

DECISION/DIRECTION NOTE

Title: 1 Cliff's-Baird's Cove, MPA1900005

Date Prepared: May 4, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Decision/Direction Required:

Following the Public Hearing, Council may proceed with the next steps in the amendment process for St. John's Municipal Plan Amendment Number 147, 2020, and St. John's Development Regulations Amendment Number 680, 2020, at 1 Cliff's-Baird's Cove.

Discussion – Background and Current Status:

John Hearn Architect Inc., on behalf of the property owner, Sonco Group Inc., has applied for a text amendment to the St. John's Municipal Plan and Development Regulations to accommodate a 12-storey parking garage and hotel at 1 Cliff's-Baird's Cove. The subject property is designated as A.P. Parking Garage District under the Municipal Plan and is zoned A.P. Parking Garage (APPG). The maximum allowable building height in the APPG District and Zone is 11-storeys. The applicant wishes to build a 4-storey hotel atop the existing 8-storey parking garage for a total of 12 storeys and a height of 46.8 metres.

For this application to proceed, there are three aspects of the District and Zone that will require amendment: maximum permitted height; floor area ratio (FAR); and the addition of proposed commercial/office uses. Under the current District and Zone, the maximum building height is 11-storeys and the maximum floor area ratio is 2.25. The proposed height of 46.8 metres and 12-storeys will bring the building to a similar height as the adjoining Atlantic Place building but will not exceed its height, as proposed. The proposed development has a FAR of 2.42 and will require an increase from a maximum FAR 2.25 to 2.5. This small increase is due to the addition of an extra storey to the Zone. The Downtown Building Control map in the Municipal Plan and Development Regulations would also need to be amended.

At its regular meeting on February 17, 2020, Council adopted the resolutions for St. John's Municipal Plan Amendment Number 147, 2020, and St. John's Development Regulations Amendment Number 680, 2020. Council appointed Ms. Marie Ryan as the commissioner to conduct a public hearing on the proposed amendments. The hearing was held at City Hall on March 11, 2020. Commissioner Ryan has now submitted her report on the proposed amendments. She recommends their acceptance. A copy of the commissioner's report is attached for Council's consideration. Concerns raised during the public hearing, as well as submissions received, are included in the commissioner's report.

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In conjunction with the above amendments, the City also advertised the Discretionary Use of a Hotel to be located on the 9th and/or higher Storeys of a Building, as well as Office Use and Retail Store at 1 Cliff's-Baird's Cove. The uses would be limited to the areas displayed in the November 2019 Land Use Assessment Report for 1 Cliff's-Baird's Cove.

In the current design, portions of the hotel are proposed to extend over the sidewalk along Harbour Drive and Cliff's-Baird's Cove. Should the development proceed as proposed, any encroachment over City-owned land will require Council's approval and a lease of air rights from the City's Legal Department.

The proposed development requires 54 parking spaces. Through the St. John's Development Regulations and a legal agreement between the City and Sonco Group Ltd., the applicants are required to maintain 670 public parking spaces within the existing parking garage. The parking spaces required for this development combined with the public parking spaces would exceed the number of spaces available in the parking garage, and therefore the applicants are requesting parking relief of 21 spaces. In the Land Use Assessment Report, the applicant demonstrated that parking rental trends show there are excess parking spaces in the parking garage to accommodate hotel guest parking if needed.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring property owners and residents.
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: Amendments to the St. John's Municipal Plan and Development Regulations are required. Should the development proceed as proposed, encroachment over City-owned land will require Council's approval and a lease of air rights from the City's Legal Department.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: A public meeting and a public hearing have been held.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Parking relief for 21 parking spaces is considered.

Recommendation:

That Council approve the attached resolutions for St. John's Municipal Plan Amendment Number 147, 2020 and St. John's Development Regulations Amendment Number 680, 2020, as adopted.

That Council approve the Discretionary Use of 1 Cliff's-Baird's Cove as a Hotel located on the 9th and/or higher Storeys of a Building in the A.P. Parking Garage Zone.

That Council approve the Discretionary Use of 1 Cliff's-Baird's Cove as ground floor Retail Store or Office in the A.P. Parking Garage Zone, as proposed in the November 2019 Land Use Assessment Report for 1 Cliff's-Baird's Cove.

That Council approve parking relief for 21 spaces for the proposed use of 1 Cliff's-Baird's Cove, as per Section 9.1.2(1) of the Development Regulations.

Report Approval Details

Document Title:	1 Clift's-Baird's Cove, MPA1900005.docx
Attachments:	<ul style="list-style-type: none">- 1 Clift's-Baird's Cove - Approval Attachments.pdf- Commissioner's Report 1 Clift's-Baird's Cove - April 17, 2020 (1).pdf- APPENDIX B Written Submissions 1 Clift's Bairds Cove.pdf
Final Approval Date:	May 6, 2020

This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - May 6, 2020 - 11:58 AM

Jason Sinyard - May 6, 2020 - 4:35 PM