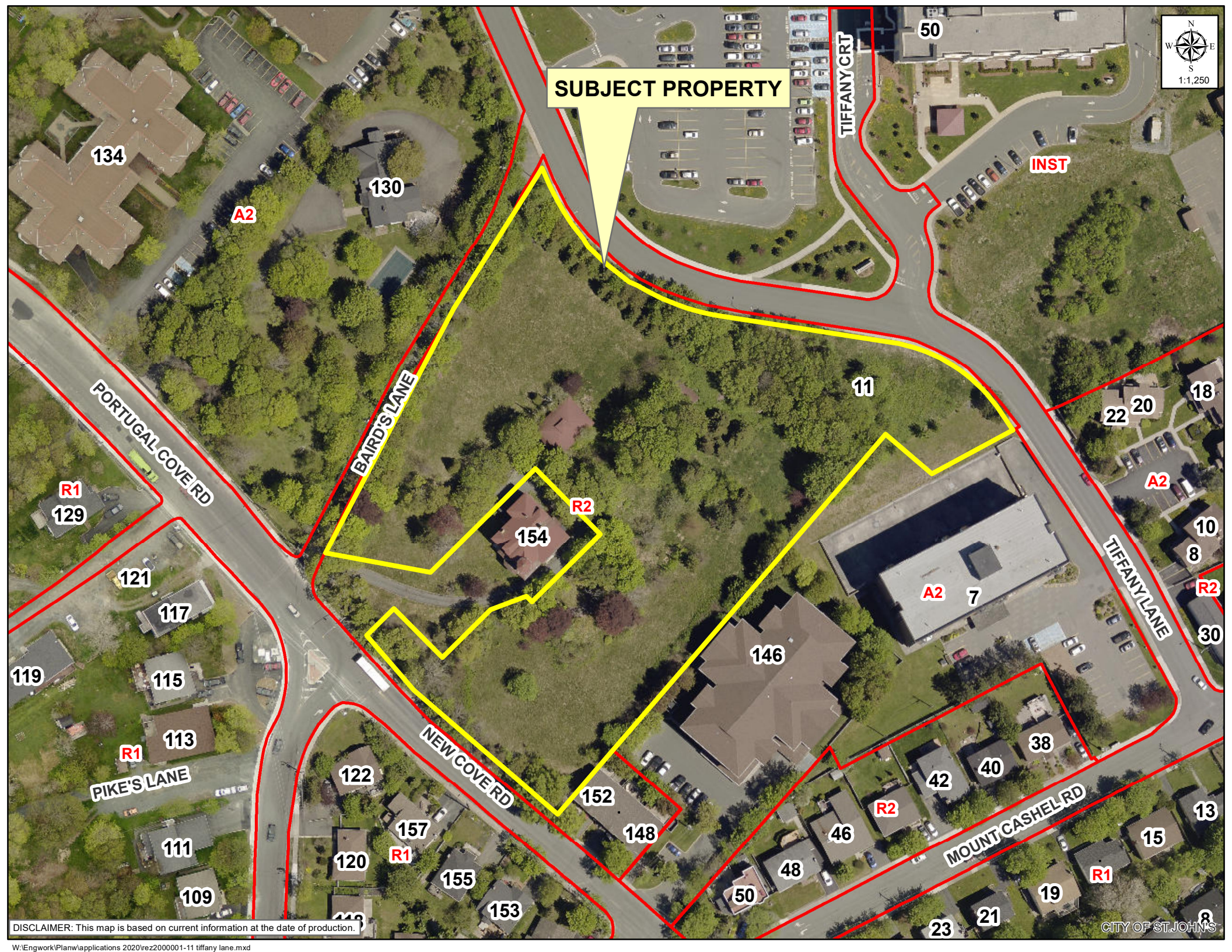




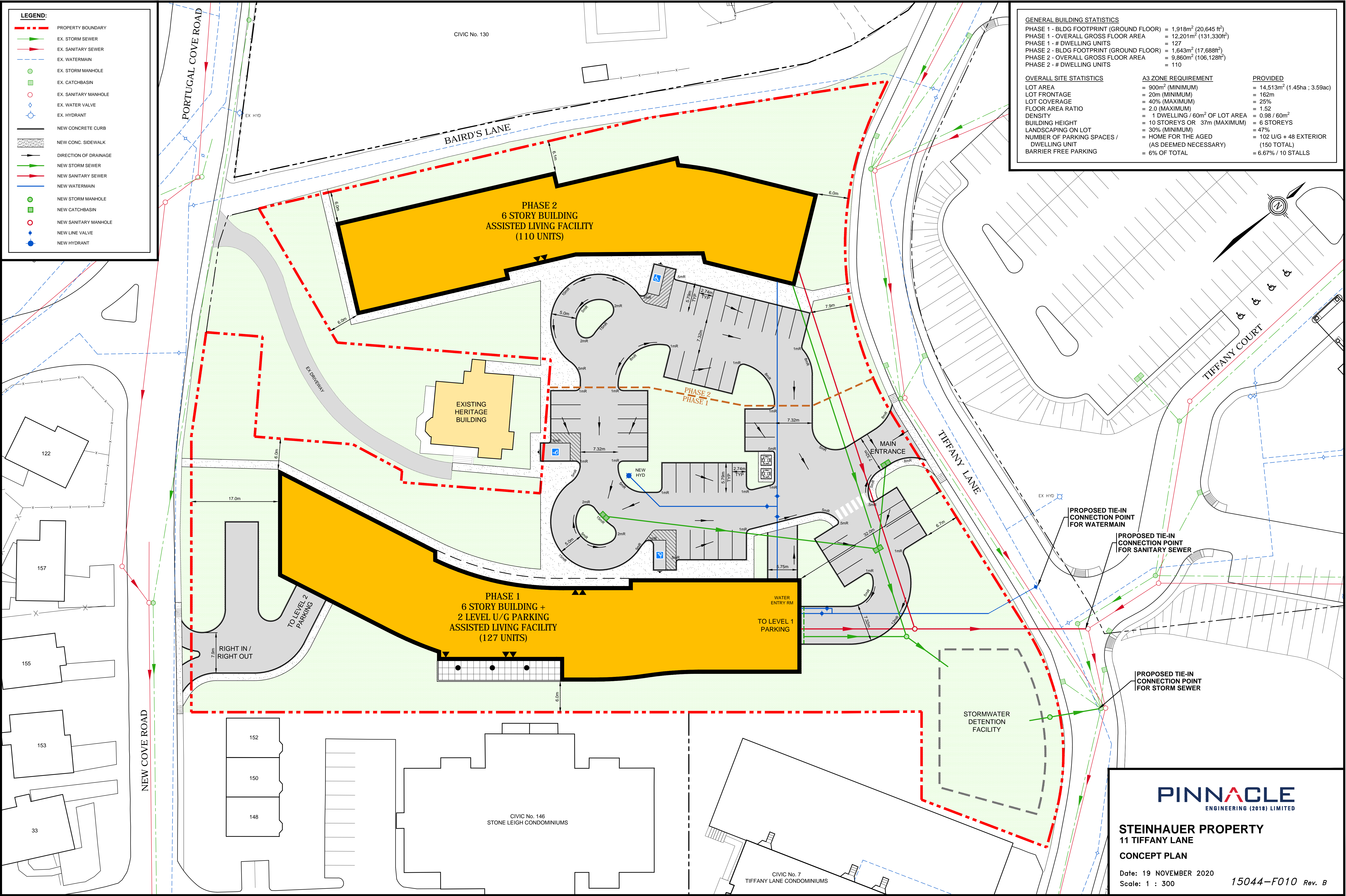
SUBJECT PROPERTY



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

CITY OF ST. JOHN'S





Current A2 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 m²
 - (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 m² 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. (2006-09-04) (2009-09-11) (2012-01-20) (2012-08-17)
(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 (2012-08-17)
(k)	Side Yard on Flanking Road (minimum)	6 m
(l)	Landscaping on Lot (minimum)	30%
(2)	Townhousing:	
(a)	Lot Area (minimum)	140 m ² 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 (2002-07-05)
(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 ²
(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%

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 1994

Amendment Number 716, 2021

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 716, 2021.

Adopted by the City Council of St. John's on the 15th day of February, 2021.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____

Town Seal

Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 716, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____

MCIP/FCIP Stamp

CITY OF ST. JOHN'S

Development Regulations Number 716, 2021

BACKGROUND

The City of St. John's wishes to rezone land at 11 Tiffany Lane from the Residential Medium Density (R2) Zone to the Apartment Medium Density (A2) Zone to allow the development of two Personal Care Homes. Text amendments to the A2 Zone is also required. See attached Council Decision Note dated February 24, 2021 for Background Information on this amendment.

PUBLIC CONSULTATION

The proposed amendment was advertised on three occasions in The Telegram newspaper on January 2, 9 and 16, 2021. A notice of the amendment was also mailed to property owners within 150 metres of the application site and posted on the City's website and social media. A virtual public meeting was held on Wednesday, Jan. 20, 2021 at 7pm via Microsoft Teams to hear feedback on the amendment.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 716, 2021

The City of St. John's Development Regulations is amended by:

- 1) Rezoning land at 11 Tiffany Lane [Parcel ID# 38775] from the Residential Medium Density (R2) Zone to the Apartment Medium Density (A2) Zone as shown on Map Z-1A attached.**
- 2) Repealing Section 10.13.3(1) and replacing it with the following:**
 - 10.13.1 (1) Apartment Building:
 - (a) Lot Area (minimum) 650 m²
 - (b) Lot Frontage (minimum) 20 m
 - (c) Lot Coverage (maximum) 40%
 - (d) Building Height (maximum) 24 m 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 except 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.
 - (e) Building Line (minimum) 6 m

- (f) Rear Yard (minimum) 6 m
- (g) Number of Parking Spaces 1.25 per Dwelling Unit (minimum)
- (h) Side Yards (minimum) 1 m for every 4 m of Building Height 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
- (i) Side Yard on Flanking Road (minimum) 6 m
- (j) Landscaping on Lot (minimum) 30%

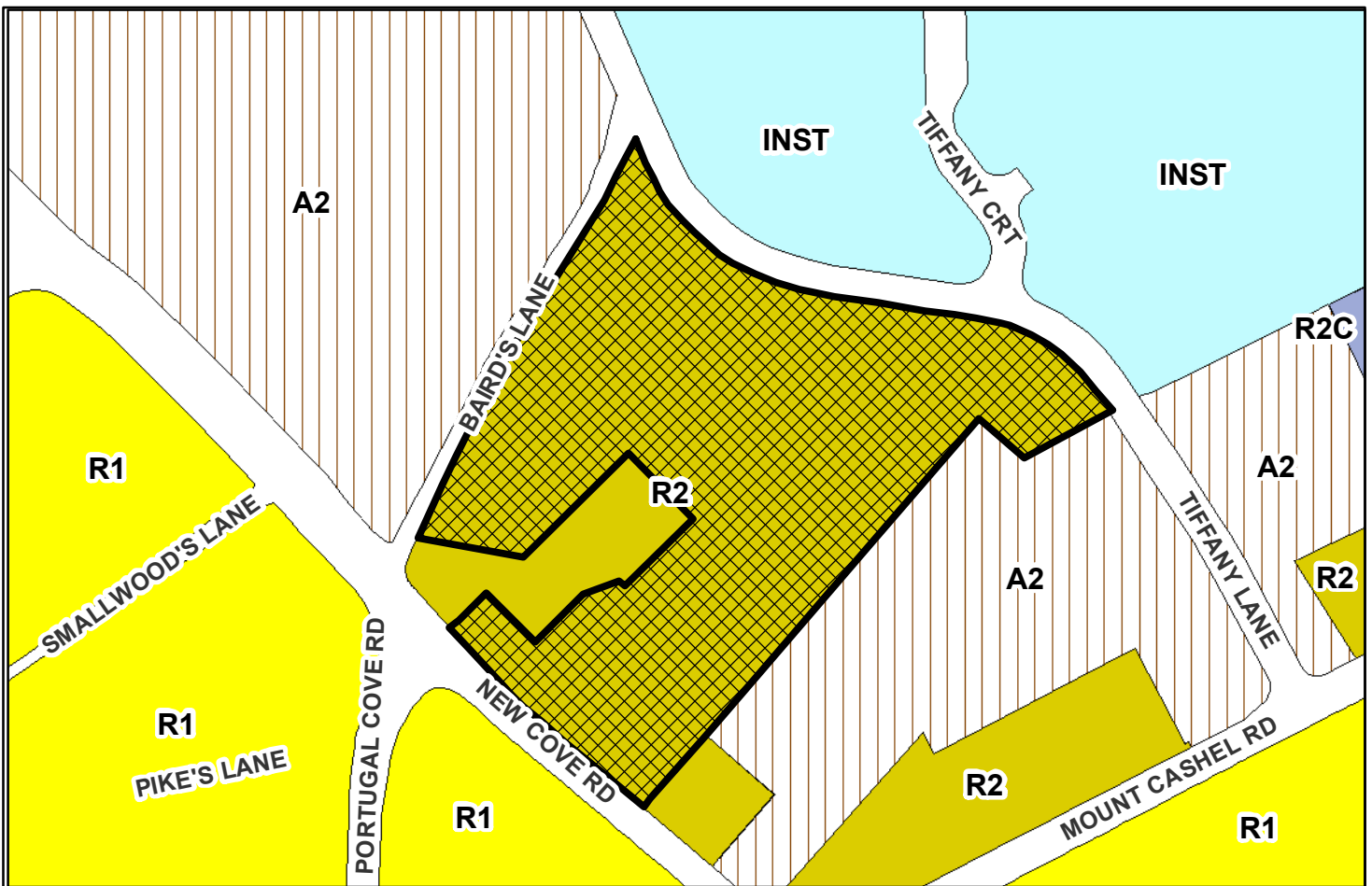
3) Repealing Section 10.13.3(3) and replacing it with the following:

10.13.3(3) Personal Care Home:

- (a) Lot Area (minimum) 650 m²
- (b) Lot Frontage (minimum) 20 m
- (c) Lot Coverage (maximum) 40%
- (d) Building Height (maximum) 24 m
- (e) Building Line (minimum) 6 m
- (f) Side Yard (minimum) 1 m for every 4 m of Building Height
- (g) Side Yard on Flanking Road (minimum) 6 m
- (h) Rear Yard (minimum) 6 m
- (i) Landscaping on Lot (minimum) 30%

4) Adding Section 10.13.3(4) as follows:

10.13.3(4) Zone standards for all other uses shall be in the discretion of Council.



CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS Amendment No. 716, 2021 [Map Z-1A]

2021 02 09 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 REZONED FROM
RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE
TO APARTMENT MEDIUM DENSITY (A2) LAND USE ZONE

**11 TIFFANY LANE
Parcel ID 38775**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration



LAND USE ASSESSMENT REPORT

REZONING APPLICATION
AT CIVIC 11
TIFFANY LANE

KMK PROPERTIES

November 19, 2020

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Introduction

KMK Capital Inc. has made an application to the City of St. John's to construct two 6-storey personal care homes (phase 1 and phase 2) at Civic No. 11 Tiffany Lane. While the plans put forth are only conceptual in nature and subject to change, the developer does not currently intend to subdivide the property or sell any of the units. The concept for phase one is two levels of underground parking with 127 residential apartment units located on levels 02-06. Phase two concept does not have underground parking and 110 units throughout levels 02-06. Both of the new buildings will include amenities for occupants on the first (ground level) floor.

The property is located in a residential, medium density use (R2) zone within the Tiffany Village Area. To accommodate the proposed building, we are applying to rezone the property from R2 to A3 with an amendment to accommodate personal care homes as a permitted use. The City is considering to allow additional height and density for the proposed building and the Tiffany Village Area in general.

In considering the amendment to the A3 zone, the City of St. John's has issued a Terms of Reference (TOR) for a Land Use Assessment Report (LUAR) (see Appendix 1) to provide additional information on the proposed development and to identify any significant impacts that the development may have on land uses adjoining the subject property.

The report has been prepared to address the requirements of the Terms of Reference with input from the following professional consulting firms/individuals:

- KMK Capital Inc., Project Management
- Powers Brown Architecture
- Pinnacle Engineering Ltd.

A. Building Use

Note that the new buildings will encompass the existing historical property located at civic address 154 New Cove Road.

Phase 1:

Gross Floor Area (GFA):	12,200 m² (131,330 ft²)
Floor Area Ratio (FAR):	1.52
Area of the Property:	14,513 m² (156,217 ft²)
Residential Density:	1 Dwelling Unit/60m²

Phase 2:

Gross Floor Area (GFA):	9,860 m² (106,128 ft²)
Floor Area Ratio (FAR):	1.52
Area of the Property:	14,513 m² (156,217 ft²)
Residential Density:	1 Dwelling Unit/60m²

*Gross Floor Area calculation above does not include the roof top terrace and underground parking.

The phase one six-storey building has a footprint measuring 102.1m by 18.6m with the following proposed uses/occupancies by floor:

BASEMENT AREA	2,067.7 m² (22,256 ft²)
PARKING	
FIRST FLOOR AREA	2,011.2 m² (21,648 ft²)
DINING AREA	467.2 m ² (5028.7 ft ²)
LOBBY AREA	181.7 m ² (1955.6 ft ²)
LIBRARY AREA	37.5 m ² (403.9 ft ²)
FIREPLACE AREA	37.9 m ² (407.5 ft ²)
RECEPTION/ADMIN AREA	128.3 m ² (1381.4 ft ²)
GAMES ROOM	59.5 m ² (640.2 ft ²)
MULTI-PURPOSE ROOM	110.7 m ² (1191.8 ft ²)
SALON	108.0 m ² (1162.8 ft ²)
EXERCISE	65.1 m ² (700.3 ft ²)
THEATRE	72.9 m ² (784.9 ft ²)
CHAPLE	54.8 m ² (590.3 ft ²)
PRIVATE DINING	15.8 m ² (169.9 ft ²)
PRIVATE DINING	29.7 m ² (319.8 ft ²)
KITCHEN	119.1 m ² (1281.7 ft ²)
CAFÉ AREA	88.7 m ² (955 ft ²)
STORAGE	16.6 m ² (179.1 ft ²)
MECH/ ELEC	20.9 m ² (225.2 ft ²)

SHARED TERRACE	90.3 m ² (972.6 ft ²) <i>(terrace is not included in total area)</i>
SECOND FLOOR AREA	2,011.2 m² (21, 648 ft²)
23 APARTMENT UNITS	1204.7 m ² (12, 966.9 ft ²)
LOUNGE	53.3 m ² (574.2 ft ²)
MECH / ELEC / JC	11.9 m ² (128.9 ft ²)
LIBRARY	39.0 m ² (419.6 ft ²)
HOUSEKEEPING	53.7 m ² (578.0 ft ²)
EMPLOYEE LOUNGE	52.7 m ² (567.3 ft ²)
LAUNDRY	231.0 m ² (2486.6 ft ²)
THIRD FLOOR AREA	2,068.1 m² (22,261 ft²)
28 APARTMENT UNITS	1598.3 m ² (17,203.9 ft ²)
LOUNGE	53.3 m ² (574.2 ft ²)
MECH / ELEC / JC	11.9 m ² (128.9 ft ²)
LIBRARY	39.2 m ² (422.1 ft ²)
FOURTH FLOOR AREA	2,068.1 m² (22,261 ft²)
28 APARTMENT UNITS	1598.3 m ² (17,203.9 ft ²)
LOUNGE	53.3 m ² (574.2 ft ²)
MECH / ELEC / JC	11.9 m ² (128.9 ft ²)
LIBRARY	39.2 m ² (422.1 ft ²)
FIFTH FLOOR AREA	2,068.1 m² (22,261 ft²)
28 APARTMENT UNITS	1598.3 m ² (17,203.9 ft ²)
LOUNGE	53.3 m ² (574.2 ft ²)
MECH/ ELEC	11.9 m ² (128.9 ft ²)
LIBRARY	39.2 m ² (422.1 ft ²)
SIXTH FLOOR AREA	1,974.3 m² (21,251 ft²)
20 APARTMENT UNITS	613.7 m ² (6, 606.0 ft ²)
LOUNGE	53.3 m ² (574.2 ft ²)
MECH / ELEC	11.9 m ² (128.9 ft ²)
SHARED ROOFTOP TERRACE	93.6 m ² (1007.9 ft ²) <i>(rooftop terrace is not included in total area)</i>

The phase two six-storey building has a footprint measuring 93m by 18.6m with the following proposed uses/occupancies by floor:

FIRST FLOOR AREA	2,011.2 m² (17,450 ft²)
DINING AREA	245.9 m ² (2646.3 ft ²)
LOBBY AREA	169.5 m ² (1824.7 ft ²)
LIBRARY AREA	37.0 m ² (398 ft ²)
FIREPLACE AREA	37.4 m ² (402.1 ft ²)
RECEPTION/ADMIN AREA	107.9 m ² (1161.9 ft ²)
GAMES ROOM	54.2 m ² (583 ft ²)
MULTI-PURPOSE ROOM	108.3 m ² (1166 ft ²)

SALON	82.0 m ² (882.7 ft ²)
EXERCISE	44.9 m ² (483.4 ft ²)
THEATRE	72.0 m ² (775.1 ft ²)
CHAPLE	54.2 m ² (583 ft ²)
PRIVATE DINING	15.5 m ² (167.3 ft ²)
PRIVATE DINING	29.2 m ² (313.9 ft ²)
KITCHEN	113.0 m ² (1217 ft ²)
CAFÉ AREA	71.1 m ² (765.3 ft ²)
STORAGE	16.6 m ² (179.1 ft ²)
MECH/ ELEC	20.9 m ² (225.2 ft ²)
SHARED TERRACE	60.3 m ² (648.9 ft ²)
	<i>(terrace is not included in total area)</i>
SECOND FLOOR AREA	1,681.3 m² (18, 097 ft²)
21 APARTMENT UNITS	1101.4 m ² (11, 855.8 ft ²)
LOUNGE	48.1 m ² (517.6 ft ²)
MECH / ELEC / JC	11.9 m ² (128.3 ft ²)
LIBRARY	23.4 m ² (251.3 ft ²)
HOUSEKEEPING	60.5 m ² (650.8 ft ²)
EMPLOYEE LOUNGE	54.2 m ² (583.5 ft ²)
LAUNDRY	26.2 m ² (282.4 ft ²)
THIRD FLOOR AREA	1,734.9 m² (18,674 ft²)
23 APARTMENT UNITS	1298.0 m ² (13,971.3 ft ²)
LOUNGE	48.1 m ² (517.6 ft ²)
MECH / ELEC / JC	11.9 m ² (128.3 ft ²)
LIBRARY	23.4 m ² (251.3 ft ²)
FOURTH FLOOR AREA	1,734.9 m² (18,674 ft²)
23 APARTMENT UNITS	1298.0 m ² (13,971.3 ft ²)
LOUNGE	48.1 m ² (517.6 ft ²)
MECH / ELEC / JC	11.9 m ² (128.3 ft ²)
LIBRARY	23.4 m ² (251.3 ft ²)
FIFTH FLOOR AREA	1,734.9 m² (18,674 ft²)
23 APARTMENT UNITS	1298.0 m ² (13,971.3 ft ²)
LOUNGE	48.1 m ² (517.6 ft ²)
MECH/ ELEC	11.9 m ² (128.3 ft ²)
LIBRARY	23.4 m ² (251.3 ft ²)
SIXTH FLOOR AREA	1,703.4 m² (18, 335 ft²)
20 APARTMENT UNITS	1292.5 m ² (13, 912 ft ²)
LOUNGE	48.1 m ² (517.6 ft ²)
MECH / ELEC	11.9 m ² (128.3 ft ²)
SHARED ROOFTOP TERRACE	31.9 m ² (343.6 ft ²)
	<i>(rooftop terrace is not included in total area)</i>

B. Elevation and Building Materials

The ground-level amenities space in both buildings is visually separated from the upper floors of the building through the use of cladding materials and window areas. The building façades are layered using a variety of materials and colours that soften the overall shapes of the buildings. Materials will be selected to complement the existing buildings in the area, including:

- Brown stacked brick with accents for the ground level
- Beige brick on above stories
- White metal panel on a portion of the top-level. Grounded by main floor exterior columns, wrapped with silver metal panel and matching metal panel on the entrance canopy

The front concept of the buildings contains two levels of glazing at the entrance featuring a large canopy that extends past the main doors to provide weather protection for residents as they enter and exit the buildings. There is a section of full height glazing that extends the entire height of the buildings adjacent to the main entrances. This will supply plenty of natural sunlight and provide visual separation between the metal panel and the brick on each side of the glazing.

The sixth floors provide communal lounge areas with full height glazing that opens up to a spacious terrace. The angled walls below the terrace creates a variation in elevation to portray a more fluid view of each building. The façade of both building is layered using an indented course of bricks at each floor level, with levels 02-05 having indents throughout the brown brick to give a more textured, contrasted profile.

Appendix 3 includes elevation drawings of the proposed buildings and Appendix 8 includes conceptual renderings of what the proposed buildings may look like.

C. Building Height and Location

The proposed buildings will be surrounding Baird's Cottage, a historic property located at 154 New Cove Road and built in 1907. It existed as a summer home and private residence for the Baird family until it was sold to Jim Steinhauer in 1970. As the area around the property grew, the cottage remained a private residence until being sold to KMK Capital Inc. in 2016. The area currently consists of apartment buildings, retirement communities, shopping, walking trails and other amenities. To this day, the area has provided local residents and those in the surrounding areas an important centre for business and shopping. The former Salvation Army, next to Tiffany Village Retirement Home, now is commercial space with a mix of education and consulting firms. The Salvation Army still retains a property; The Glenbrook Lodge & Villa, located on Torbay Road, north east of the former Baird property.

Adjacent to the property, on the south-east side, is a four-storey and seven-storey condominium that includes residential apartment units with indoor parking and storage. North east of the property is Tiffany Village; a nine-storey retirement community, the tallest building in the area.

A shadow study included in Appendix 4 shows how the buildings will impact the site and surrounding properties during each Equinox (spring, fall, summer and winter). The analysis shows that in the morning during the fall and spring seasons, shadows from the buildings will predominantly cast north west. Phase 1 shadows will shade between buildings while phase 2 shadows will cast behind the structure and project past the property line. Noon is when the shadows are the least dominant, casting north and providing more natural light to the site. 5pm shadows cast east; casting shadows from phase 2 between structures and phase 1 shadows cast beyond the property line. Summer equinox casts shadows in a similar position as fall and spring however the position of the sun results in the shadows spanning over less ground area. This is beneficial as summer will promote natural heat and light throughout the site.

D. Exterior Equipment and Lighting

Exterior lighting associated with the buildings will be mounted on the buildings at ground level to provide light to the sidewalk, entrances to parking garage and in front of the entrances to the lobbies. At the rear of the buildings, exterior lighting will illuminate the entrance to the underground parking and loading area. Lighting will also be provided at all fire exits. Exterior lighting standards will meet the City of St. John's regulations and will be designed to ensure the proper lighting levels and standards are met. The lighting will also be designed and situated to have minimal light pollution impact on neighboring properties, if any.

The location and types of any exterior HVAC equipment to be used to service the proposed buildings will be determined as the building plans are finalized. There will be a small number of roof top mechanical units on the buildings. The exact size and location will be determined during detailed design. It is expected that by locating the larger units near the center of the building, combined with the roof screen, they will not be visible. As the project moves into detailed design and as HVAC equipment sizes are finalized, the parapet and roof screen sight lines will be studied to ensure the larger roof top mechanical equipment is screened. The buildings do not abut any residential properties that could be affected by noise from exterior HVAC equipment. All such equipment will also be designed and installed to have minimal impact on tenants of the buildings.

E. Landscaping and Buffering

We are proposing to have two structures positioned around the existing heritage building. A carefully strategized site and landscape plan, prepared by a qualified landscape professional, will create an atmosphere which provides a community-feel to occupants within Tiffany Village.

Given that the site occupies a large percentage of the property, opportunities for landscaping can create a welcoming environment for potential tenants. In order to take advantage of the 14 513 m²

lot, the site layout will be strategized to provide a plan which preserves the historical landscape and greenery, as well as incorporate new trees and shrubs in accordance with the City's Landscape Development Policy and Street Tree Planting Standards. The site will also provide outdoor amenities for tenants, such as walkways, seating areas and shaded areas. All landscaping adjacent to paved areas will be protected by concrete curbs, retaining structures or other protective measures to provide an additional protection for landscape areas and define boundaries between different site uses.

We will work with a qualified tree care professional to prepare and submit a tree inventory and protection plan in an effort to incorporate the existing forests and natural areas on-site to reduce negative impacts on the environment, utilize the historic greenery on our site and supply clean fresh air to the surrounding environment. We will work with the City to ensure that existing trees to be preserved are protected by the use of protective hoarding or other common methods. Where excavation is in close proximity to existing trees and protection cannot be avoided, we will do all things necessary to avoid damage to the landscape. Hand digging, root pruning or other common methods will be instructed if/when these instances occur. When in doubt during these instances, a tree care professional and/or the City of St. John's Municipal Arborist will be engaged to conduct individual tree assessments to determine the tree's ability to withstand the impact of the proposed work and maintain structural integrity.

Newfoundland's climate can present many challenges for different species of trees. It is required that all vegetation on site complies to the requirements outlined in the City of St. Johns 'Landscape Development Policy and Street Planning Standards' as well as 'Landscape Canada Nursery Guide Specifications.' It is our responsibility to engage the services of a local, landscape professional(s) which can supply the knowledge to ensure the right species are chosen to match the conditions of the site. In compliance to the City of St. John's, listed below are some of the requirements we ensure to address when strategizing our site:

- Trees to be planted in good quality soil consisting of 50% loam, 30% decomposed organic matter and 20% sand.
- No single tree species may represent more than 25% of the total number of trees proposed within a development.
- Topsoil must have a pH level of 6.8 and be free of roots, vegetation, debris and stone greater than 40 mm in diameter
- Greenery shall not obstruct vehicular sightlines at street intersections, access drives, parking aisles, etc. nor shall any feature which creates an obstruction of view be located within the site triangle

The outdoor parking lot was designed to have 48 spaces, providing quick entry to the buildings and limiting the travel path for occupants with disabilities. An access point from New Cove Road as well as Tiffany Lane provides two separate entrances for underground parking in the Phase 01 structure, thus reducing traffic congestion.

F. Snowclearing/Snow Storage

KMK Capital Inc., as owner of the property and development, accept the responsibility for snow clearing, removal and storage. It is understood by the owner that this includes entry to the underground parking garage, entrances and emergency exits on each of the main levels, waste storage areas, loading areas and all other outdoor areas where tenants/employees may interact. In order to eliminate snow removal/storage negatively impacting vegetation, consideration has been given to ensure appropriate space is provided for snow removal and storage. We will allow space for snow storage which does not conflict with proposed landscaping or cause sightline obstructions. Approximate locations of snow storage areas are identified in Appendix 9 – Landscape Plan.

G. Off-street Parking and Access

Our conceptual site design allows for 150 total parking spaces. Given the occupancy classification of a personal care home, we intend to request parking relief to allow us to reduce the number of required spaces to what we have proposed. We believe our proposed site layout will accommodate the needs of all tenants, staff and visitors. We based this off the demographic of tenants, proximity to public transit, availability to on-site amenities and limiting the traffic within Tiffany Village. By limiting resident traffic, the outdoor parking lot can be shared for both structures and circulate to provide one primary entrance and one primary exit. Within the outdoor parking area, drop-off and pickup points were designated for short term visitors, public transit services and emergency vehicles. If not grant a parking relief, we will revise our site to meet the calculated number of required spaces.

With 127 apartments proposed in phase one and 110 units proposed in phase two, the development would provide 150 total parking spaces. The proposed development will include underground parking of 102 parking spaces (6% of these accessible) for residential tenants of that building. Interior parking levels will be connected to an oil-grit separator and tied into the sanity sewer system. Depending on where the occupants assigned parking is located, occupants may enter the parking garage from either New Cove Road or Tiffany Lane. Separate access points were created for each level of the parking garage to limit congestion within the site. The lower parking garage plan is designed for 53 parking spaces, while the upper (main level) parking garage plan is designed for 49. The remainder of the parking will be the 48 exterior parking stalls.

H. Municipal Services

Please refer to Appendix 5 for the preliminary site servicing plan. This servicing plan identifies access points for traffic, connection points to the City's infrastructure for sanitary, storm and water systems as well as show the location for garbage bins. At this stage no services are required to be relocated.

Storm Water Detention:

The proposed location of the storm water detention facility is show on the site servicing plan. The size/volume of the storm water detention facility will be based on the City's net zero policy and as such will be governed by the pre-development flow rates.

It is understood that the post development flow rate may be limited to either the available capacity at the point of connection or the pre-development maximum flow rate, whichever is less. This will be demonstrated in the XPSWMM model(s).

The proposed connection point is identified on the concept plan. The City shall advise how far downstream to check for capacity. Due to the site conditions, some rainwater runoff will be directed towards New Cove Road. If this area cannot be accommodated with the stormwater detention facility, a separate system will be utilized for this area.

The preliminary design of the buildings propose a flat room system, which will use roof drains to control rainwater which pools on the roof. If design changes to a slope roof, eave troughs/downspouts can be used to collect drainage on-site.

Fire Protection:

This development will be equipped with a sprinkler system. The existing fire hydrants are shown on the site servicing plan and a new fire hydrant is centrally located between the buildings and is located within 45m of the fire department connections for each building.

I. Public Transit

Occupants of the proposed buildings may use Metrobus's "East Route 1" as their method of transportation. This runs from Caribou Legion Manor on Roosevelt Avenue to Walmart on Kelsey Drive with a stop at Tiffany Village/Kenny's Pond on its route. Refer to appendix 6, "Transit Information".

J. Construction Timeframe

It is anticipated that the construction timeframe for this project will be approximately 36 months with construction starting in summer of 2022, pending City approval of the development.

The project will consist of two phases; phase I (building one) and phase II (building two).

During construction, the successful contractor hired to construct the building will be required to complete a project plan that identifies laydown areas for materials and equipment as the project progresses. Since the buildings will occupy most of the property, construction will be organized so that laydown areas will be accommodated in the underground parking area once this area has been constructed.

Once the underground parking area is constructed, parking for construction workers can also be accommodated on-site. Off-site parking for construction workers will be required for the period between site preparation and the completion of the underground parking area. During that time, KMK Capital Inc. will work with the City and the construction company hired to construct the buildings to identify acceptable off-street parking options.

Conclusion

As part of the planning for this development, the developer will work with the City to address any parking related requirements, both during and after construction. With the provision of underground parking included in the development, permit parking and the proximity of the property to public transit, it is anticipated that the desired number of spaces requested by the client can be met. The size of the property allows the number of parking stalls to exceed its current design if more spaces are required as plans progress.

Although the buildings are comparable in height to the neighbouring buildings, we are proposing to construct the tallest structures in Tiffany Village. The architectural design of the buildings includes a variety of building materials. Colours soften the overall visual impact of the development and contribute positively to the existing buildings.

Appendix 1: Land Use Assessment Report Terms of Reference

**TERMS OF REFERENCE
LAND USE ASSESSMENT REPORT (LUAR)
APPLICATION FOR A PERSONAL CARE HOME AT
11 TIFFANY LANE
PROPONENT: 77345 NEWFOUNDLAND AND LABRADOR LTD./
KMK CAPITAL 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.
 - Confirm in writing if the applicant plans on subdividing the lot or if they intend on selling any of the units.
 - Provide floor plans including total area for the suites or wards under a separate document (due to privacy concerns, floor plans will not be made public).

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;
 - Identify any rooftop structures; and
- Provide street scape views/renderings of the proposed building from the following locations:
 - Along the property frontage at Portugal Cove Road;
 - Along the property frontage at Tiffany Lane.

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) and the location of any outdoor gathering places.
 - Consideration should be given to tree preservation and incorporating existing trees into future site development. Indicate through a tree plan/inventory which trees will be preserved.
- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.

F. Snow Clearing/Snow Storage

- Provide information on any snow clearing/snow removal operations. Onsite snow storage areas must be indicated.

G. Off-street Parking and Site Access

- Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
- Identify the number and location of bicycle parking to be provided.
- Provide a dimensioned and scaled plan of parking structure lot, including circulation details.
- Indicate if the two levels of underground parking will be linked thereby creating a connection between New Cove Road and Tiffany Lane.
- Identify the location of all access and egress points, including pedestrian access.

H. Municipal Services

- Provide a preliminary site servicing plan.
- Identify points of connection to the City's sanitary sewer, storm sewer and water system.
- Identify if any services are proposed to be relocated.
- Provide the sanitary rate generated by the proposed development.
- Stormwater detention is required for this development. The proposed location/method of detention must be indicated on the site plan. Stormwater generation rates must be provided.
- Identify if the building will be sprinklered or not, and location of the nearest hydrant and siamese connections.
- Indicate how garbage will be handled onsite. The location of any bins must be indicated on the site plan.

I. Public Transit

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

J. 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.

Appendix 2: Context Site Plan

CONTEXT SITE PLAN

SCALE: 1" = 300'-0"



REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

STEINHAUER ASSISTED LIVING
A PROJECT FOR
KMK CAPITAL

ST. JOHN'S

09/10/20

NEWFOUNDLAND

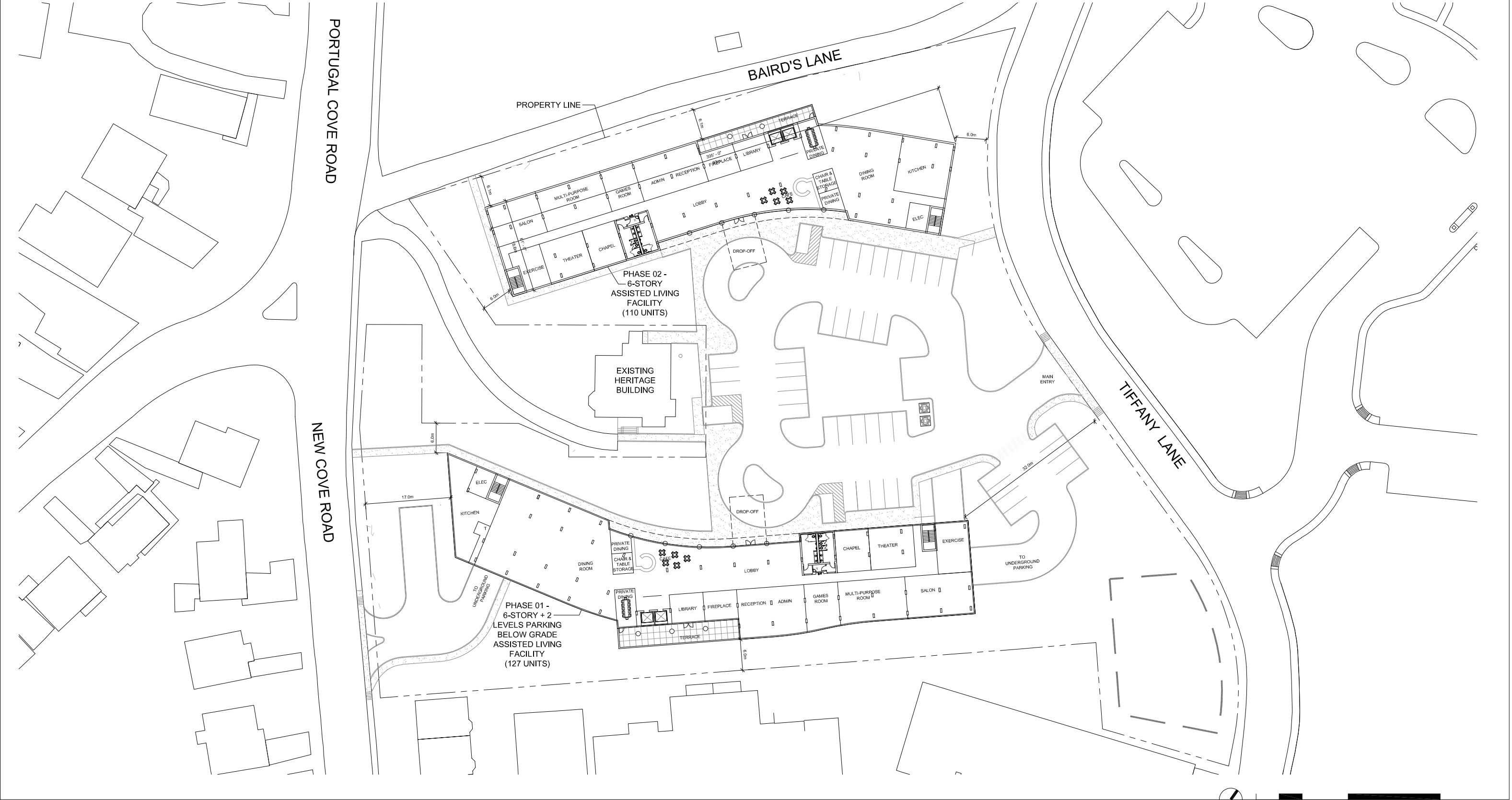
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Appendix 3: Design Drawings

SITE PLAN

SITE AREA - 14,513m ² (3.59 ACRES)	PHASE 1 BUILDING AREA - 12,200m ² (131,330 SF)	PHASE 2 BUILDING AREA - 9,860m ² (106,128 SF)	FLOOR AREA RATIO - 1.52
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STEINHAUSER ASSISTED LIVING
a project for
KMK CAPITAL

PHASE 1 BUILDING ELEVATIONS

ELEVATIONS

SCALE: 1/16" = 1'-0"



OVERALL EAST ELEVATION

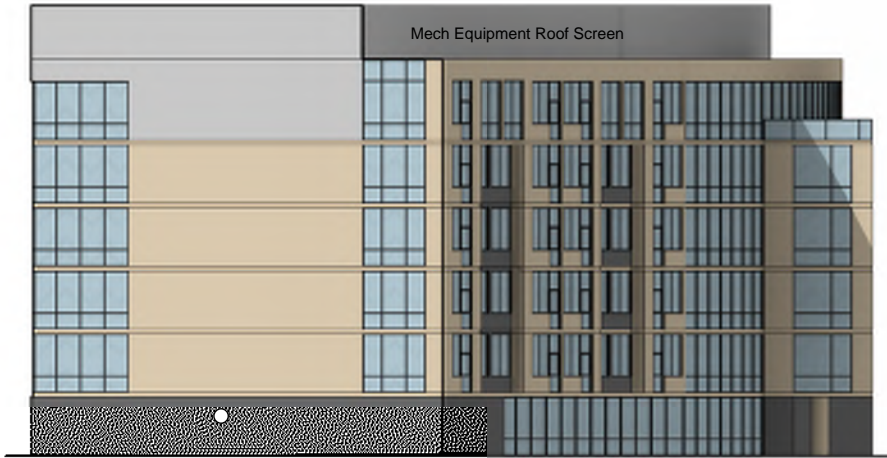
SCALE: 1/16" = 1'-0"



OVERALL NORTH ELEVATION

SCALE: 1/16" = 1'-0"

- PARAPET 82'-0" (25m)
- LEVEL 06 67'-0" (20.42m)
- LEVEL 05 54'-0" (16.46m)
- LEVEL 04 41'-0" (12.49m)
- LEVEL 03 28'-0" (8.53 m)
- LEVEL 02 15'-0" (4.57 m)
- LEVEL 01 0



OVERALL WEST ELEVATION

SCALE: 1/16" = 1'-0"



OVERALL SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

- PARAPET 82'-0" (25m)
- LEVEL 06 67'-0" (20.42m)
- LEVEL 05 54'-0" (16.46m)
- LEVEL 04 41'-0" (12.49m)
- LEVEL 03 28'-0" (8.53 m)
- LEVEL 02 15'-0" (4.57 m)
- LEVEL 01 0
- BASEMENT - 12'-6" (3.81m)

RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

PHASE 2 BUILDING ELEVATIONS

ELEVATIONS



OVERALL WEST ELEVATION

SCALE: 1/16" = 1'-0"

OVERALL SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



OVERALL EAST ELEVATION

SCALE: 1/16" = 1'-0"

OVERALL NORTH ELEVATION

SCALE: 1/16" = 1'-0"

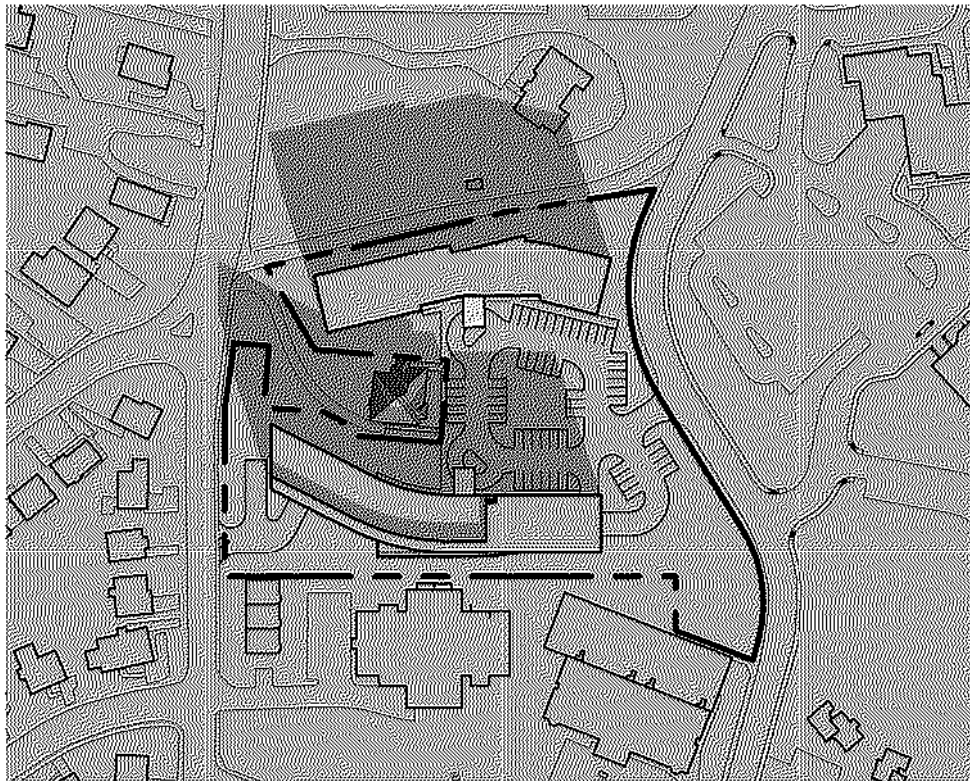
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STEINHAUER ASSISTED LIVING
A PROJECT FOR
KMK CAPITAL

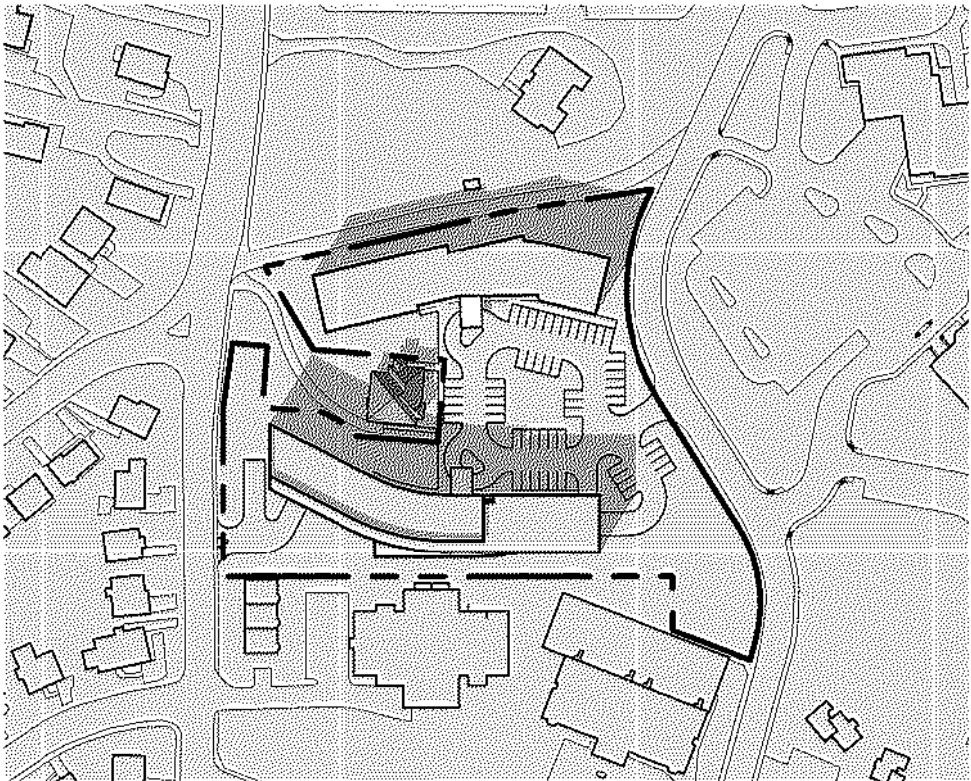
Appendix 4: Shadow Study

SHADOW STUDY

SPRING EQUINOX - MARCH 20



SHADOWS - 9AM



SHADOWS - 12PM



SHADOWS - 5PM



REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

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A PROJECT FOR
KMK CAPITAL

ST. JOHN'S

09/02/20

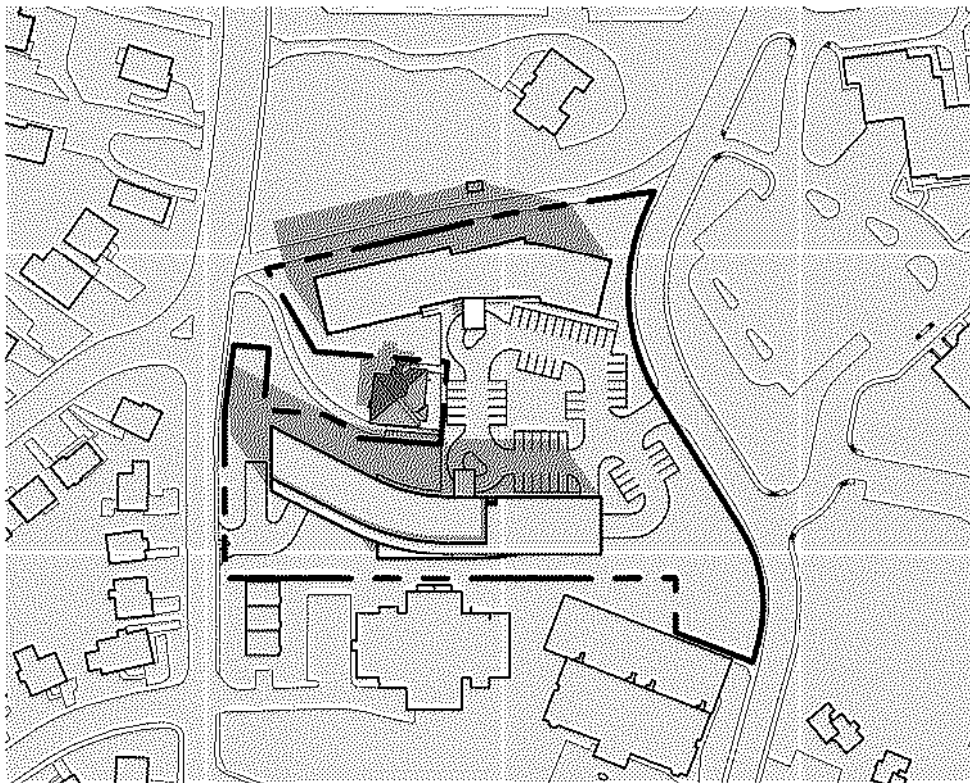
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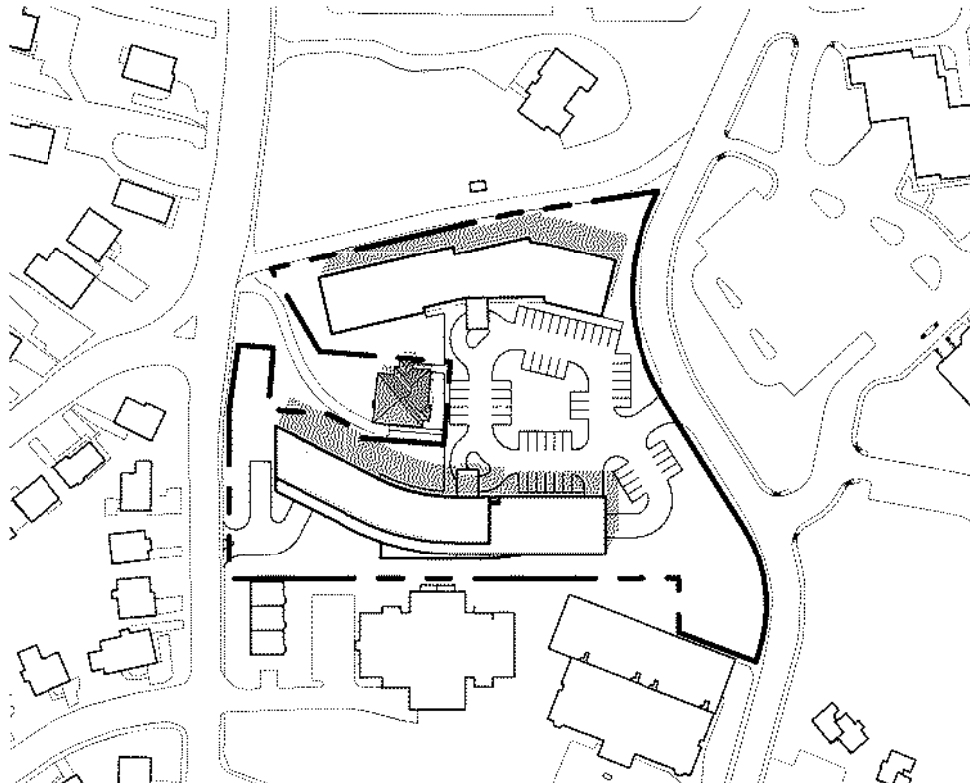
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SHADOW STUDY

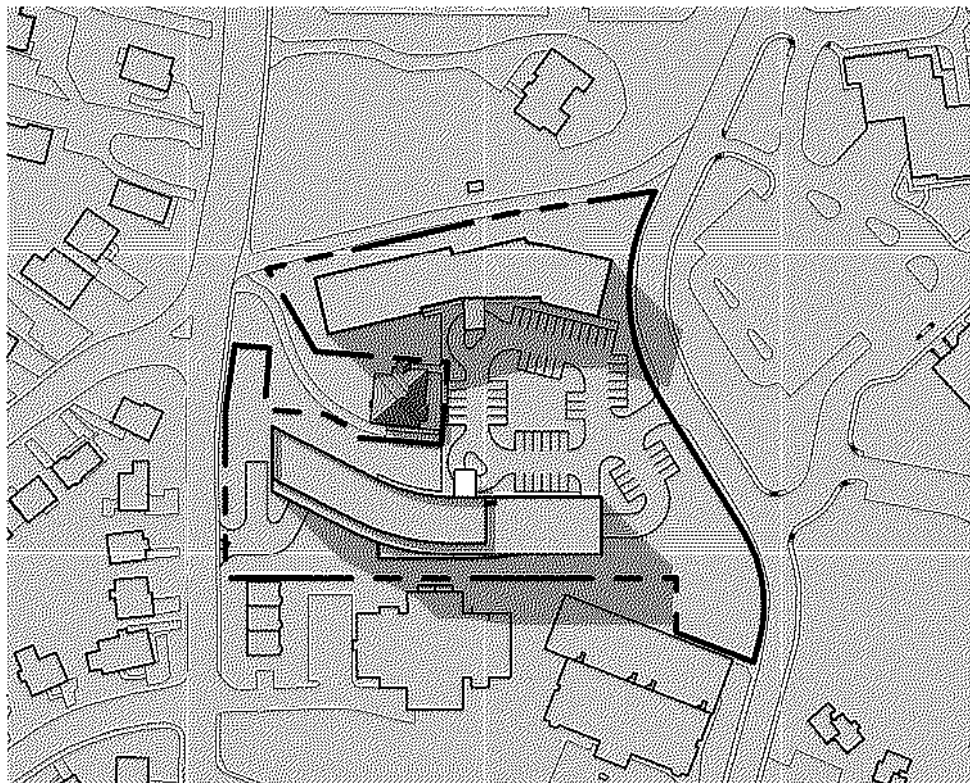
SUMMER SOLSTICE - JUNE 21



SHADOWS - 9AM



SHADOWS - 12PM



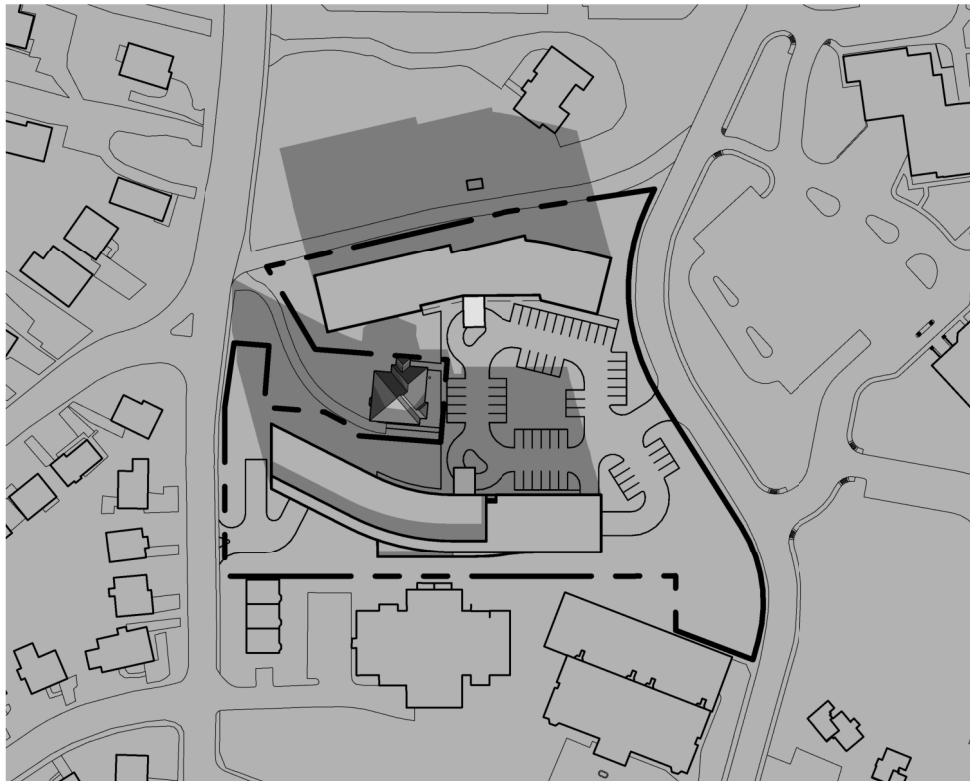
SHADOWS - 5PM



REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

SHADOW STUDY

FALL EQUINOX - SEPTEMBER 22



SHADOWS - 9AM



SHADOWS - 12PM



SHADOWS - 5PM



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SHADOW STUDY

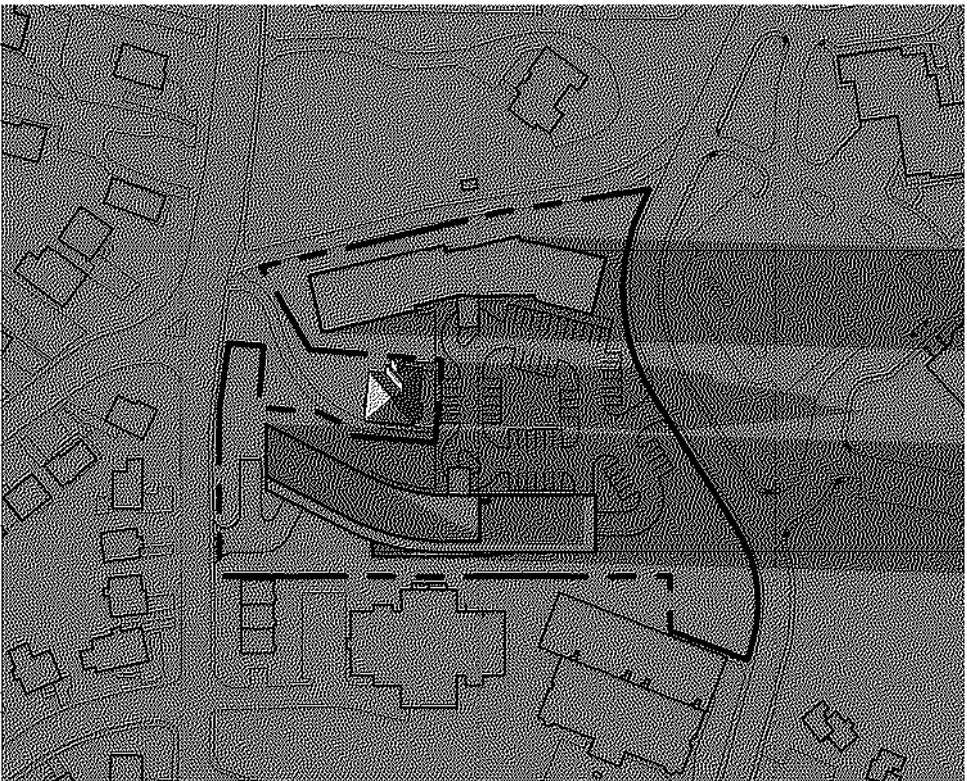
WINTER SOLSTICE - DECEMBER 21



SHADOWS - 9AM



SHADOWS - 12PM

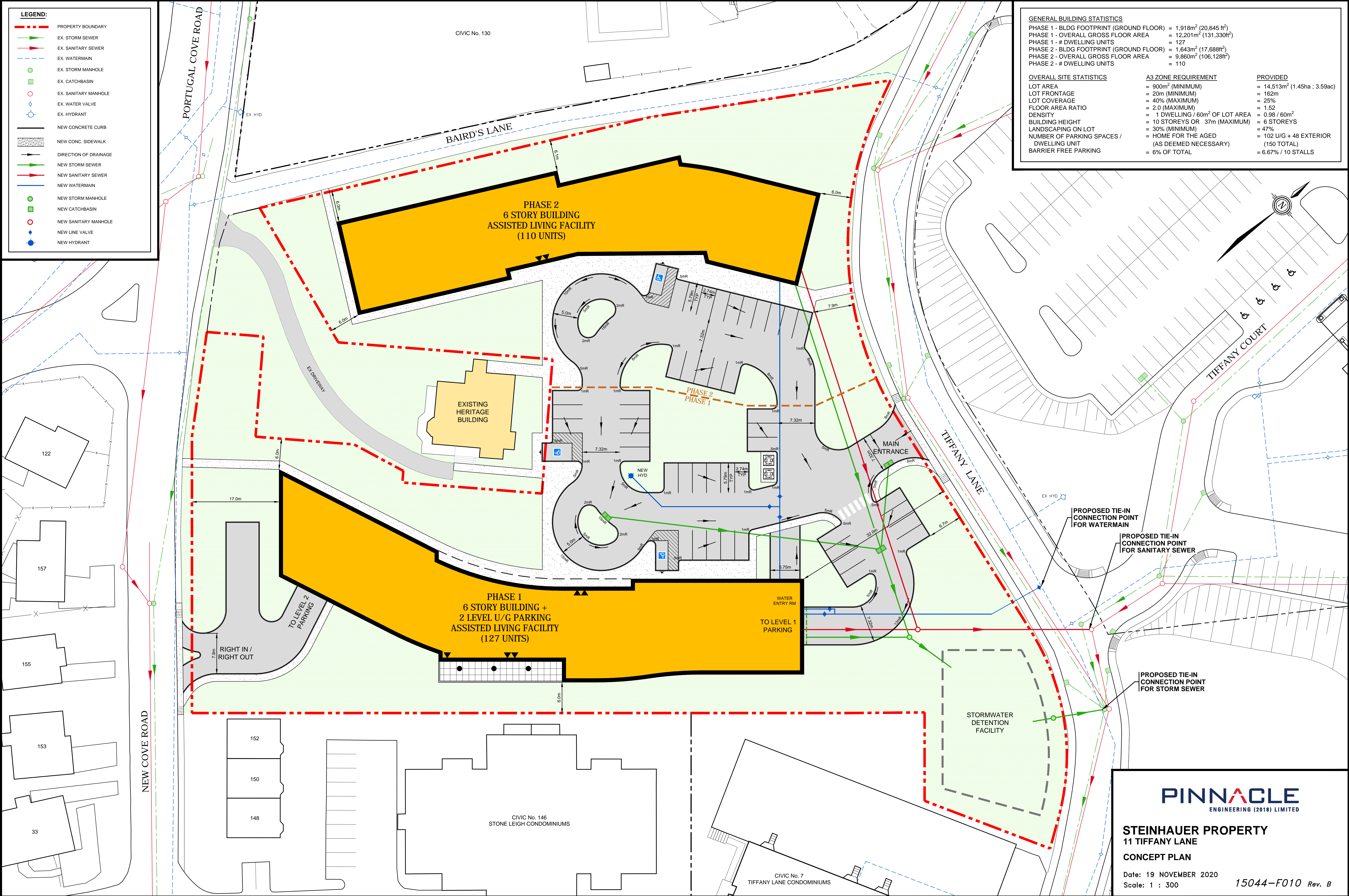


SHADOWS - 4PM



REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

Appendix 5: Traffic Flow and Parking Options



Appendix 6: Transit Information



Home



Routes/Schedules



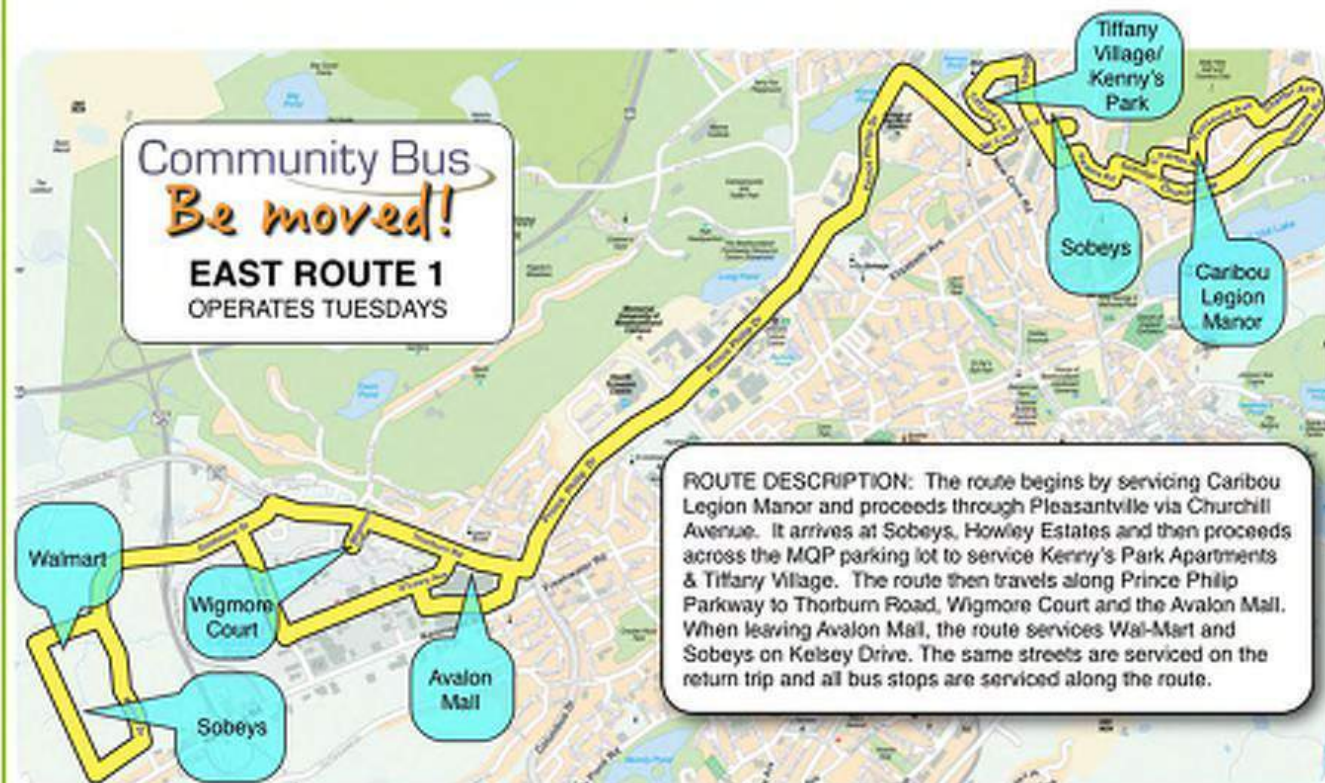
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Contact



Community Bus East Route 1 - Operates Tuesdays									
FROM AVALON MALL TO PLEASANTVILLE					FROM PLEASANTVILLE TO AVALON MALL				
Wigmore Court	Avalon Mall	Tiffany Village/Kenny's Park	Sobeys	Caribou Legion Manor	Sobeys	Tiffany Village/Kenny's Park	Wigmore Court	Avalon Mall	Kelsey Drive
Times are approximate.				9:00a	9:05a	9:10a	9:25a	9:30a	9:40a
9:50a	9:55a	10:10a	10:20a	10:25a	10:30a	10:40a	10:55a	11:00a	11:10a
11:20a	11:25a	11:40a	11:50a	11:55a	12:00p	12:10p	12:25p	12:30p	12:40p
12:50p	12:55p	1:10p	1:20p	1:25p	1:30p	1:40p	1:55p	2:00p	2:10p
2:20p	2:25p	2:40p	2:50p	2:55p	3:00p	3:10p	3:25p	3:30p	3:40p
3:50p	3:55p	4:10p	4:20p	4:25p					
♦ Due to the close proximity of these two facilities, they are shown with the same time on the schedule.									

From Pleasantville, this route services:

Caribou Legion Manor*
Pleasantville
Sobeys, Howley Estates*
Kenny's Park*
Tiffany Village*

All regular bus stops along the route are serviced.

*service will be provided as close as possible to the door of the facility indicated with an asterisk. The bus stops at these locations are wheelchair accessible.

Appendix 7: Survey

June 20, 2016

Job No. 11009-1

PROPERTY OF
NEW COVE ROAD HOLDINGS INC.
CIVIC No. 154 NEW COVE ROAD
ST. JOHN'S, NL

ALL THAT piece or parcel of land, situate and being on the northern side of New Cove Road, in the City of St. John's, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: THAT IS TO SAY, beginning at a point on the northern side of New Cove Road, said point having coordinates N 5 271 971.462 metres and E 326 298.342 metres of the Three Degree Modified Transverse Mercator Projection NAD-83 for The Province of Newfoundland & Labrador, THENCE by property of 77345 Newfoundland & Labrador Inc. N 45°20'08" E for a distance of 11.045 metres, THENCE S 44°39'52" E for a distance of 19.563 metres, THENCE N 45°20'08" E for a distance of 19.224 metres, THENCE N 69°01'15" E for a distance of 10.893 metres, THENCE S 44°39'52" E for a distance of 2.271 metres, THENCE N 45°20'08" E for a distance of 27.233 metres, THENCE N 44°39'52" W for a distance of 26.210 metres, THENCE S 45°20'08" W for a distance of 41.815 metres, THENCE N 79°29'39" W for a distance of 30.313 metres, THENCE along the eastern side of Baird's Lane N 27°43'49" E for a distance of 78.081 metres, THENCE N 32°06'42" E for a distance of 38.232 metres, THENCE N 32°09'00" E for a distance of 9.037 metres, THENCE along the southern side of Tiffany Lane S 24°06'23" E for a distance of 5.330 metres, THENCE for a distance of 63.965 metres along the arc of a curve having a radius of 64.101 metres and a chord distance of 61.345 metres on a bearing of S 52°41'38" E, THENCE S 81°16'56" E for a distance of 48.625 metres, THENCE for a distance of 37.774 metres along the arc of a curve having a radius of 45.596 metres and a chord distance of 36.704 metres on a bearing of S 57°33'00"E, THENCE S 33°49'07" E for a distance of 6.194 metres, THENCE by property of Tiffany Lane Condominium Corp Ltd. S 61°38'00" W for a distance of 26.128 metres, THENCE N 49°10'00" W for a distance of 17.213 metres, THENCE S 40°21'00" W for a distance of 15.586 metres, THENCE by property of Tiffany Lane Condominium Corp Ltd., by property of Stoneleigh Condominiums and by property of Jamie King S 40°49'26" W for a distance of 127.010 metres,

THENCE along the northern side of New Cove Road N 49°10'40" W for a distance of 53.843 metres, THENCE N 41°02'28" W for a distance of 20.542 metres, more or less, to the point of beginning and containing an area of 1.451 hectares, more or less. Which land is more particularly shown on plan hereto attached. All bearings being referred to the above mentioned projection. All linear measurements are horizontal ground distances.

This description and accompanying plan, **Job # 11009-1** of Brown & Way Surveys, form an integral part of the returns and are not separable.

The powerline easement shown on the attached plan is more particularly described on Newfoundland Power Inc. Drawing No. 1-1101-50-285A.

Appendix 8: Exterior Perspectives

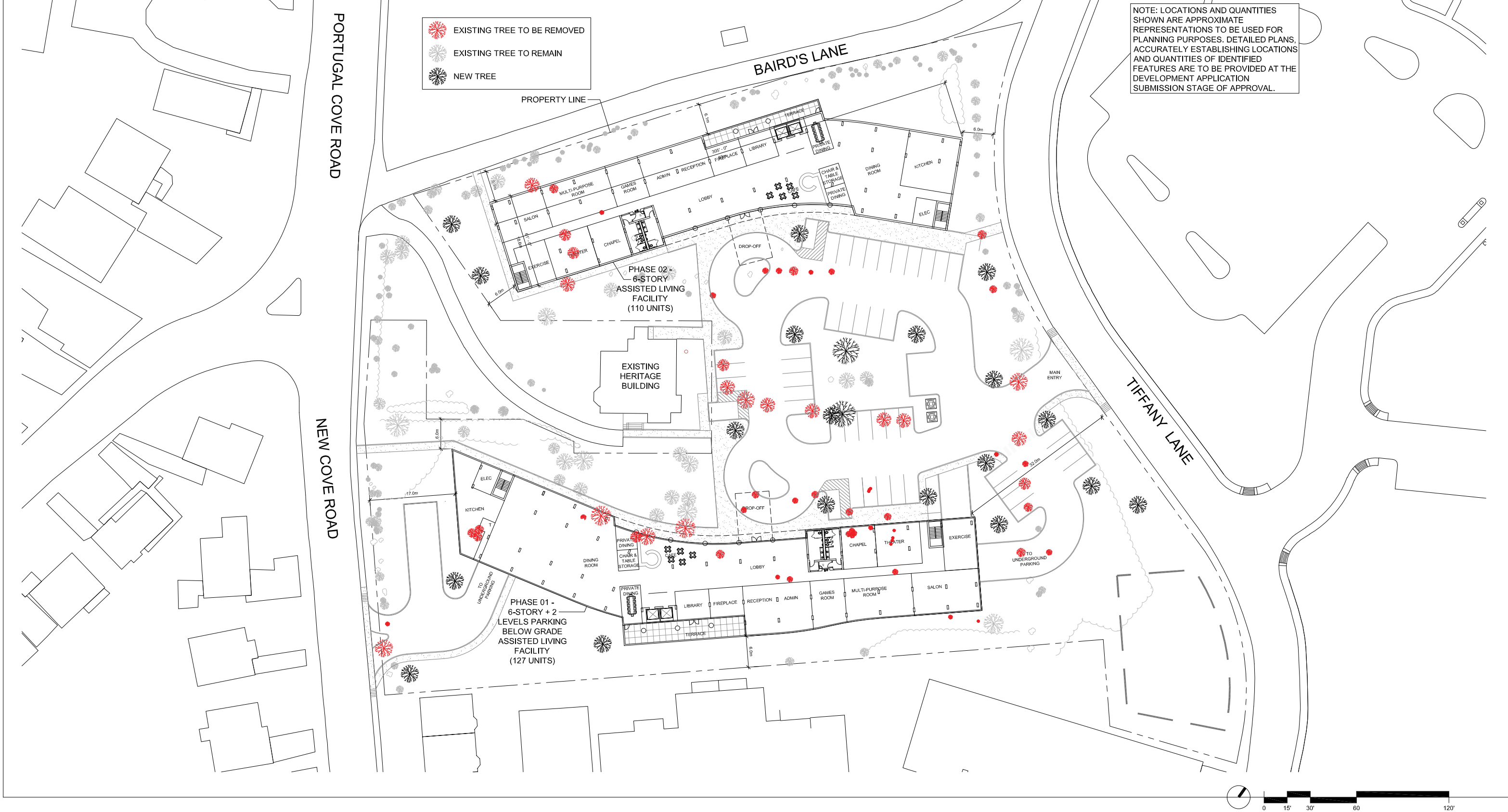






Appendix 9: Landscape Plan

LANDSCAPE PLAN



STEINHAUER ASSISTED LIVING
a project for
KMK CAPITAL

ST. JOHN'S

19 NOVEMBER 2020

NEW FOUNDLAND

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