homeowner and resident of downtown St. John's, I wish to notify the City Council that I am STRONGLY OPPOSED to an increase in the maximum building height in the downtown area. I think the proposed hotel to be placed on the top of Atlantic Place on Water St. is unnecessary and ugly.

The proposed design does nothing to enhance or complement our historic buildings; on the contrary, it reduces our unique and attractive built heritage to a poor copy of any large urban waterfront anywhere in the world. It overshadows and blocks views of the harbour - a harbour that is not only a tourist attraction, but a living and vibrant part of the community of St. John's. Tax-paying residents have as much (or more) right to enjoy the harbour as non-resident business owners do.

Enhancing the quality of life in a community includes not only encouraging business and economic flow. Encouraging livable spaces that house a variety of resources such as green spaces, libraries, schools, walkable streets and a built heritage that reflects the culture and needs of the people is vital. In the long term, this will also enhance the tourist experience, and draw more people to the area, which in turn increases revenue.

If a new hotel is necessary, let entrepreneurs find ways to use already-built structures in a way that benefits the city and its residents as much as it does the business. There are sufficient under-used buildings, and vacant land only slightly further from the city centre that it should be possible to do so without destroying more of our priceless views and historic architecture.

If people do not feel they have a public space that reflects their heritage, their needs, and their lifestyle, they will move somewhere that does have those things. Please don't let the lure of business and the potential tax revenue determine changes to our City by-laws. Let our City grow in a positive manner for the benefit of its citizens.

Sincerely,

[REDACTED]

**Elaine Henley**

---

**From:** [REDACTED]  
**Sent:** Friday, December 20, 2019 2:19 PM  
**To:** CityClerk; Planning  
**Subject:** Hotel

As a resident of upper downtown St. John's, I am very concerned - outright opposed - about the proposal to build a hotel/parking garage in the west end.

We purchased our home for the view and this would be sorely compromised if this construction were to go ahead. The proposed building design is an absolute eyesore and does not blend well with some of the most attractive (for locals as well as visitors) architecture downtown. It does not speak as being apart of the St. John's community but sets itself apart loudly and tackily.

There has been a general success in maintaining height restrictions within St. John's downtown core for very good reason; the Narrows, Signal Hill, the Harbour, and Southside Hills are accessible for all to view, a positive contribution to the city's aesthetic and well-being. As accessible nature, including vista's contributes to positive mental health. The consideration to increase the maximum Building Height from 11 stories to 12 stories is a very poor consideration indeed as it compromises so many advantages that the current city line has to offer so many of us living, working, residing, and visiting the downtown area of St. John's.

Best,

[REDACTED]

8



**Elaine Henley**

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**From:** [REDACTED]  
**Sent:** Saturday, December 14, 2019 12:03 PM  
**To:** CityClerk  
**Subject:** 1 Clift's Baird's Cove

I would like my comments entered into the public meeting.

This is a fantastic project for the city. It will cover up the very ugly AP garage, and provide quality hotel rooms.

I vote to let it proceed. The retail space provided on Harbour Drive, will also be a much needed addition to that street.

As to the "blocked view" concerns, This finished project will be no higher than existing AP. People who choose to settle in the downtown core, should not expect to have unencumbered views of any topography. As a suburbanite, I pay the same taxes (probably more) than a downtown resident, and I can't see the narrows!

[REDACTED]

## Elaine Henley

---

**From:** Planning  
**Sent:** Monday, December 16, 2019 9:57 AM  
**To:** [REDACTED]  
**Cc:** CityClerk  
**Subject:** RE: Hotel

Good Morning.

I am forwarding this email to the Office of the City Clerk so they can enter it as a submission.

Thank you and have a great day.

Donna

---

**Donna Mullett, WP III**  
**City of St. John's**  
**Dept. of Planning, Engineering and Regulatory Services**  
**Phone: 576-8220**  
**Email: [dlmullett@stjohns.ca](mailto:dlmullett@stjohns.ca)**

**From:** [REDACTED]  
**Sent:** Thursday, December 12, 2019 3:12 PM  
**To:** Planning <planning@stjohns.ca>  
**Subject:** Hotel

We don't need everything to be downtown. There'll be nothing left for tourists to see and enjoy soon . Do not let this proceed!

It's short term thinking. Boo

--  
[REDACTED]

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**Elaine Henley**

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**From:** [REDACTED]  
**Sent:** Sunday, December 15, 2019 12:04 PM  
**To:** CityClerk  
**Subject:** Re: 66-68 Queen's Road

Please do not allow that hotel to be built on top of Atlantic Place. The building is already too high, the shadow/wind tunnel all months of the year make downtown unpleasant. Also there's already absolutely nowhere to park. What a useless city.

[REDACTED]

On Mon., Nov. 18, 2019, 11:48 a.m. CityClerk, <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)> wrote:

Good Morning [REDACTED]

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

*Elaine Henley*

Elaine Henley

City Clerk

t. 576-8202

c. 691-0451

[REDACTED]

**To:** CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>

**Subject:** 66-68 Queen's Road

This development is unwanted and unnecessary. Please do not allow it.

[REDACTED]

[REDACTED]

[REDACTED]

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**Elaine Henley**

---

**From:** [REDACTED]  
**Sent:** Monday, December 9, 2019 8:50 PM  
**To:** CityClerk  
**Subject:** 1 Clift's Baird's Cove

Hello,

I am writing to express my displeasure at the proposed plans for 1 Clift's Bairds Cove. I don't live in St. John's but I frequent the downtown area.

The proposed building is hideous. The last thing we need tourists to see upon entering the harbour or visiting downtown is that huge monstrosity. The building is too high as it is, you can't keep letting them add to it. We should be beautifying downtown, not making it so ugly.

[REDACTED]

**Elaine Henley**

---

**From:** [REDACTED]  
**To:** CouncilGroup; CityClerk  
**Subject:** Park hotel

Dear council and clerk,  
I understand that you are voting today on whether or not to allow the 12 storey Park Hotel to go ahead. I think you should deny this proposal.

12 storeys is too high for this area. Why not eliminate some of the parking garage area instead of building up from it?

We know that this and other parking garages in the downtown sit almost empty all the time. You know this from the city owned parking garages. Making this a hotel is not going to make citizens park here. The proponent even suggests on page 44 of the LUAR that even the busiest hotel in Halifax's parking garage is never more than 50 percent full!!

So why would we allow anyone to shadow a street and ruin the public's view to and from the harbour for the sake of preserving an almost empty parking garage?

It doesn't make sense.

It also goes directly against the vision of the Municipal Plan "This Vision will be achieved through reinforcement of the physical and social features of the city that define its character, notably the harbour, theDowntown, and the many distinct communities within its boundaries."

Please do not amend the municipal plan for this.

Thank you,

[REDACTED]

=====  
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