

# MEMORANDUM

Date: July 16, 2012

To: Chairperson and Members of Planning and Housing Committee

From: Cliff Johnston, MCIP  
Director of Planning

Re: **Department of Planning File Number B-17- D.5**  
**Proposed Extension to Existing Courtyard by Marriott Hotel**  
**Duckworth Street & Cochrane Street (Ward 2)**  
**Applicant: Harbour View Inns Inc.**

B-17-D.5 / M-41A

At the Regular Meeting of Council held on October 17, 2011, Council made a decision to grant Approval-in-Principle for the proposed extension to the existing Courtyard by Marriott Hotel subject to the following conditions:

1. The construction of the hotel extension must be undertaken in accordance with the Land Use Assessment Report (LUAR) prepared by PHB Architects Group Inc. dated August 11, 2011 (Attached);
2. The submission by the applicant of detailed site, site-servicing and building plans for the review and approval by City staff; and
3. The hotel extension must satisfy all applicable requirements of the St. John's Development Regulations, the City's Commercial Maintenance By-Law and the applicable requirements of the City's Departments of Engineering, Building & Property Management, Public Works & Parks and Planning.

PHB Group Inc., on behalf of Harbour View Inns Inc., have now applied for an amendment to the LUAR dated August 11, 2011. This is effectively a request for an amendment of the October 17, 2011 Approval-in-Principle.

The revised proposal, which is shown in more detail in the attached graphic report dated April 27, 2012 from the PHB Group makes the following changes:

1. The overhead pedestrian link is eliminated;
2. The room design is changed and two (2) additional floors added for a total of 80 rooms;
3. The height from Duckworth Street is five (5) storeys above parking;
4. The meeting rooms and coffee shop are eliminated; and
5. The rear extension to the parking garage is removed.

## ST. JOHN'S

DEPARTMENT OF PLANNING

CITY OF ST. JOHN'S, P.O. BOX 908, ST. JOHN'S, NL CANADA, A1C 5A2, WWW.STJOHN'S.CA

	<u>August 11, 2011</u> <u>LUAR</u>	<u>April 27, 2012</u> <u>UPDATED LUAR</u>
Site Area	1304 m <sup>2</sup>	1404 m <sup>2</sup>
Building Height	4 stys/14.8 metres	5 stys/19.8 metres
Gross Floor Area	2885 m <sup>2</sup>	4345 m <sup>2</sup>
Floor Area Ratio	2.1	3.1(estimated)
Number of Guest Suites	46	80
Parking Spaces	52 on-site spaces 10 off-site spaces	48 on-site spaces 10 off-site spaces

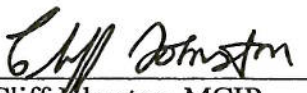
It should be noted that:

1. The subject property is situated in the CD District and the Commercial Central Mixed Use (CCM) Zone which have a maximum allowable Building Height of 15 metres and a maximum allowable Floor Area Ratio (FAR) of 3.0. A site-specific text amendment to the St. John's Development Regulations could be considered to allow the additional building height if acceptable to the Planning and Housing Committee and Council.
2. The subject property is situated in the Municipal Plan Heritage Area Overlay District and the Development Regulations Heritage Area 2. It also adjoins a Designated Heritage Building (28 Cochrane Street). The Municipal Plan and the Development Regulations require that development "shall be compatible with adjoining traditional Buildings in terms of style, scale and height..."
3. The applicant advises that it is intended to provide 48 parking spaces on two parking levels in the new building and 10 off-site parking spaces to accommodate the new building and the existing hotel space on the opposite side of Duckworth Street.

## RECOMMENDATION

It is recommended that the applicant be requested to provide additional information to the amended land use assessment report with respect to potential impacts of the proposed new design of the hotel extension to existing adjoining residential uses including potential shadowing and loss of privacy. City staff would also prepare an updated view plane analysis based on the new building design.

Once the addition information is received from the proponent and the updated view plane analysis has been prepared by City staff, it is recommended that the proposed new design for the hotel extension be referred to a public meeting to be chaired by a member of Council.

  
Cliff Johnston, MCIP  
Director of Planning

/sf

Attachment

# Revised Land Use Assessment Report



RECEIVED  
DEPARTMENTS C<sup>o</sup>

'AUG 31 2012

ENGINEERING  
AND PLANNING

Report Prepared for  
Harbour View Inns Inc.

Courtyard by Marriott Hotel Proposed Expansion  
132 Duckworth Street  
St. John's, NL

Proposed Amendment

PHB Project 1401287101  
31 August 2012

Prepared by

**Stantec** Architecture

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# Introduction

This Revised Land Use Assessment Report has been prepared in response to the original Terms of Reference as issued by the City of St. John's. It follows the suggested format.

Significant changes from the original which are outlined below and in the graphic report are as follows:

## Key Changes

	<u>Original</u>	<u>Revised</u>
1. Height	3 – 14.8m	5 – 19.8m
2. Gross Area	2885 m <sup>2</sup>	4210 m <sup>2</sup>
3. FAR	2.1	3.0
4. Suites	46	90
5. Amenity	348 m2	300 m2
6. Parking	52	50
7. Pedestrian Link		Removed
8. Footprint		Reduced
9. Setbacks		Increased

## Original Terms of Reference

The Terms of Reference for this Land Use Assessment Report was prepared by the City of St. John's for Harbour View Inns Inc. and was approved by St. John's Municipal Council at the regular meeting held on July 12, 2011. The specific Terms of Reference are as follows:

*The following items shall be addressed by the proponent at its expense. The proponent shall identify significant impacts and where appropriate, shall identify measures to mitigate impacts on land uses adjoining the subject property. All information shall be submitted under one report, including the Terms of Reference, in a form that can be reproduced for public information and review. A list of those persons/agencies who prepared the Land Use Assessment Report shall be provided as part of the Report.*

### **A. Building Usage**

*Identify all uses / occupancies within the proposed building by floor space.*

### **B. Elevation and Materials**

*Provide elevations of the proposed building. Provide electronic versions of the building elevations in order that City staff may prepare a view plane analysis.*

*Identify the finish and colour of exterior building materials.*

## B. Elevations and Materials (Figures 4,2,2A)

Exterior materials are as follows:

- Parking Levels, P1, P2
  - Stone masonry veneer – natural colors.
  - Painted aluminum window frames and grills –dark bronze.
  - Rigid painted aluminum canopy.
- Hotel Levels H1 – H5
  - Acrylic insulated rainscreen EIFS.
  - Composite metal panels and trim - muted primary colors.
  - Painted aluminum window frames.
  - Painted aluminum curtain wall.

## C. Building Height and Location (Figures 2,2A,5,6,6A,7)

<u>Original</u>	<u>Revised</u>
• Height from Duckworth Street 14.8 M (Figure 4 )	19.8m
• Proximity to property lines (Figure 5, 6)	
• North – varies 0m to 3m (Parking Garage), .5m to 10 m (hotel floors)	7 – 12m (hotel floors)
• South – 0m (Duckworth Street)	No Change
• East – 0m (Adjoining Property)	No Change
• West – 0m (Cochrane Street), - varies 4m -6m (behind houses)	No Change
• Potential shading (Figure 7) The shading diagrams show early morning shading on the back of York Street Houses, August through April. Noon time shadows in winter fall in backyards, otherwise mainly in the project backyard and on the parking garage roof. Afternoon shadows all year fall mainly on Duckworth Street.	

### Roof Top Structure (Figure 2) (No Change)

A small roof top enclosure, approximately 4m x 4m x 1m high will be required for the elevator. Otherwise there are no other structures. Mechanical vents will be kept in the centre of the building as much as possible.

### Right of Way (Figures 5, 6) (No Change)

There is an existing right of way to several buildings on Cochrane Street and York Street. The original right of way passed through a building with an opening of approximately 3m wide and 2.5m high. The proposed right of way has a minimum width of 3m, height of 2.5m. Access to the right of way is through the parking garage, P1 and through a fire rated garage door. This is similar or better than the condition of the original right of way.

## D. Overhead Pedestrian Link (Eliminated)

## E. Exterior Lighting and Noise (Figure 2) (No Change)

Exterior lighting will be minimal. The street facades will be illuminated with existing street lighting, and decorative lighting at entrances. It is not anticipated that there will be a need for lighting in the back facing the houses.

It is anticipated that the noise generated will be similar to the ambient background noise in this downtown location.

HVAC Equipment will include the following:

- Exhaust fan for coffee shop and meeting rooms on roof. (No deep fat frying is anticipated).
- Exhaust fan for parking ventilation on the roof.
- Individual HVAC units on exterior walls for each guest room.

All equipment will be located as far from residential properties as possible. Exhaust fans will be located in the middle of the roof and screened.

## F. Landscaping & Screening (Figure 6) (No Change)

The amount of landscaping will be relatively small. The roof of the parking garage will be treated as design façade to enhance visual appearance for guest rooms as well as residential neighbours. The right of way will be graded and stepped as required with hard surface landscape.

Electrical transformers will be internal.

Refuse storage will be internal.

## G. Snow Clearing/Snow Storage (No Change)

The only snow clearing/storage that will be required is at the sidewalk in accordance with City of St. John's regulations. Internal ramps will be cleared and salted by hand.

## H. Off Street Parking (Figure 3)

Off street parking is provided for 50 cars in the building.

## I. Servicing (No Change)

### Water Supply

The site will be serviced with water supply by connection to an existing 500 mm diameter cast iron water main in Duckworth Street. This watermain is part of the City of St. John's Winsor Lake Gravity System and is readily available for connection.

### Sanitary Sewer and Stormwater

The anticipated peak dry weather sanitary sewer flow generated from the development is 3.47L/s. There is an existing local 250 mm diameter PVC or Clay combined sewer in Duckworth Street which has spare capacity to accommodate the sanitary sewage flow generated from the proposed development. It is anticipated a 200 mm diameter sewer service line will connect the building to the street sewer line.



The anticipated peak storm water runoff from the development is 36 L/s based on 1:10 year return period. The existing site is predominately a parking lot; therefore the proposed development will not generate additional storm water runoff. There is an existing 400 mm diameter concrete sewer in Cochrane Street and an existing 250 mm PVC or Clay combined sewer in Duckworth Street. Both these combined sewers are available for connection. It is anticipated a 200 to 250 mm diameter storm service line will connect the building to the street sewer main.

## J. Traffic (No Change)

The anticipated traffic generation from the development is 26 trips (AM peak) and 29 trips (PM peak) and therefore a traffic impact study is not warranted. The trips generated are based on the "Trip Generation" manual (8<sup>th</sup> Edition) by the Institute of Transportation Engineers.

## Part 2

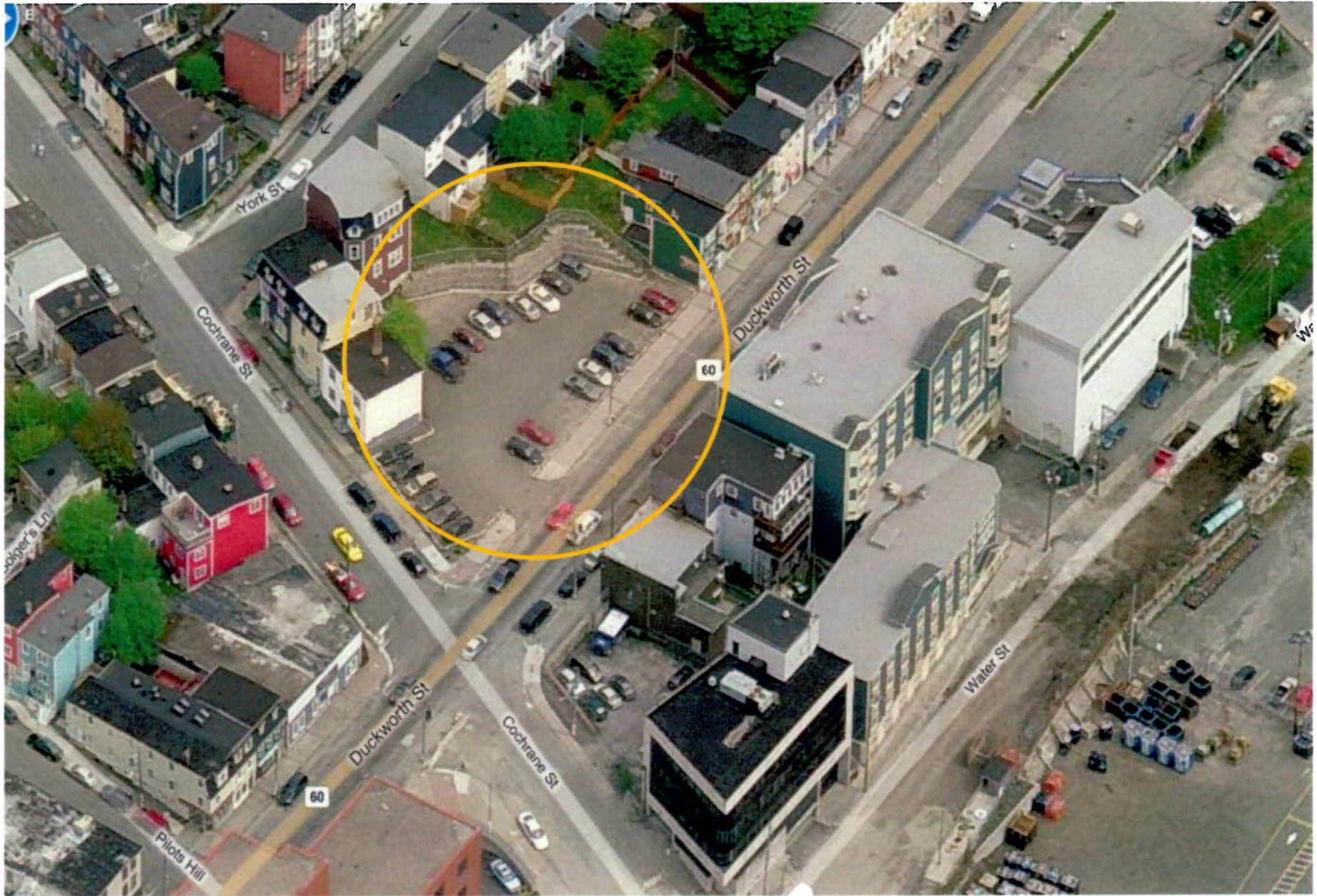
# Proposed Amendment Land Use Assessment Graphic Report

# Courtyard by Marriott Hotel Proposed Amendment Land Use Assessment Report

Graphic Report

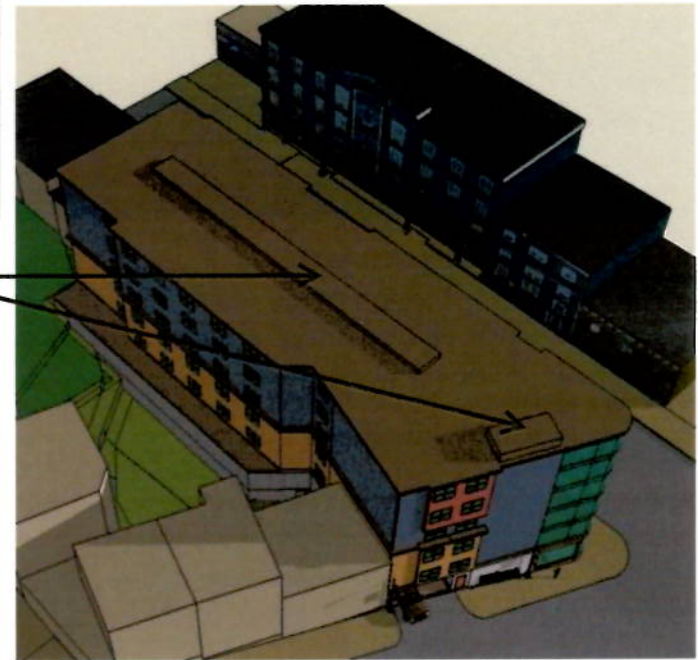
August 31, 2012

**Stantec** Architecture





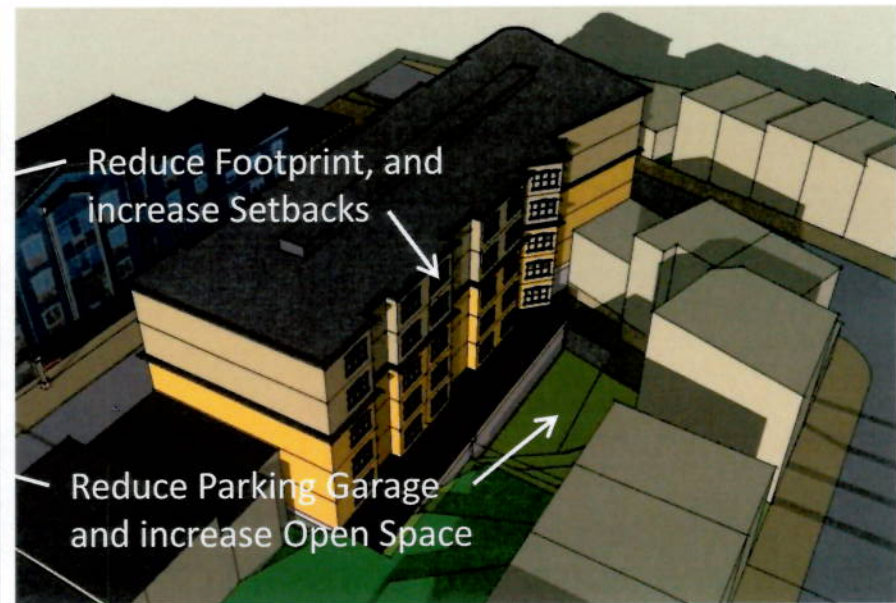
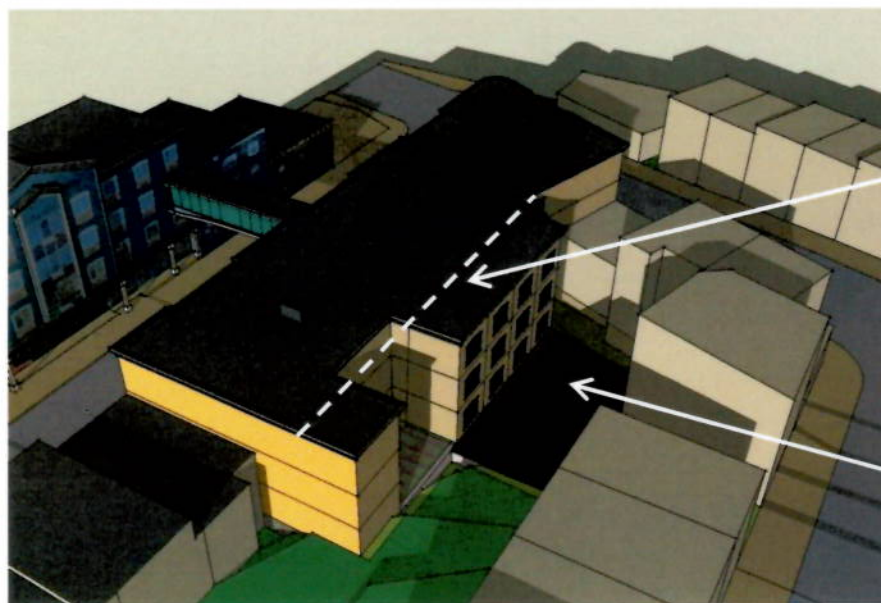
Alternative Imagery



Roof top  
projections

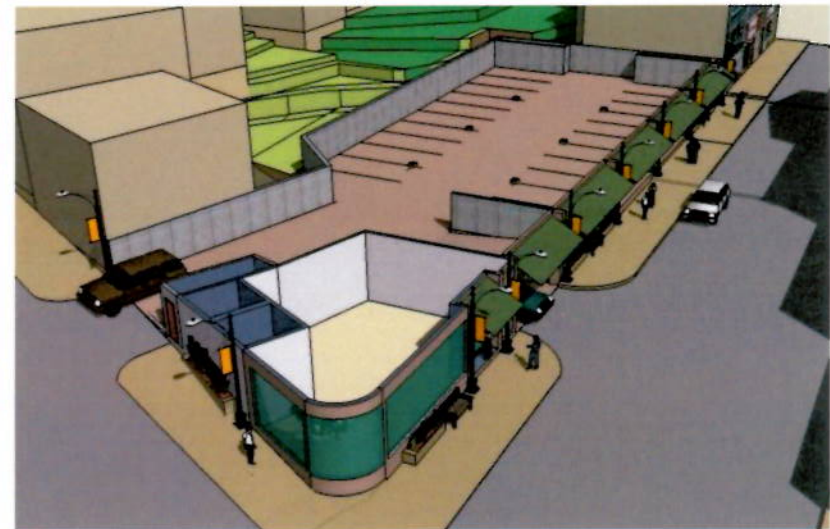
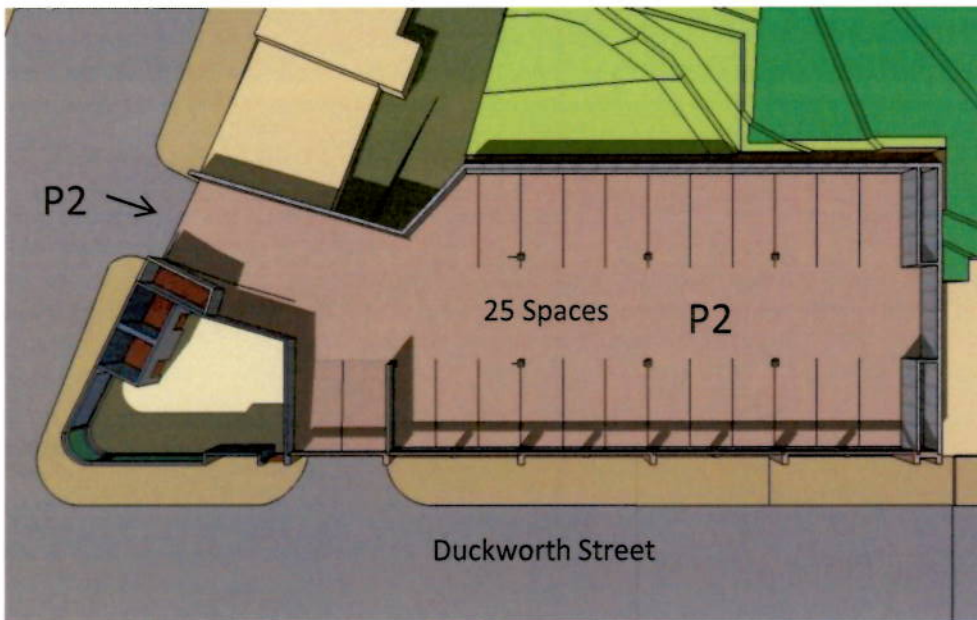
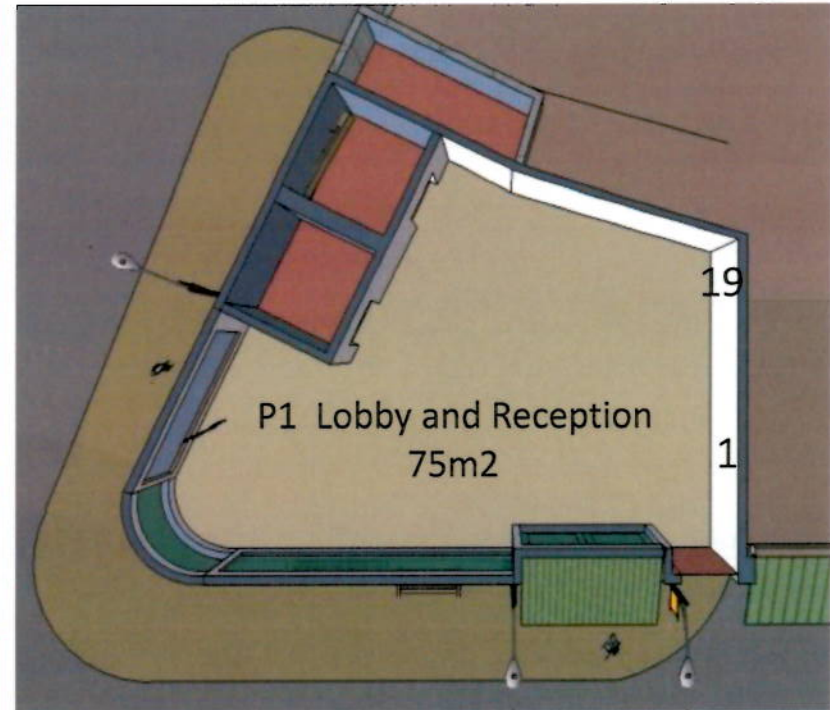
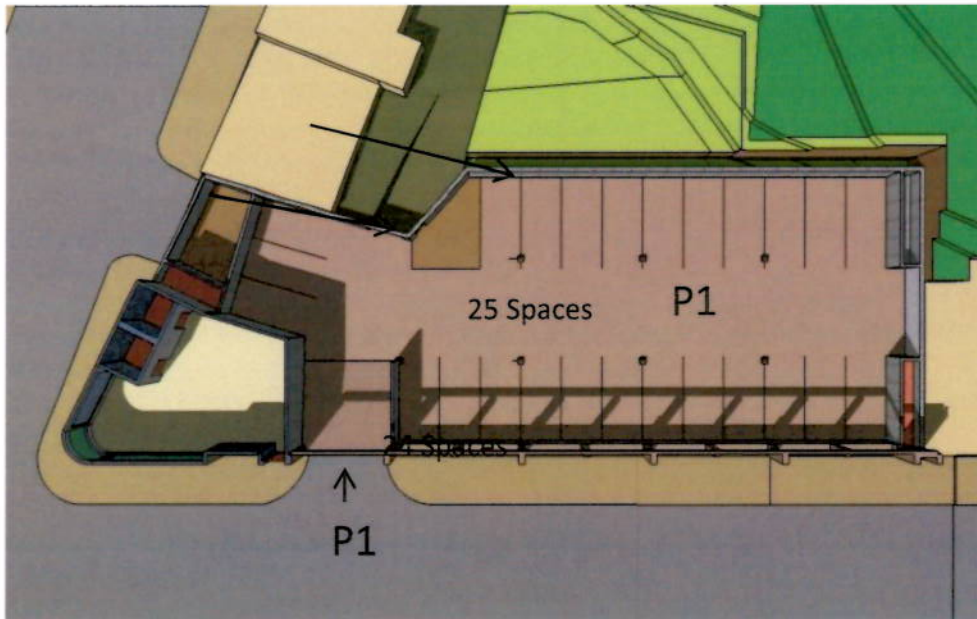
## Development Information

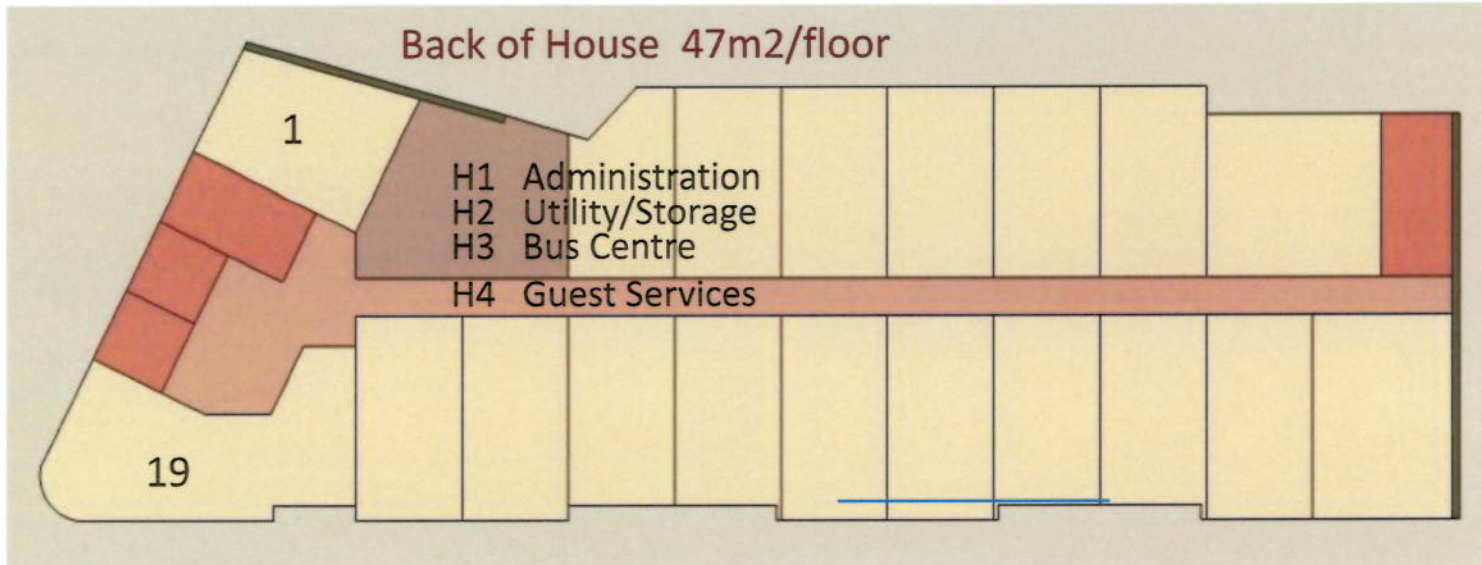
Height	5 Storeys (19.8m)
Gross Area	4210 m <sup>2</sup>
Site Area	1404 m <sup>2</sup>
FAR	3.0
Suites	90
Amenity	300 m <sup>2</sup>
Parking	50 (on site)



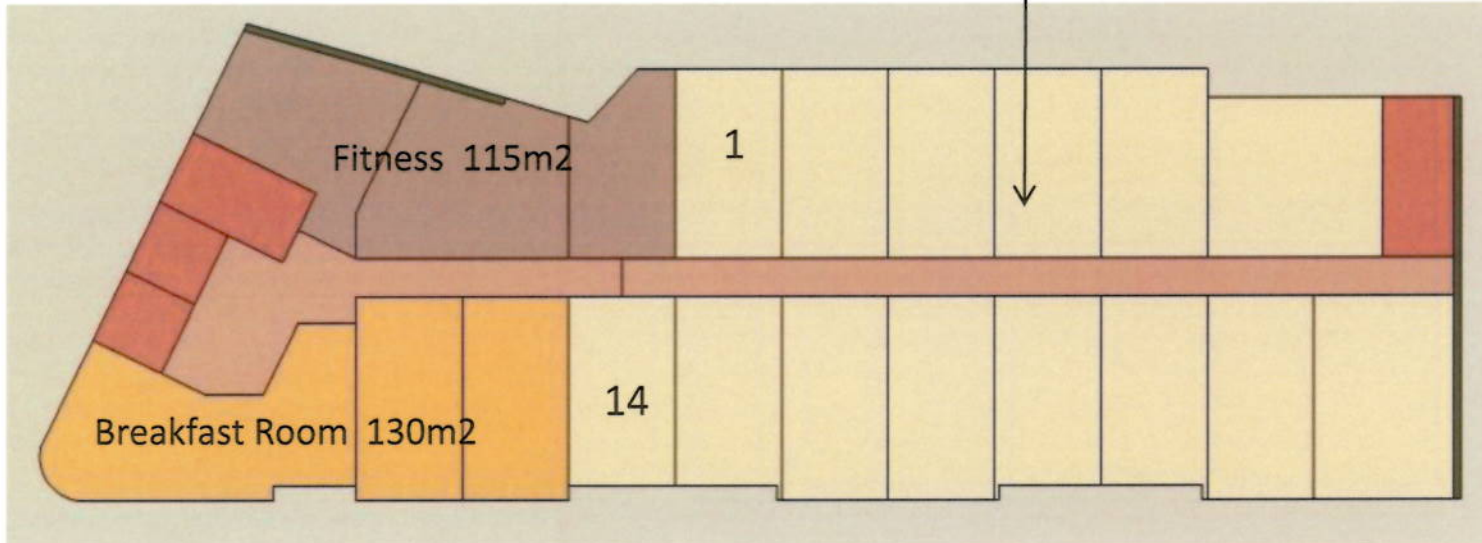
Original Proposal

Revised Proposal





Levels H1-H4



Level H5





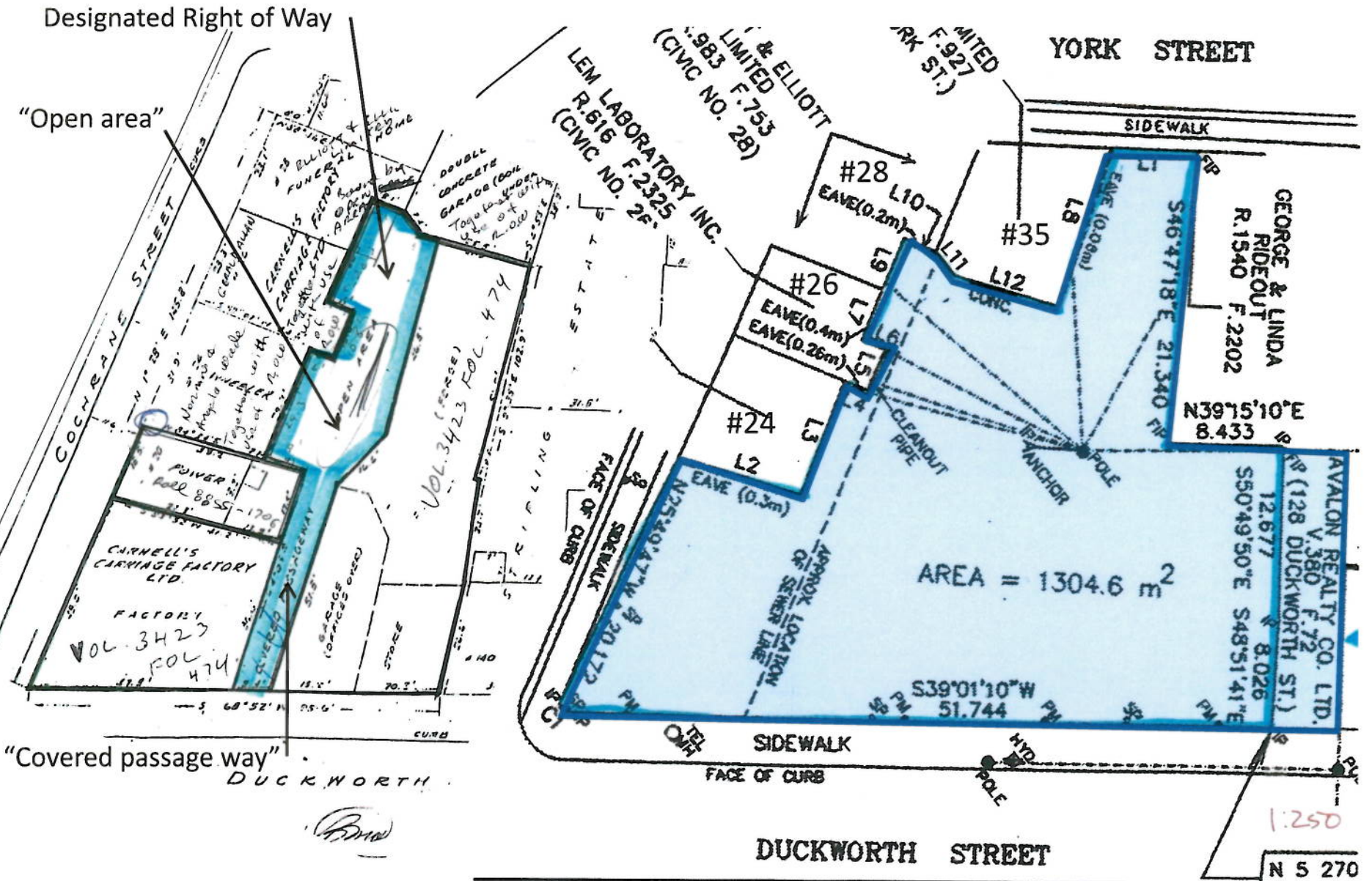
Schematic Elevation Duckworth Street

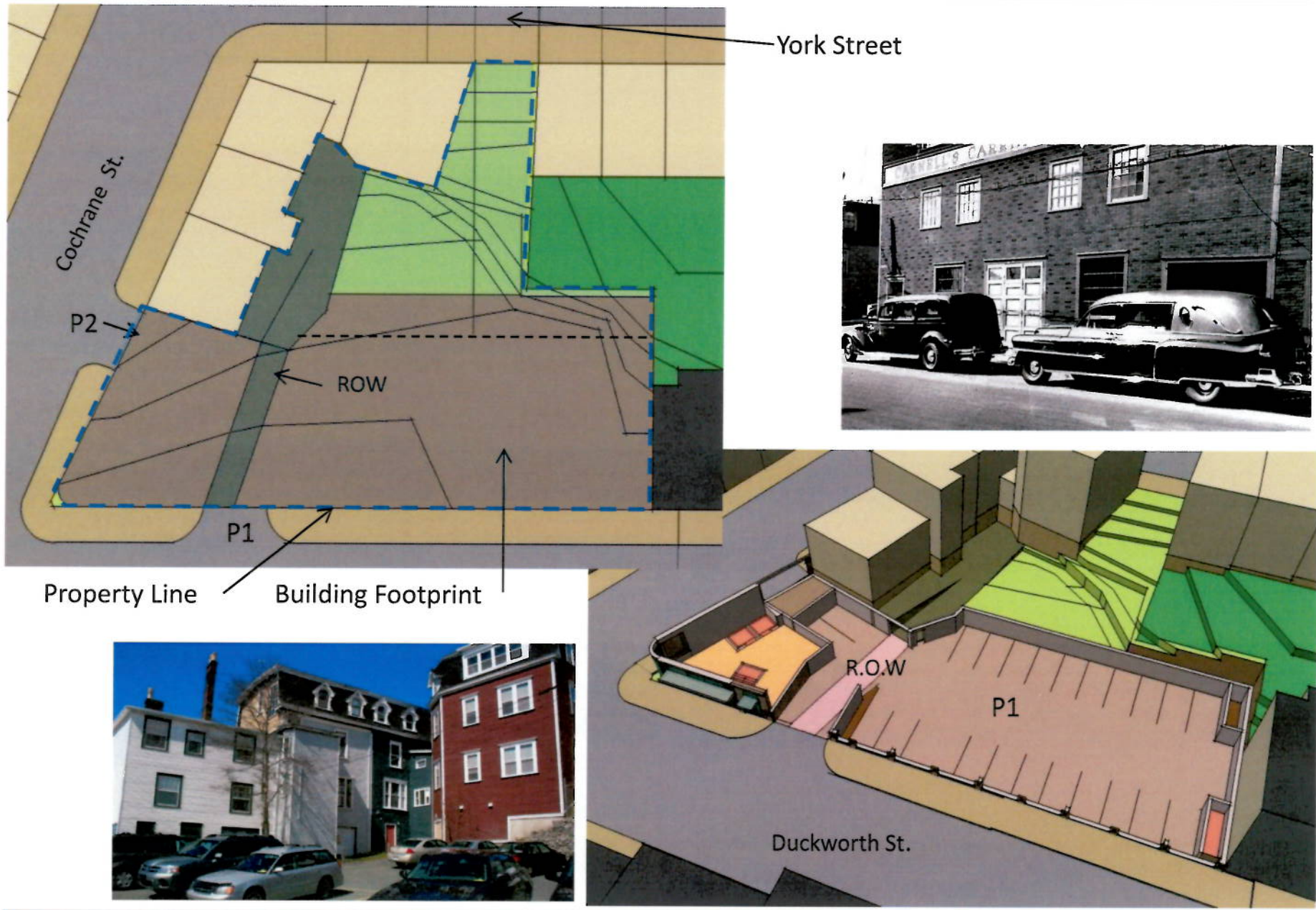
Materials are a balance from adjoining buildings, the general context, and the existing hotel. Final imagery will be developed in conjunction with the Heritage Committee to suit the revised scale and noncombustible materials.

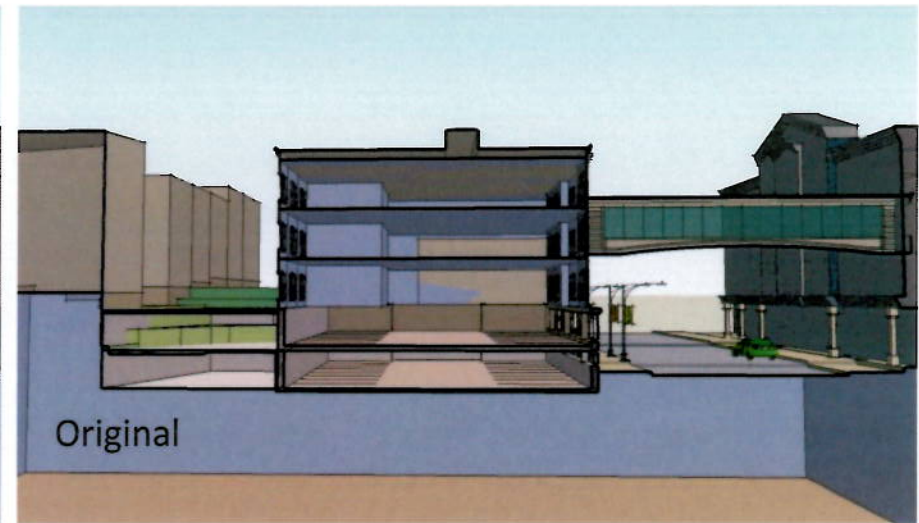
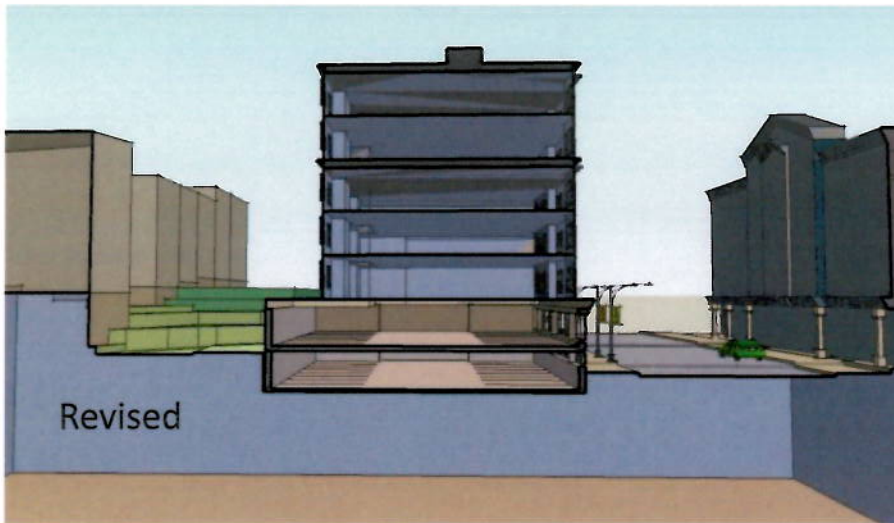
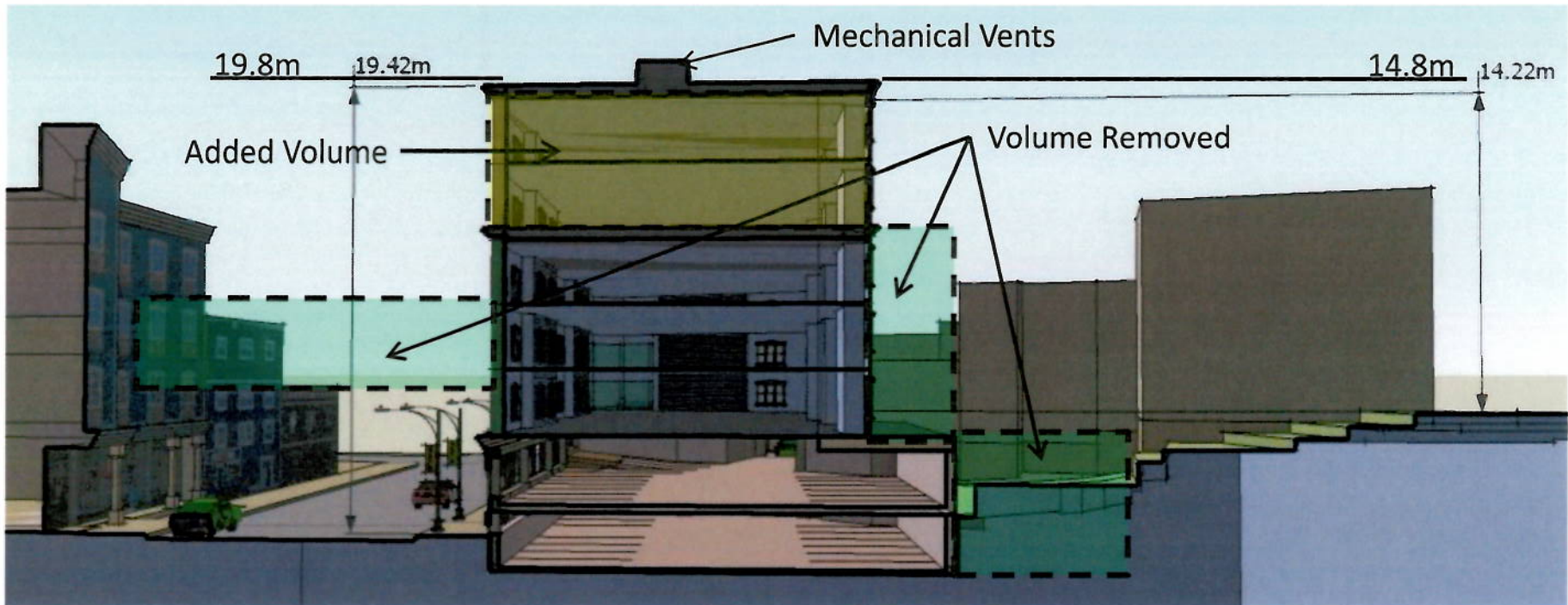


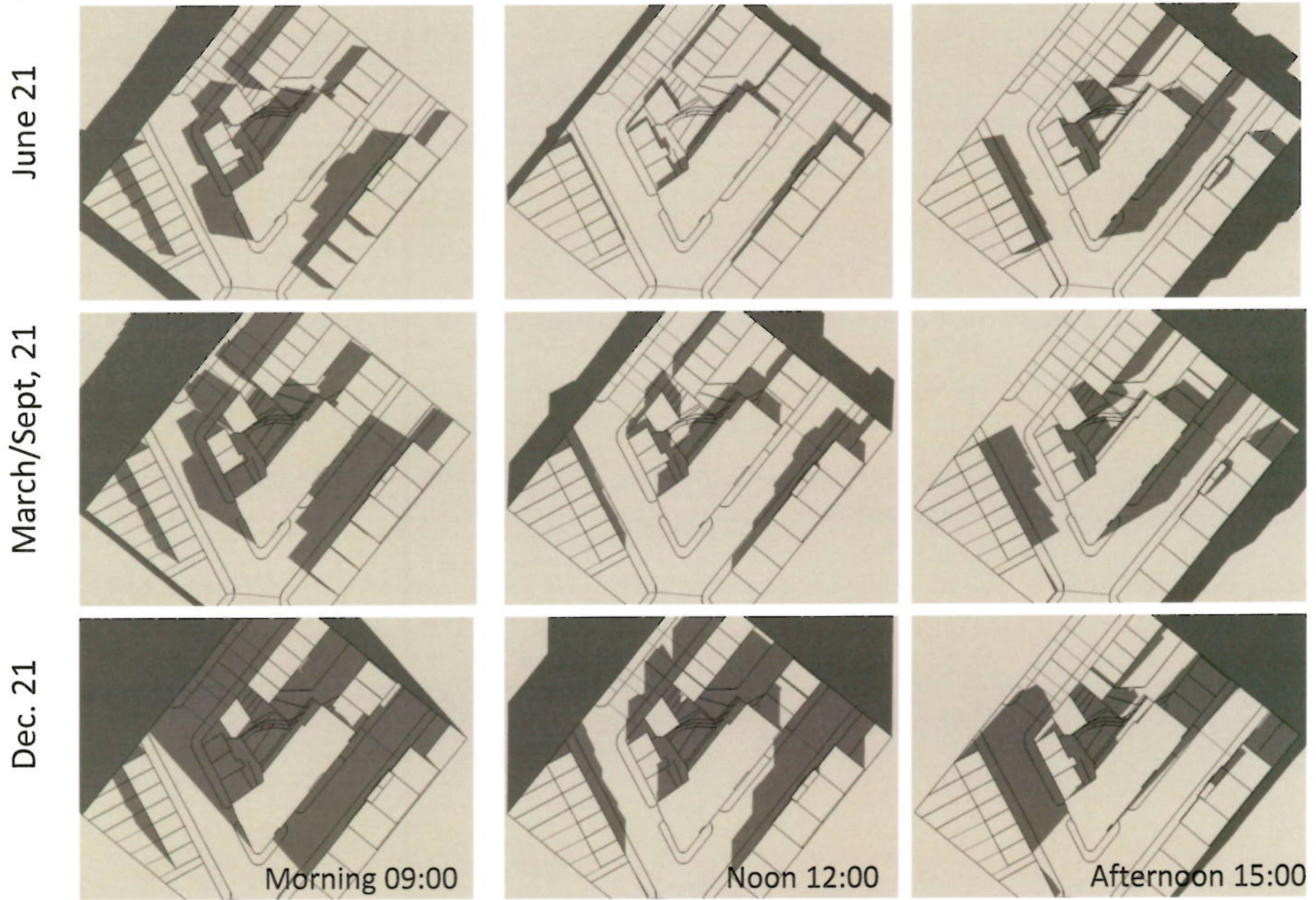
Stone Masonry Veneer  
Painted/ Anodized Aluminum  
Composite Metal Panel  
EFIS-Acrylic Insulated Rain screen

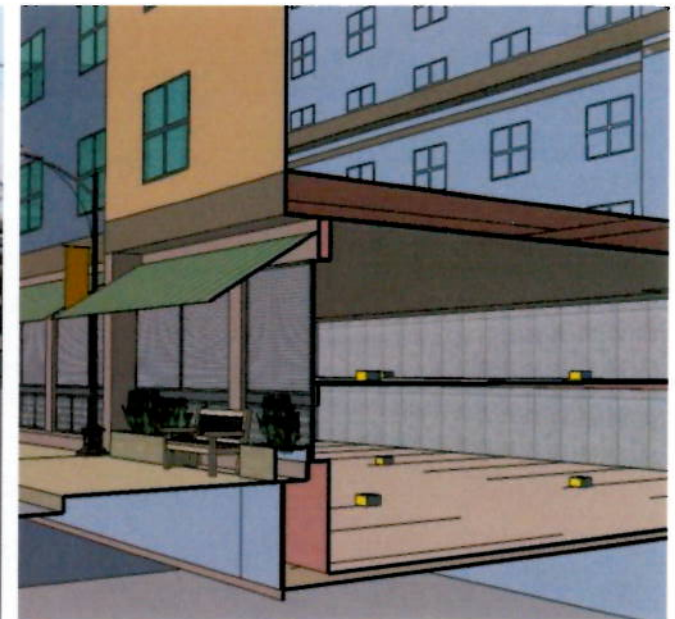












2 Levels of parking, 50 spaces are provided inside the building

As the street level façade, a comfortable pedestrian experience is created with planting, seating and a permanent canopy.