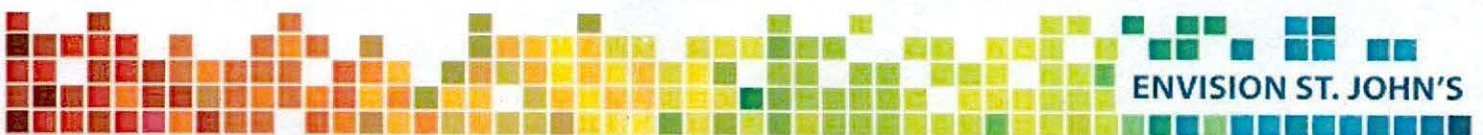


City of St. John's Municipal Plan, 2021

St. John's Municipal Plan Amendment Number 3, 2022

**Residential Land Use District to
Commercial Land Use District for a Hotel, Retail and Residential
Building
150 New Gower Street**

May 2022



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 3, 2022

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 3, 2022.

Adopted by the City Council of St. John's on the 28th day of February, 2022.

Signed and sealed this 15 day of June, 2022.

Mayor:

Mayor Ben

Clerk:

Karen Chafe



Canadian Institute of Planners Certification

I certify that the attached St. John's Municipal Plan Amendment Number 3, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP:

Ann-Marie Cosh



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Municipal Plan, 2021

Amendment Number 3, 2022

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

1. Adopted the St. John's Municipal Plan Amendment Number 3, 2022 on the 28th day of February, 2022;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 3, 2022 by way of an advertisement inserted in the Telegram newspaper on the 5th day of March, 2022, on the 12th day of March, 2022, , on the 19th day of March, 2022, on the 26th day of March, 2022, and on the 2nd day of April, 2022;
3. Accepted written objections and submissions for the paper public hearing until the 5th day of April, 2022; and
4. Set the 30th day of March, 2022 at 7:00 p.m. via Zoom for the holding of an additional virtual session.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Municipal Plan Amendment Number 3, 2022 on the 30th day of May, 2022 as was originally adopted.

Signed and sealed this 15 day of June, 2022.

Mayor:

Ray B. [Signature]

Clerk:

Karen [Signature]



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Municipal Plan Amendment Number 3, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: Ann-Marie Cashin

Municipal Plan/Amendment	
<u>REGISTERED</u>	
Number	<u>4400-2022-003</u>
Date	<u>8 JULY 2022</u>
Signature	<u>[Signature]</u>



CITY OF ST. JOHN'S

Municipal Plan Amendment Number 3, 2022

BACKGROUND AND PURPOSE

The City wishes to rezone 150 New Gower Street from the Residential Downtown (RD) Zone to the Commercial Downtown (CD) Zone to allow a 13-storey hotel with commercial/retail uses on the lower level and a 9-storey residential building containing 86 units. This would require a Municipal Plan Amendment to redesignate the property from the Residential Land Use District to the Commercial Land Use District.

Part of the property is currently zoned Commercial Downtown to accommodate the existing 12-storey hotel. If Council proceeds with this amendment, the entire property will be zoned Commercial Downtown. Parking will be shared between the existing and proposed uses. Detailed information on the development can be found in the attached Land Use Assessment Report.

The proposed new hotel will also have retail or restaurant uses on the first storey. Within the CD Zone, Hotel, Office, Retail Use and Restaurant are all Permitted Uses. With respect to the residential building, Dwelling Unit on the 2nd or higher storey is a Permitted Use and Dwellings Units on the first storey are a Discretionary Use.

The new buildings will use the existing access to the property along New Gower Street. The applicant will provide 182 parking spaces on site; 164 within two levels of underground parking and 18 surface spaces. Development or engineering staff did not have any concerns with the proposed development at this stage. Detailed plans will be required should the amendment proceed.

ANAYLSIS

Location

The property is located within Planning Area 1 – Downtown. Adjacent properties to the north and east of the site along Springdale Street and New Gower Street are zoned Commercial Downtown, while properties at the rear of the site are zoned Residential Downtown. Within the RD Zone, Riverhead Towers (a 6-storey apartment building) is located just south of the site,



and a mix of single detached dwellings and townhouses are located west of the site along Pleasant Street. The Commercial Downtown Zone would be considered an appropriate zone at this location.

Policy 8.5.4 of the Municipal Plan recommends to designate lands for commercial use in appropriate locations along main roadways, at intersections and in the downtown, to ensure an adequate supply of suitable land is available to accommodate a range of commercial activity and support commerce. The proposed site is along a main roadway and within close proximity to Pitts Memorial Drive. Further Policy 8.5.3 promotes the growth of new commercial areas for business and retail opportunities, with the downtown as the primary focus. This application would meet this objective.

Building Height and Neighbouring Properties

The change in zoning from RD to CD would allow an increase in building height. The site is currently vacant, so this will be a change for neighbouring properties.

From Policy 6.4.1, the downtown will be treated as two distinct areas: east and west. Adelaide Street is the boundary for delineating height in the downtown. This site is located west of Adelaide Street where greater building height will be considered. The area's lower elevation reduces the visual impact of taller buildings on the cityscape and surrounding properties, while the close proximity to Pitts Memorial Drive is also key, as this main road brings large volumes of traffic in and out of the downtown daily. The subject property is within the area where the City can accommodate taller buildings.

When considering tall buildings, Policy 6.1.6 sets out the following: ensure that tall buildings are designed and sited to:

- Contribute positively to the skyline of the city;
- Designed with a pedestrian scale at the base and a prominent roofline;
- Be integrated with adjacent areas by stepping down to lower-scale buildings and neighbourhoods;
- Consider the shadow impacts on adjacent residential areas, streets and open spaces; and
- Increase safety and security by incorporating principles for Crime Prevention Through Environmental Design (CPTED).

The applicants have provided a shadow analysis which shows that there will be morning shadowing at the rear of some properties on Pleasant Street. In the spring and summer, the shadows move off the property by 12 noon, and a little later in the fall and winter. For the hotel, the applicants have proposed curtain wall (glass) along the top of the building to help diminish some of the impacts on the skyline. The buildings have been designed with a pedestrian-scale base and have incorporated recommendations from a wind study to reduce the wind impacts on pedestrians. Building lighting has been proposed to have well lit entrance to create a safe feeling. The lot has also been integrated with the surrounding properties with trails to provide additional pedestrian connections. As the building was designed prior to the new Municipal Plan and

Development Regulations coming into effect, the residential building does not include a setback.

Policy 6.3.3 also encourages development of mixed-use buildings in the downtown that contribute to the downtown as a "people place". The mix of hotel, retail, restaurant and dwelling units will create activity on the site during different hours of the day, as well, the pedestrian-scale building base and trail connections will assist in making it a people place.

Heritage Review

The property is located within Heritage Area 3 and subject to the Heritage By-Law. The application was presented to the Built Heritage Experts Panel (BHEP) who recommended that the first storeys of hotel should replicate commercial buildings along Water Street, with respect to recessed entrance and window size and orientation. The proposed design has incorporated this recommendation.

PUBLIC CONSULTATION

A virtual public meeting for the proposed amendments was held January 13, 2022 via Zoom. The proposed amendments and public meeting were advertised on three occasions in The Telegram newspaper on December 18 and December 24, 2021, and January 8, 2022. A notice was also mailed to property owners within 150 metres of the application site and posted on the City's website. Minutes from the public meeting and submissions received are included in the January 31, 2022 Council Meeting agenda.

Residents raised concerns over the proposed height of the building, its proximity to neighbouring properties, the possibility of increased traffic and the impacts of living next to a multi-year construction site. All concerns are considered by Council prior to making a decision on the amendment.

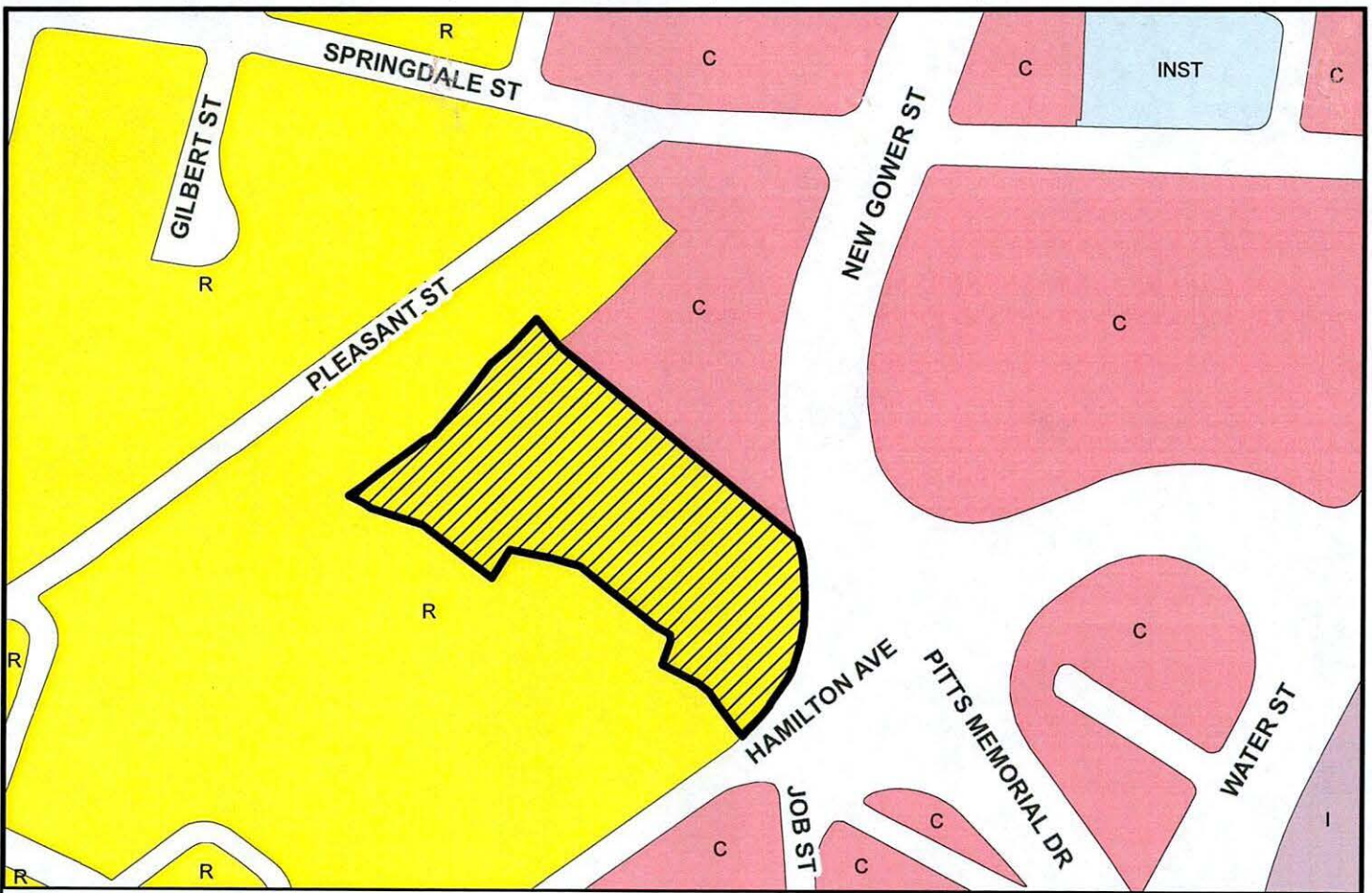
ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required.

ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 3, 2022

The St. John's Municipal Plan is amended by:

Redesignating land at 150 New Gower Street [Parcel ID#48240] from the Residential Land Use District to the Commercial Land Use District as shown on Future Land Use Map P-1 attached.




**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 3, 2022**

[Future Land Use Map P-1]

2022 01 26 Scale: 1:2000
City of St. John's
Department of Planning, Development
& Regulatory Services

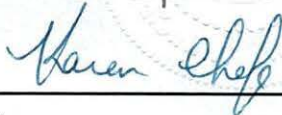
I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.

 AREA PROPOSED TO BE REDESIGNATED FROM
RESIDENTIAL (R) LAND USE DISTRICT TO
COMMERCIAL (C) LAND USE DISTRICT

**150 NEW GOWER STREET
Parcel ID 48240**



Mayor



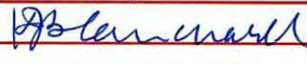
City Clerk

February 28, 2022

Council Adoption



M.C.I.P. signature and seal

Municipal Plan/Amendment	
REGISTERED	
Number	<u>44002022-003</u>
Date	<u>8 JULY 2022</u>
Signature	<u></u>

Provincial Registration