



227-229-245 Kenmount Road



MEMORANDUM

October 22, 2012

To: Chairperson and Members
Planning and Housing Committee

Re: **Planning file no. B-17-K.34**
Civic Nos. 227-229-245 Kenmount Road (Ward 4)
Application for a 6-Storey Hotel in the Commercial Highway (CH) Zone
Applicant: Pacific Coast Architecture Inc., for Northwood Properties Corp.

The applicant has applied for a 6-storey hotel with a height of 23.9 metres in the Commercial Highway (CH) Zone, where the maximum allowable height limit is 15 metres. The application merits consideration, subject to amendments to the St. John's Municipal Plan and Development Regulations to permit the higher building height.

BACKGROUND INFORMATION

	St. John's Municipal Plan	St. John's Development Regulations
Existing	Commercial Highway District	Commercial Highway (CH) Zone
Proposed	Text amendment for higher building height in this District	Text amendment for higher building height in the CH Zone

The subject property is situated on the south side of Kenmount Road, approximately midway between Kelsey Drive and Pippy Place, and is adjacent to the Team Gushue Highway, being encompassed by one of the highway's exit ramps. Several buildings on the property, including Metro Place, the office building used by the former St. John's Metropolitan Area Board, will be removed to accommodate the proposed hotel.

The application is for a 6-storey hotel under the Sandman Hotel trade name, with 200 rooms, a convention centre (meeting and banquet rooms), swimming pool, two (2) restaurants, and parking for 359 vehicles. The applicant has asked for a "text amendment to relax the maximum permitted building height from 15 metres to 23.90 metres." The applicant also plans for a future stand-alone restaurant building at the rear of the site.

PLANNING APPROACH

1. The subject property is in the Commercial Highway District, where the maximum allowable building height is 15 metres and the maximum allowable Floor Area Ratio (FAR) is 1.0. For Council to be able to consider the increased height asked for, it would be necessary to amend the Municipal Plan accordingly.

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2. The lands with frontage along both sides of Kenmount Road which are in the CH Zone are designated Commercial Highway under the Municipal Plan. In other areas of the city where the CH Zone is used (such as along Freshwater Road between Elizabeth Avenue and the Avalon Mall; and along Airport Road), the lands are designated Commercial General. In the Commercial General District, development with a building height of up to 10 storeys and an FAR of 2.0 can be allowed.
3. The subject property and much of the CH Zone lands along Kenmount Road do not abut lands that are in a Residential District. However, along Topsail Road, near the municipal boundary with Mount Pearl, the CH Zone borders lands in the Residential Low Density District. In cases where commercial and residential lands adjoin each other, having a 15-metre building height limit is reasonable to mitigate potential conflict with the residential land uses.

CONCLUSION / RECOMMENDATION

The present application for a hotel at 227-229 Kenmount Road is a permitted use, but the proposed height is higher than allowed. The City supports higher density development in appropriate locations to achieve more efficient use of land and delivery of municipal services, provided it does not overburden municipal infrastructure, including the road system, or cause conflicts with other land uses.

It is reasonable to consider revising the development standards in the Commercial Highway District and the CH Zone to accommodate taller buildings and a greater amount of floor space on commercial building lots. A text amendment to relevant sections of the Municipal Plan and the Development Regulations would serve this purpose:

Where an approved commercial building lot does not adjoin a Residential Land-Use District, Council may allow a Building Height greater than 15 metres, and a Floor Area Ratio of up to 2.0, provided all other municipal requirements are satisfied.

The Municipal Plan amendment will require a public hearing chaired by an independent commissioner appointed by Council. Given that requirement, and the fact that the location does not border residential properties, staff recommend that public advertisement of the amendments would be sufficient as a first step.

This is provided for the consideration of the Planning and Housing Committee.

Ken O'Brien, MCIP
Manager of Planning and Information

Cliff Johnston, MCIP
Director of Planning

KOB/dlm
Attachments

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 109, 2013**

WHEREAS the City of St. John's wishes to allow a hotel development at Civic Number 227-229-245 Kenmount Road which will have a building height greater than 15 metres.

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

Amend Part III, Section 3.3.3 ("Commercial Highway Land Use District – Building Height and Area") by adding the following new sentence so that the Section reads as follows:

**“Building Height and Area
Building Heights in this District shall not exceed a height of 15 metres or a Floor Area Ratio of 1.0 with the exception of the property located at Civic Number 227-229-245 Kenmount Road where the maximum allowed Building Height is 25 metres.**

BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs 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 _____, 2013.

Mayor

City Clerk

Provincial Registration

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