



SUBJECT PROPERTY



DISCLAIMER: This map is based on current information at the date of production.



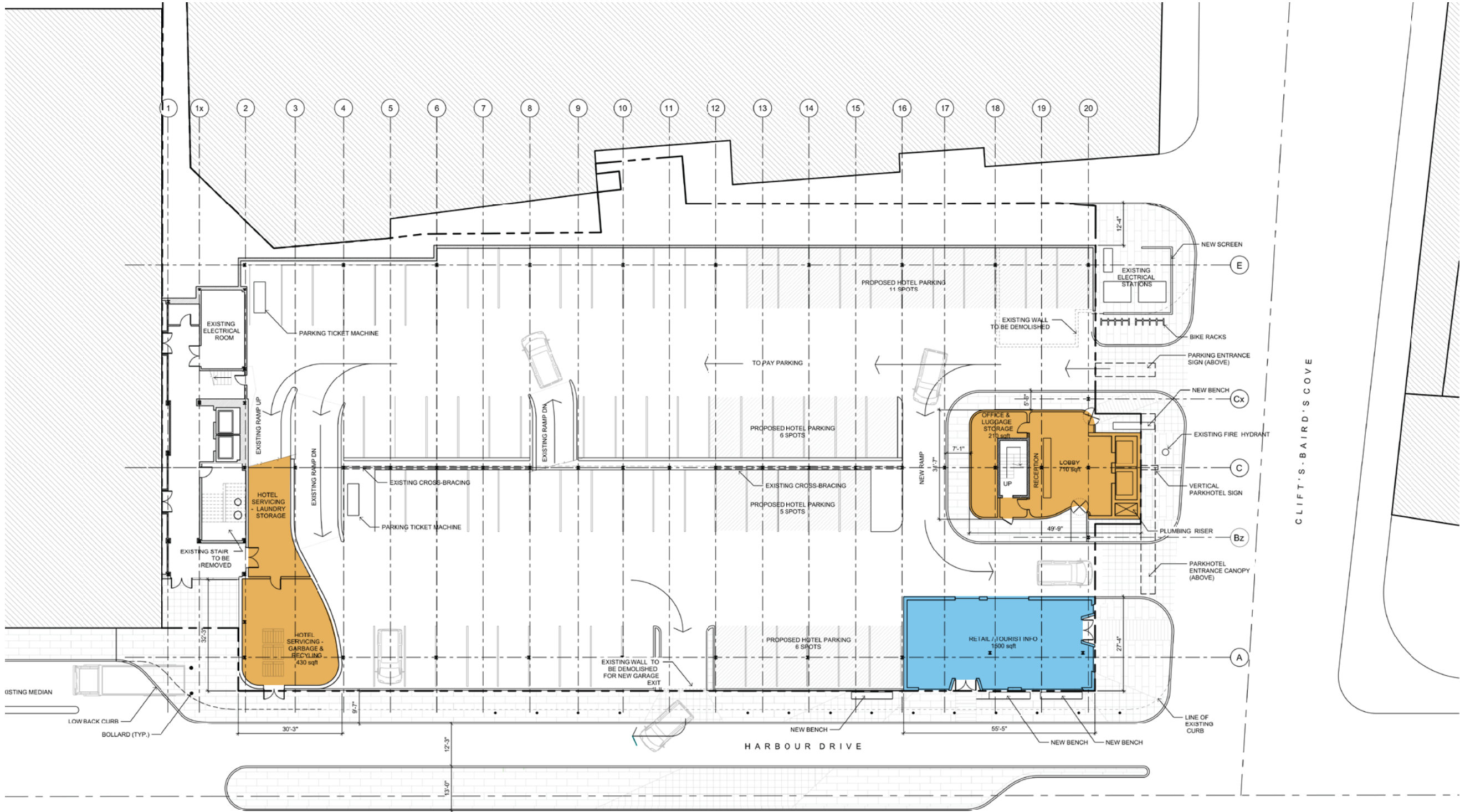
- 1 - Hotel
- 2 - Retail
- 3 - Parking Garage

Diagrams from:

Section C: Building Height & Location

Ground Floor—Setbacks & Encroachments

Proposed hotel uses Proposed retail uses



**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 147, 2020**

WHEREAS the City of St. John's wishes to allow development of a 12-storey parking garage and hotel at 1 Cliff's-Baird's Cove (Parcel ID #34257 & 139734).

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text and map amendments to the St. John's Municipal Plan in accordance with the provisions of the Urban and Rural Planning Act, 2000.

1. Amend Section 3.3.6 A.P. Parking Garage District by removing the following Building Height and Bulk subsection:

"Building Height and Bulk - In this District, the maximum building height is limited to 11 Storeys and the maximum Floor Area Ratio is limited to 2.25".

2. Amend Map III-2 (Downtown Building Control Map) by substituting the property at 1 Cliff's-Baird's Cove (Parcel ID #34257 & 139734) as follows:

"Areas allowing a building height not exceeding 12 storeys/47 m and a floor area ratio not exceeding 2.5."

BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs and Environment to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed, and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, 2020.

Mayor

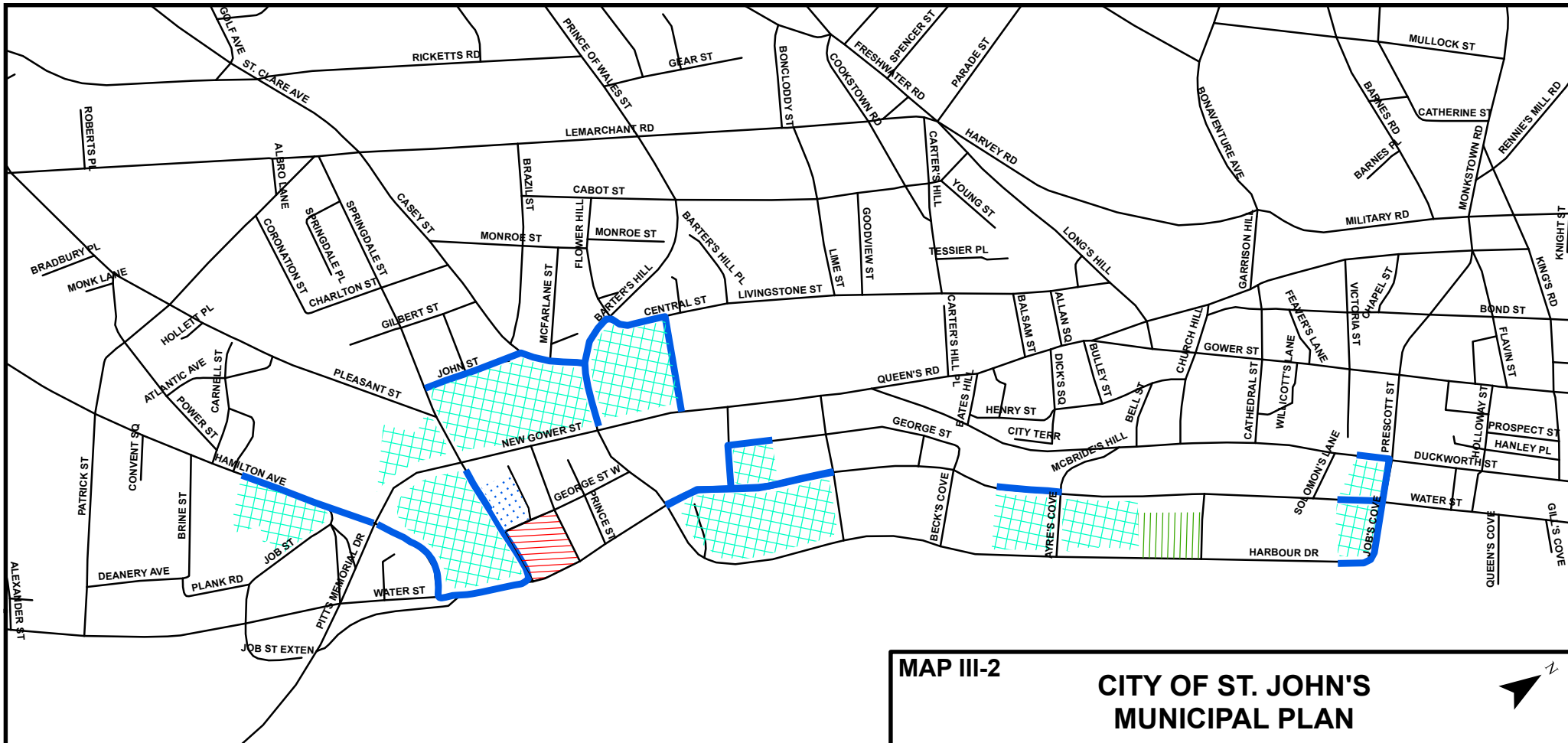
MCIP

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

City Clerk

Council Adoption

Provincial Registration



**I hereby certify that this amendment
has been prepared in accordance with
the Urban and Rural Planning Act.**

M.C.I.P. signature and seal

Mayor

City Clerk




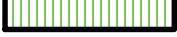

Council Adoption

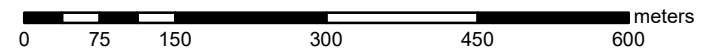
Provincial Registration

MAP III-2

**CITY OF ST. JOHN'S
MUNICIPAL PLAN
DOWNTOWN
BUILDING CONTROL**



- | | |
|---|--|
|  | Streets requiring a light angle of 60 degrees at 15m /4 storeys above grade. |
|  | Areas allowing a floor area ratio in excess of 3.0 and a building height exceeding 4 storeys. |
|  | Areas allowing a building height not exceeding 10 storeys and not requiring a light angle of 60 degrees at 15m/4 storeys above grade |
|  | Areas allowing a building height not exceeding 12 storeys/47m and a floor area ratio not exceeding 2.5 |
|  | Areas allowing a building height not exceeding 5 storeys and not requiring a light angle of 60 degrees at 15 m/4 storeys above grade |



ST. JOHN'S
DEPARTMENT OF PLANNING

RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 680, 2020

WHEREAS the City of St. John's wishes to allow the development of a 12-storey parking garage and hotel at 1 Clift's-Baird's Cove (Parcel ID #34257 & 139734).

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text and map amendments to the St. John's Development Regulations in accordance with the provisions of the Urban and Rural Planning Act, 2000:

1. Amend Section 10.51.2 Discretionary Uses by adding the following:

“(d) Office
(e) Retail Store”

2. Repeal Section 10.51.3(a) and substitute the following:

“Building Height (maximum): 12 storeys (not exceeding 47 metres)

3. Repeal Section 10.51.3(c) and substitute the following:

“Floor Area Ratio (maximum): 2.5”

4. Amend Map F (Downtown Building Control Map) by substituting the property at 1 Clift's-Baird's Cove (Parcel ID #34257 & 139734) as follows:

“Areas allowing building height not exceeding 12-storeys/47 m and a floor area ratio not exceeding 2.5”

BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs and Environment to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, 2020.

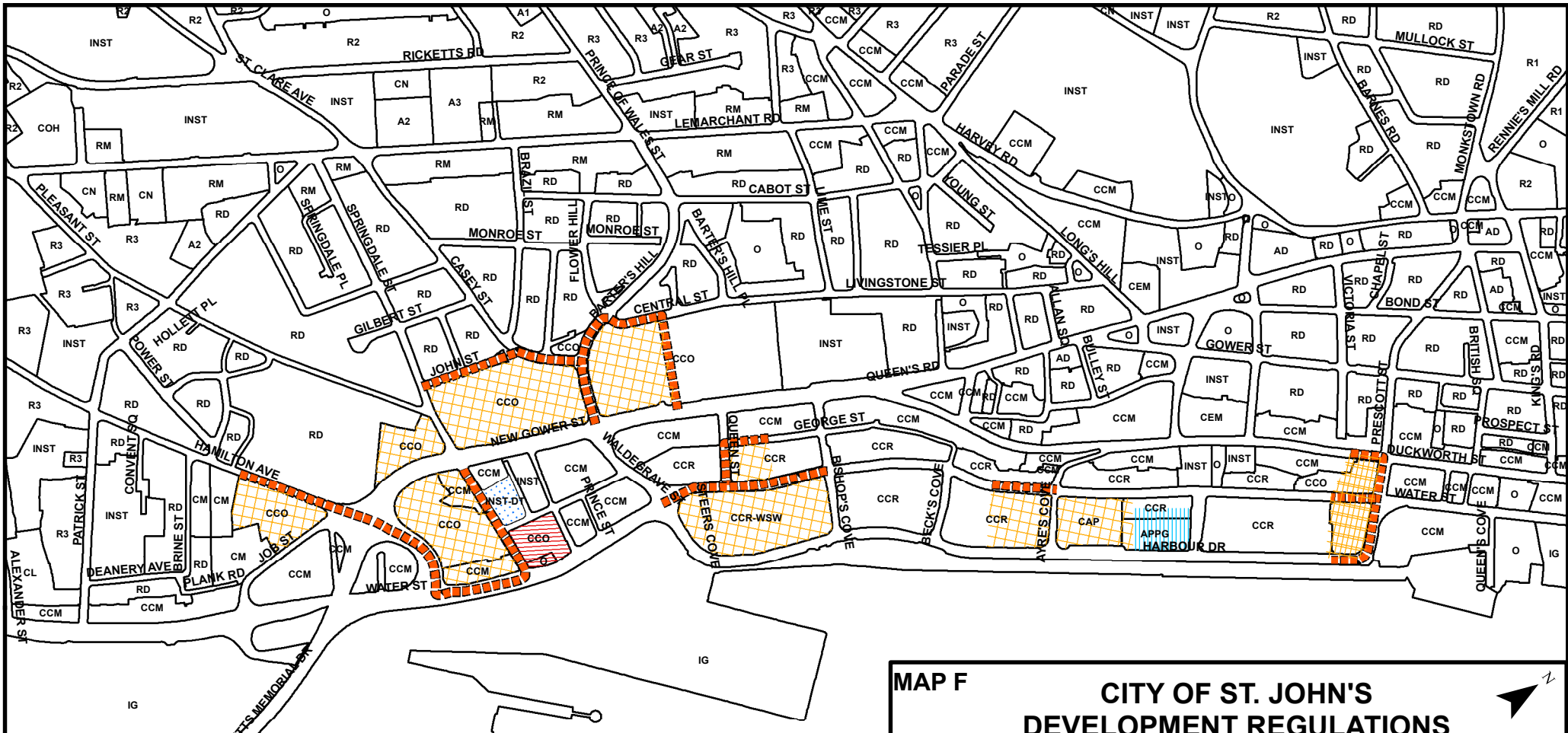
Mayor

MCIP
I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

City Clerk

Council Adoption

Provincial Registration



I hereby certify that this amendment has been prepared in accordance with the Urban and Rural Planning Act.

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

MAP F

CITY OF ST. JOHN'S

DEVELOPMENT REGULATIONS

DOWNTOWN

BUILDING CONTROL

Streets requiring a light angle of 60 degrees at 15m/4 storeys above grade

Areas allowing a floor area ratio in excess of 3.0 and a building height exceeding 4 storeys.

Areas allowing building height not exceeding 10 storeys and not requiring a light angle of 60 degrees at 15m/4 storeys above grade

Areas allowing a building height not exceeding 12 storeys/47m and a floor area ratio not exceeding 2.5

Areas allowing a building height not exceeding 5 storeys and not requiring a light angle of 60 degrees at 15 m/4 storeys above grade

0

95

190

380

570

760

meters