



SUBJECT PROPERTY

A2



146A

146

144

RNL

142

138

136

134

132

RK

LADYSMITH DR

147

RK

143

141

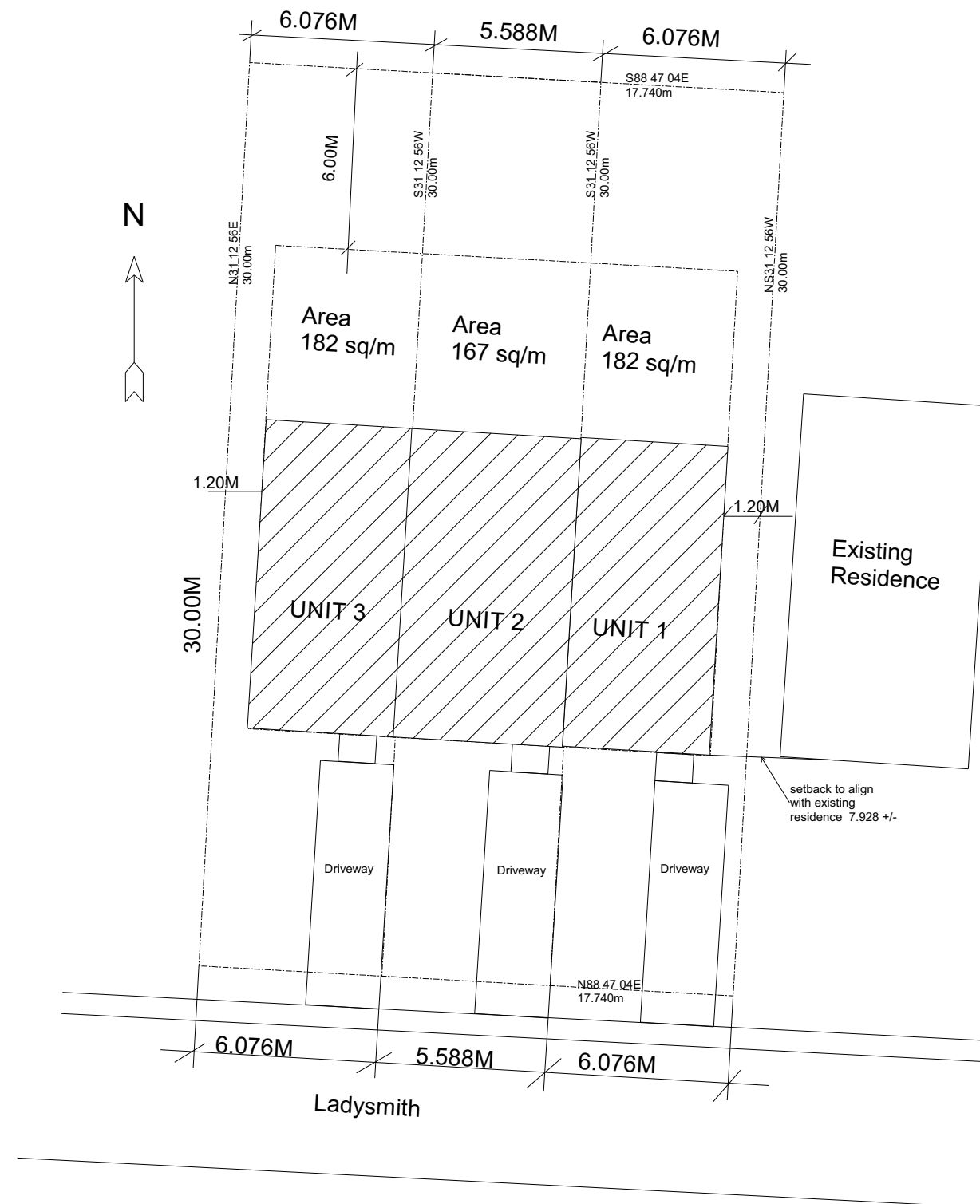
CITY OF ST. JOHN'S

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





138 Ladysmith Drive and surrounding area



Proposed PLOT PLAN  
Townhouses 138 Ladysmith Drive

1:200

www.rjrobere  
designplanning.ca

709- 753 8169

Proposed Plot Plan  
138 Ladysmith Drive

date July 2 2020	drawn by rjr	S- 1
project		



Proposed Townhomes Elevation 138 Ladysmith Drive

www.rjroberts  
designplanning.ca  
709- 753 8169

Proposed Plot Plan  
138 Ladysmith Drive

date July 2 2020	drawn by rjr	S- 2
project		

## Existing Zone

### 10.10 (A) RESIDENTIAL NARROW LOT (RNL) ZONE

(2016-02-12)

#### 10.10 (A).1 Permitted Uses

- (a) Single Detached Dwelling containing only 1 Dwelling Unit (subject to Section 8.7)
- (b) Home Office
- (c) Accessory Building

#### 10.10 (A).2 Zone Requirements

- (a) Lot Area (minimum): 300m<sup>2</sup>
- (b) Lot Frontage (minimum) 10m
- (c) Building Line (minimum) 8m
- (d) Side Yard (minimum) 1.2m
- (e) Side Yard on Flanking Road (minimum) 6m
- (f) Rear Yard (minimum) 6m
- (g) Landscaping (minimum)  
No building except a driveway is permitted within the first 6.6m of depth as measured from the Front Lot Line
- (h) Parking (minimum)  
Driveway shall not have a width exceeding 3.6m

**RNL**

## Proposed Zone

### 10.13 APARTMENT MEDIUM DENSITY (A2) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

#### 10.13.1 Permitted Uses

Residential:

- (a) Accessory Building (subject to Section 8.3.6) **(1995-06-09)**
- (b) Apartment Building
- (c) Home Office (subject to Section 7.9) **(1997-08-08)**
- (d) Seniors' Apartment Building (subject to Section 7.18) **(1995-06-09)**
- (e) Townhousing

Recreational:

- (f) Park

Other:

- (g) Day Care Centre (subject to Section 7.7)
- (h) Personal Care Home **(2018-04-20)**

#### 10.13.2 Discretionary Uses (subject to Section 5.8)

- (a) Adult Day Care Facility (subject to Section 7.3)
- (b) Convenience Store in Apartment Building (subject to Section 7.5)
- (c) Hairdressing Establishment
- (d) Home Occupation (subject to Section 7.8)
- (e) Parking Lot (subject to Section 7.13)
- (f) Planned Unit Development (subject to Section 5.10.3)
- (g) Private Park **(2007-10-05)**
- (h) Public Utility
- (i) Service Shop (subject to Section 7.19) **(1995-06-09)**
- (j) Uses Complementary to an Apartment Building **(2003-08-22)**
- (k) Uses Complementary to a Seniors' Apartment Building (subject to Section 7.18) **(2007-02-09)**
- (l) Uses Complementary to a Personal Care Home **(2018-04-20)**

#### 10.13.3 Zone Requirements

The following requirements shall apply to:

- (1) Apartment Building:
  - (a) Lot Area (minimum) 650 m<sup>2</sup>
  - (b) Lot Frontage (minimum) 20 m
  - (c) Lot Coverage (maximum) 50%
  - (d) Floor Area Ratio (maximum) 1.5
  - (e) Density (maximum) Not more than 1 dwelling unit per 90 m<sup>2</sup> of lot area

**A2**

(f)	Building Height (maximum)	Six (6) Storeys (not exceeding 24 metres) except for the property at Margaret's Place, off Newtown Road, and the property at Civic Number 455-461 Logy Bay Road and Civic Number 560 Topsail Road and the immediate area near Civic Number 560 Topsail Road where the maximum height of an Apartment Building is limited to four (4) Storeys; and accept for the property at Civic Number 25 Rhodora Street where the maximum Building Height of an Apartment Building to be constructed adjacent to Civic Number 15 Airport Heights Drive will be limited to a maximum Building Height of 15.8 metres as measured from finished grade on that side of the Apartment Building to be located adjacent to Civic Number 15 Airport Heights Drive.
		<b>(2006-09-04) (2009-09-11) (2012-01-20) (2012-08-17)</b>
(g)	Building Line (minimum)	6 m
(h)	Rear Yard (minimum)	6 m
(i)	Number of Parking Spaces per Dwelling Unit (minimum)	1.25
(j)	Side Yards (minimum)	One (1) metre per Storey except for the property at Civic Number 25 Rhodora Street where the minimum Side Yard requirements for a four (4) Storey Apartment Building to be constructed adjacent to Civic Number 15 Airport Heights Drive must be at least 12 metres on the side of the Apartment Building that will be adjacent to Civic Number 15 Airport Heights Drive
		<b>(2012-08-17)</b>
(k)	Side Yard on Flanking Road (minimum)	6 m
(l)	Landscaping on Lot (minimum)	30%
(2)	Townhousing:	
(a)	Lot Area (minimum)	140 m <sup>2</sup> per Dwelling Unit
(b)	Lot Frontage (minimum)	5.5 m
(c)	Building Height (maximum)	3 Storeys, (not exceeding 12 m)
(d)	Building Line (minimum)	0 m
(e)	Side Yard for End Unit Townhouses (min)	1.2 metres <b>(2002-07-05)</b>
(f)	Side Yard on Flanking Road (minimum)	6 m
(g)	Rear Yard (minimum)	6 m

(3) Personal Care Home:

(2018-04-20)

(a)	Lot Area (minimum)	650m <sup>2</sup>
(b)	Lot Frontage (minimum)	20m
(c)	Lot Coverage (maximum)	50%
(d)	Building Height (maximum)	6 Storeys (not exceeding 24m)
(e)	Building Line (minimum)	6m
(f)	Side Yard (minimum)	1m per Storey
(g)	Side Yard on Flanking Road (minimum)	6m
(h)	Rear Yard (minimum)	6m
(i)	Landscaping on Lot (minimum)	30%