



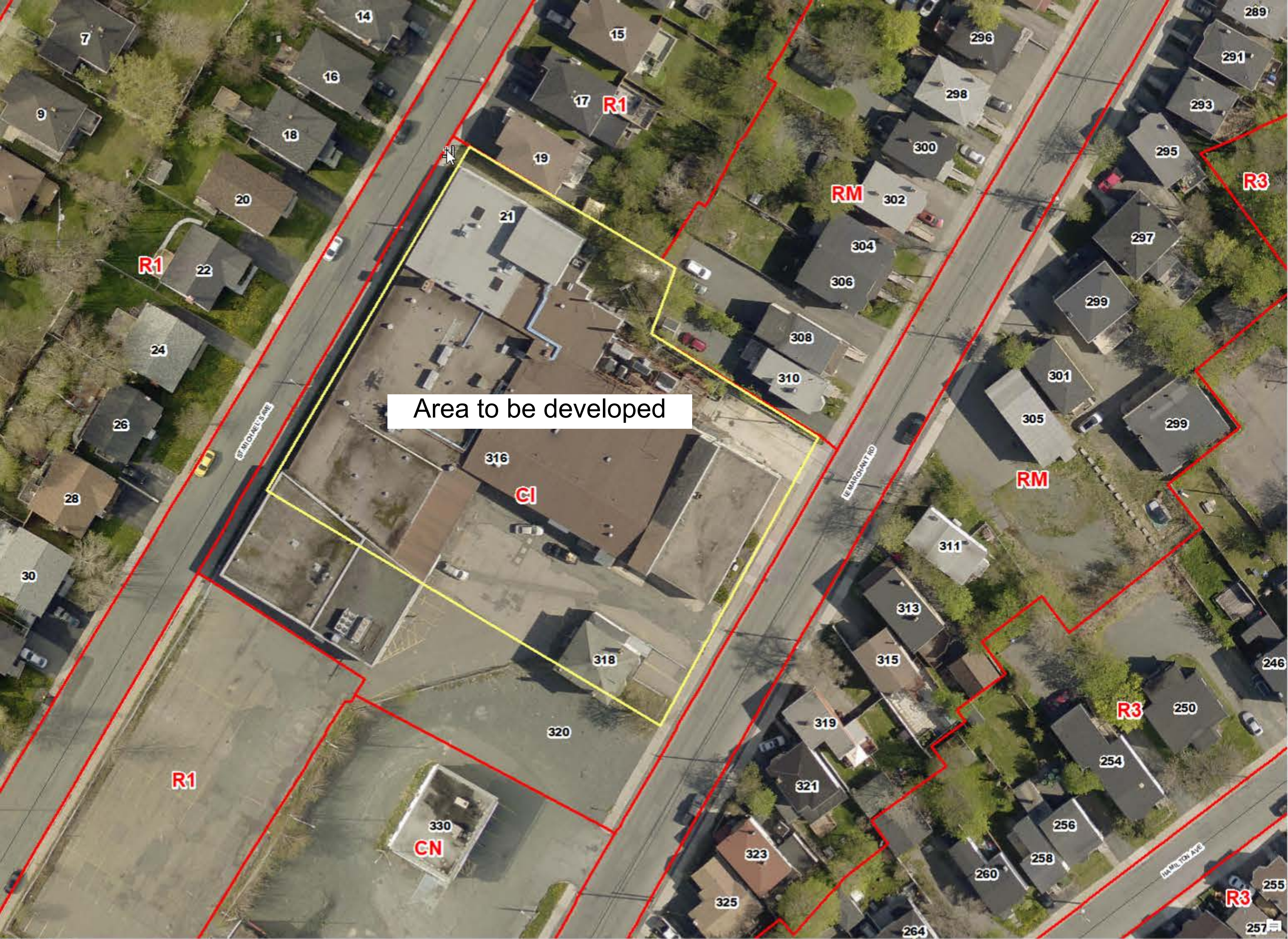
SUBJECT PROPERTY



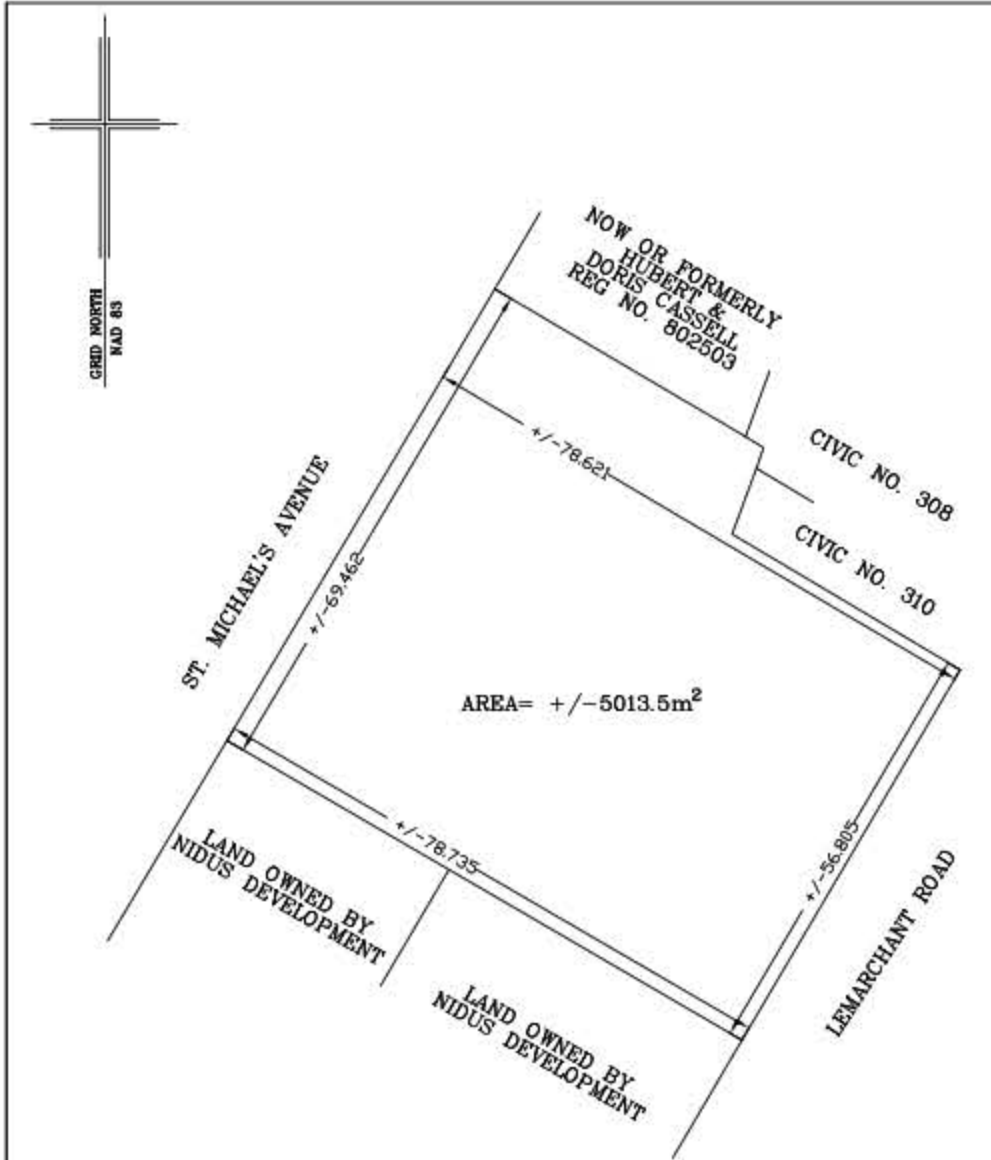
DISCLAIMER: This map is based on current information at the date of production.

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CITY OF ST. JOHN'S



Area to be developed

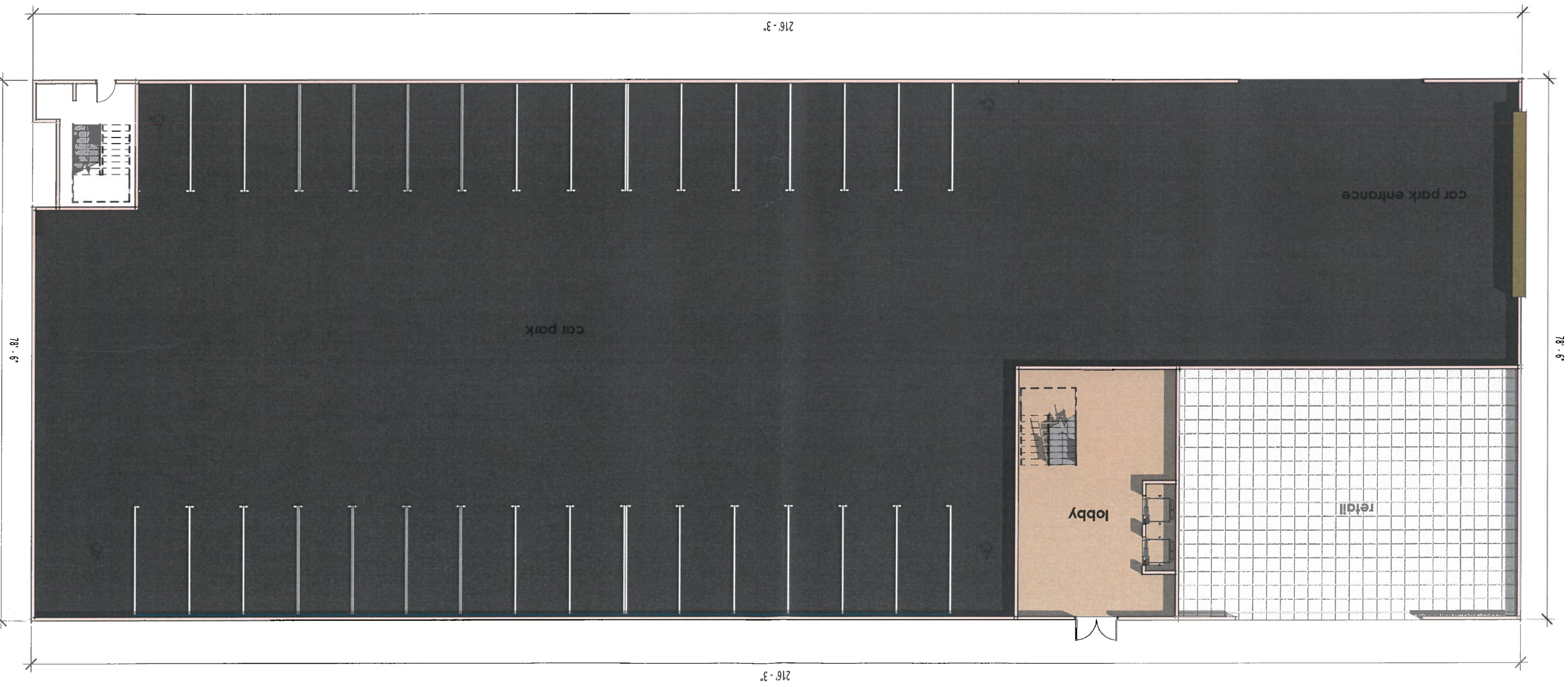


MONUMENTS USED FOR TIE-IN ARE IN ZONE 1.
CONTROL MONUMENTS USED (NAD 83)
026145 N 5 268 030.354 E 325 198.283
SCALE FACTOR OF 0.999893 USED FOR THE
COMPUTATIONS OF STARTING CO-ORDINATES
ALL OTHER DISTANCES ARE HORIZONTAL
GROUND DISTANCES.











Barks N Bubbles

A F Bruce Law

Avalon Bookkeeping
Services Limited

Lemarchant Rd

Needs St. John's Store

Lemarchant

St Michaels Ave

St Michaels Ave

Carson Ave

Carson Ave

Carson Ave

**TERMS OF REFERENCE
LAND USE ASSESSMENT REPORT (LUAR)
APPLICATION FOR AN APARTMENT BUILDING AT
314-316 LEMARCHANT ROAD
PROPONENT: NIDUS DEVELOPMENT INC**

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (include an electronic PDF version with a maximum file size of 15MB). A list of those persons/agencies who prepared the Land Use Assessment Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

A. Building Use

- Identify the size of the proposed building by:
 - Gross Floor Area, and
 - Floor Area Ratio (FAR).
- Identify all proposed uses/occupancies within the building by their respective floor area.

B. Elevation & Building Materials

- Provide elevations of the proposed building.
- Identify the finish and colour of exterior building materials.

C. Building Height & Location

- Identify graphically the exact location with a dimensioned civil site plan:
 - Location of the proposed building in relation to neighbouring buildings;
 - Proximity of the building to property lines and identify setbacks;
 - Identify any stepbacks of higher storeys from lower storeys (if applicable);
 - Identify any encroachment over property lines (if applicable);
 - Identify the height of the building;
 - Information on the proposed construction of patios/balconies (if applicable);
 - Potential shadowing/loss of sunlight on adjacent public and private properties, including sidewalks; and
 - Identify any rooftop structures.
- Provide a Legal Survey of the property and a survey of the area of the subdivided from the original lot.
- Provide street scape views/renderings of the proposed building from LeMarchant Road and from St. Michael's Avenue.

D. Exterior Equipment and Lighting

- Identify the location and type of exterior lighting to be utilized. Identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.
- Identify the location and type of any exterior HVAC equipment to be used to service the proposed building and identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.

E. Landscaping & Buffering

- Identify with a landscaping plan, details of site landscaping (hard and soft).
- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.
- Identify any additional street-level elements, such as weather protection measures at entrances, street furniture, etc.

F. Snow Clearing/Snow Storage

- Provide information on any snow clearing/snow removal operations. Onsite snow storage areas must be indicated. Areas must be outlined showing City snow storage on the site within the 6-meter setback from public streets. The proponent will not be able to store snow in these areas.

G. Off-street Parking and Site Access

- Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
- If the applicant requests parking relief, provide justification for Council to consider.
- Identify the number and location of bicycle parking to be provided.
- Provide a dimensioned and scaled plan of parking structure and lot layouts, including circulation details.
- Identify the location of all access and egress points, including pedestrian access. Access points must have continuous commercial grade sidewalk across all entrances / exits.
- Indicate how garbage will be handled onsite. The location of any exterior bins must be indicated and access to the bins must be provided.

H. Traffic

- Provide a calculation of the number or proposed vehicle trips (AM peak and PM peak).

I. Municipal Services

- Provide a preliminary site servicing plan.
- Identify points of connection to existing sanitary sewer, storm sewer and water system.
- Identify if the building will be sprinklered or not, and location of the nearest hydrant and siamese connections.
- Provide the proposed sanitary and storm sewer generation rates.
- The proposed development will be required to comply with the City's stormwater detention policy. Stormwater Management will be required for the site. Provide stormwater rate generated by the proposed development for the maximum 10-year climate change rainfall and information on how onsite stormwater detention will be managed.

J. Public Transit

- Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements.

K. Construction Timeframe

- Indicate any phasing of the project and approximate timelines for beginning and completion of each phase or overall project.
- Indicate on a site plan any designated areas for equipment and materials during the construction period.