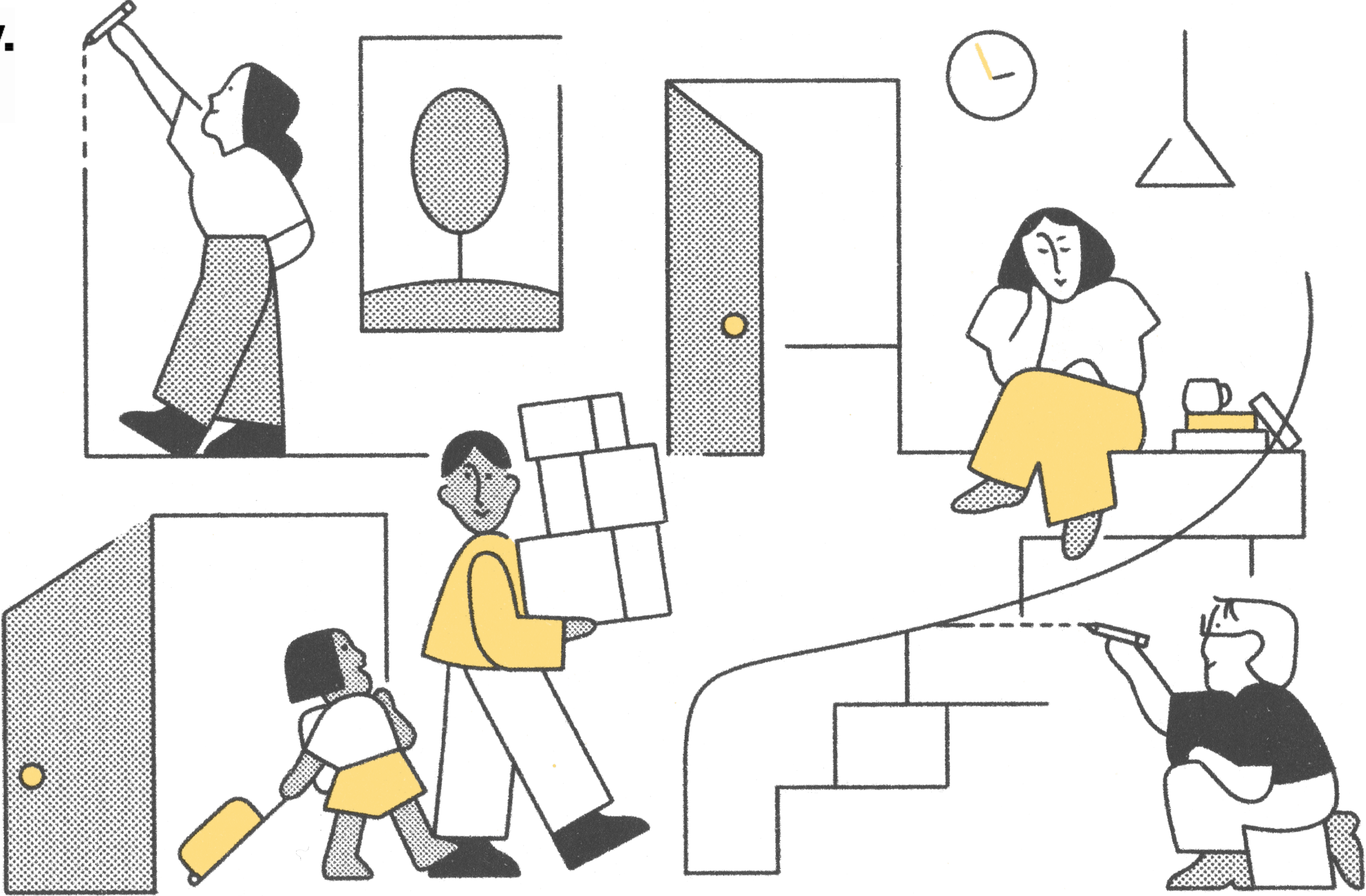


**Werkkliv**

**Building Quality.  
Of Life.™**



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# 1.0 Introduction

# We develop *beautiful* yet accessible student and rental housing.

In only 8 years, Werkliv has given over 2000 students and renters intelligently built, attractive modern living spaces that foster quality of life.

We want St.Johns NL, to be next.

# 1.2 Our Visionary Approach

## 001 Starting from the Inside Out

We work from the inside out. Our development first begins with the everyday and current living reality of our renters and the communities we plan to build in. We then work with a dream team of like minded designers, architects and engineers to bring these building to life.

## 003 Collaborate & Listen

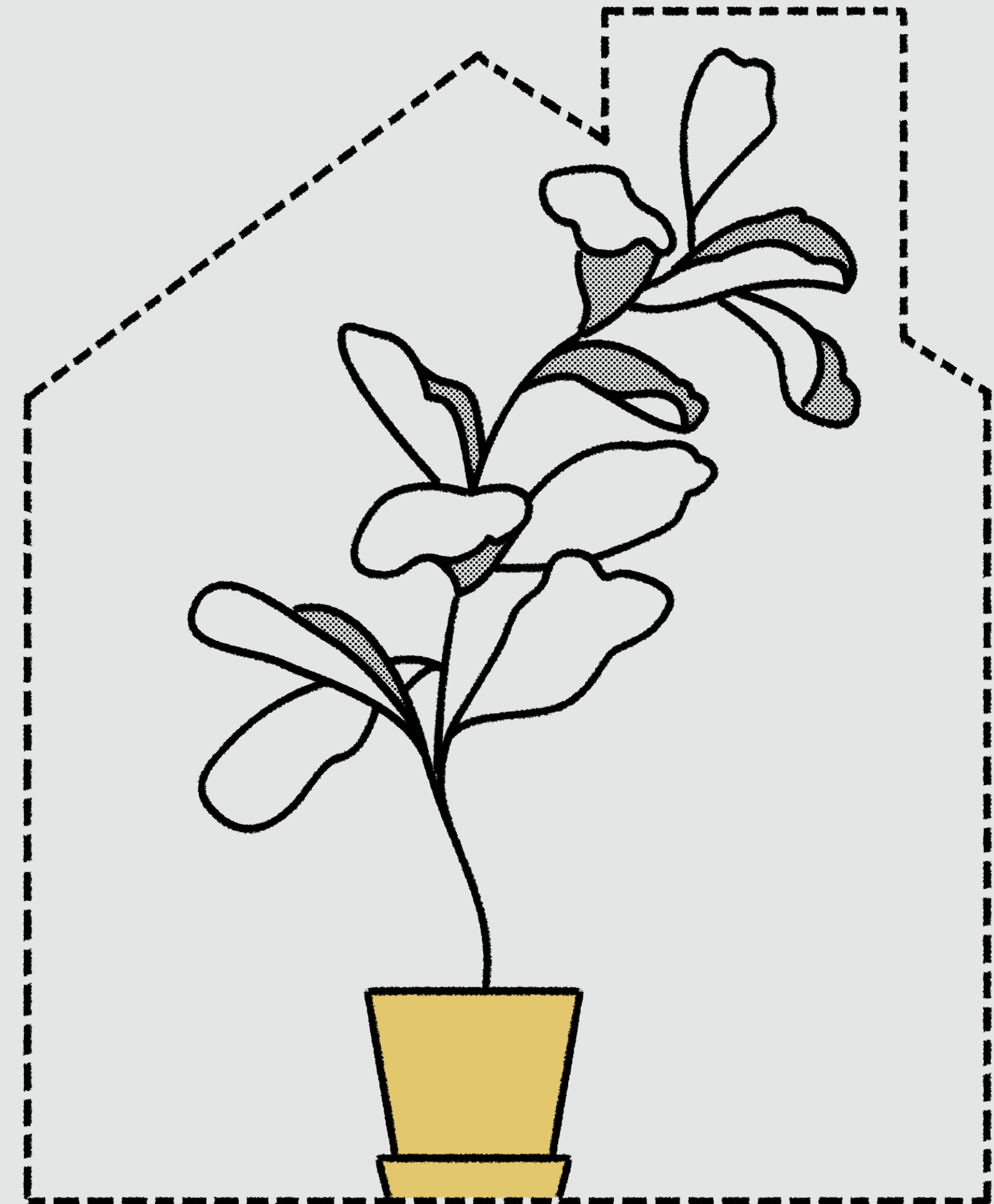
We work with elected officials, as they channel the voices of their communities through collaboration. We adapt our projects to compliment their vision of future cities.

## 002 Going that Extra Mile Using Data

We ask, evaluate, and consider how much space students and renters need now, in years to come, and in ever-changing market realities (such as COVID-19).

## 004 To Bcorp, or Not to Be

We are a certified BCORP. We understand that we are building for a better tomorrow. We push boundaries, innovate and improve our product everyday.



# 1.3 Where are students currently living in St John's?

## Residual Demand

Total 2020 MUN Enrolment	19 429
Purpose built Residence beds	1 940
Local NL Students up to 30 min drive	8 010
<b>Underserved population</b>	<b>9 479</b>

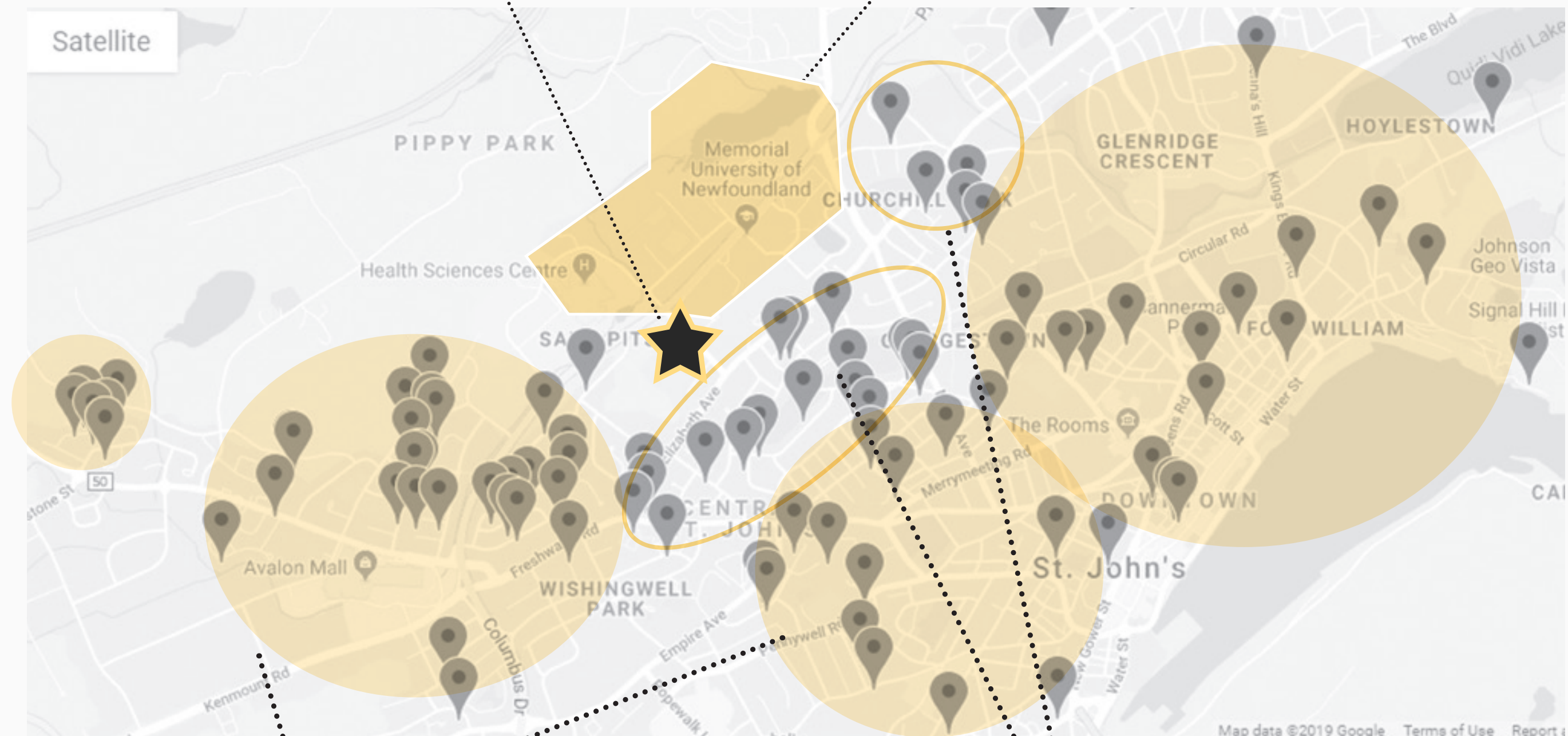
\* numbers are approximate estimates

## Lambe's Lane - The Perfect Location

- \_1-7 minute walk to all MUN buildings
- \_1 minute walk to library
- \_1 minute walk to the Works, Aquarena

## MUN- Memorial University

- \_Campus and facilities
- \_approx 2000 university beds



## Student Living

Due to the fact that there are limited options for 2nd and 3rd year students, they are forced to look for option farther away. This spreads them out across the city, making for less than ideal work/study/life balance.

## Good Location

Very close to campus however: these consist mostly of rooms for rent in private homes and are few and far between

## 1.4 Land Acknowledgement

Werkliv is committed to building a quality of life for all. We respectfully acknowledge the territory on which this development may be built upon as part of the ancestral homelands of the Beothuk, and the island of Newfoundland as the ancestral homelands of the Mi'kmaq and Beothuk. We are also pleased to recognize the Inuit of Nunatsiavut and NunatuKavut and the Innu of Nitassinan, and their ancestors, as the original people of Labrador. We strive to contribute to the reconciliation process through a collaboration with Indigenous artists and craftspeople.



**1.5 Summary of Development Proposal**

Werkliv is seeking to develop a new residential project that aims to cater to the diverse student population in St. John's. The demand for high quality living options for 2nd and 3rd year students is high. Affordable furnished rentals close to campus are difficult to find. We believe students are looking for more options. Many are currently living in the basements of older homes or a 20-25 minute walk from campus. Werkliv is proposing appropriate densification close to university facilities and public services. This reduces the rental pressure on existing neighbourhoods close to campus. It also allows quality rental options to be readily available to existing students who typically would move farther away university facilities after their first or second year.

Werkliv's intention is to redevelop the lands at 6 Lambes Lane (PID: 17287). These lands are currently zoned Institutional. The development intention for PID: 17287 is to demolish the existing structures, upgrade existing infrastructure and develop 205 residential dwelling units contained within three 6-storey buildings.

As such, we request that Council consider the rezoning of the subject property to A3 (Apartment High Density) with an amendment to the zone to allow for a greater residential density and reduced parking requirements.

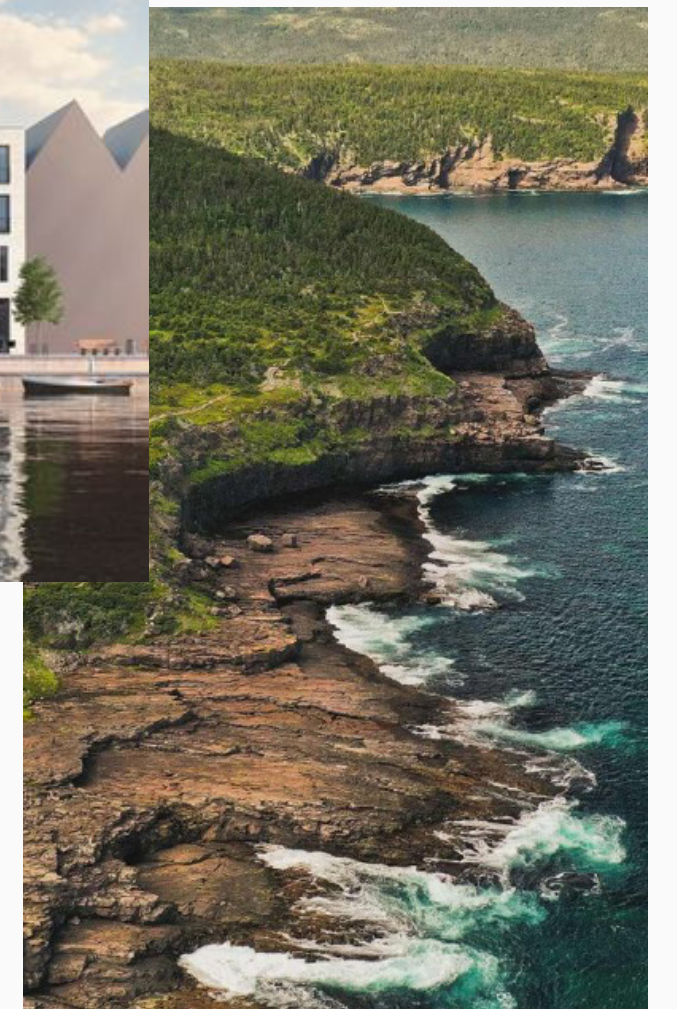


# 1.6 Design Inspiration

The Atlantic Canadian vernacular, celebrated in Newfoundland & Labrador, has a strong focus on simple forms and strong roof lines. There is a historic building culture of simple, practical, and timeless. We began our design process by studying the various housing forms of the area and other areas of similar context to create a series of “building blocks” which can be arranged many ways to form this new community.

Keeping the main form of the building simple, with minimal changes in the plane, will simplify construction and allow for consistency in the unit layouts, allowing the idea of modular building to be more easily explored. Experimenting with window proportions and material tones will transform a long rectangular building into smaller “houses”.

Using the pedestrian laneways as community green spaces that foster interaction and connection between residents and environment.



# **2.0 Site Design**

**2.1 Landscaping, Buffering and Tree Preservation**

The submitted landscape plan illustrates the location of existing and proposed landscape elements. The proposed buildings are situated perpendicular to Lambe’s Lane, creating space for large pedestrian walkways to access each building. The walkways are a minimum of 6m wide and can accommodate emergency vehicles if required. The walkways will be lined with intricate planting areas and rest areas with benches to create a pleasant pedestrian experience. Different amenity spaces include bicycle parking areas, a community garden, outdoor lounge spaces, and informal lounge and gathering spaces. Salvaged wood from demolition and select tree removal will be re-purposed to build outdoor landscaping elements seating, screens and garden plots. A screened waste and recycling storage unit has also been shown close to Lambe’s Lane. Smaller storage units have been shown outside the ground floor units on the pedestrian laneways.

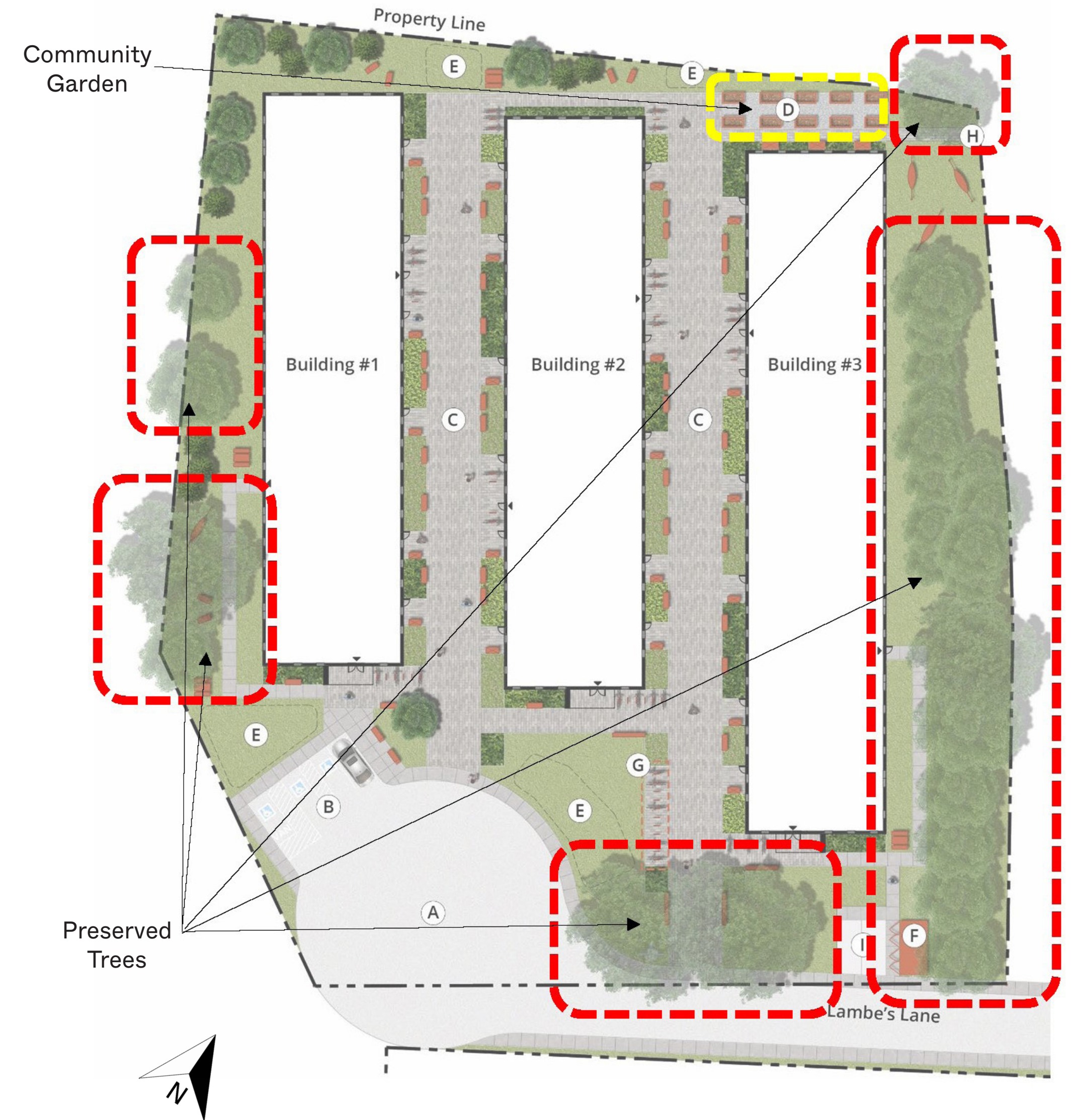
A site visit was carried out by a local arborist to assess the condition of the existing trees. Their report included the following findings:

- On the Aquarena property boundary, there is a mix of horse chestnut, maple and beech trees. Overreaching limbs from beech and maple require clearance pruning from the Aquarena structure. There are a number of maples growing in and against chain link fence, where removal is recommended before further damage occurs. A codominant or, twinned-stem beech requires removal of one stem in decline. There is evidence of minor grade change and fill piling against tree trunks, and lower branch injury caused by machinery on a few trees close to Lambe’s Lane, which is remarkable, but unlikely to affect tree health. Overall the trees in this area are in good health; maintenance pruning, crown raising for accessibility and nuisance removal is recommended.
- Along Lambe’s Lane there are beech, oak and a variety of volunteer maple and mountain ash trees. There are many younger trees in this crowded roadside location that may be casualties to site access, servicing and road widening. There are however, two significant trees including a beech and oak tree. General maintenance pruning and crown raising for accessibility is recommended for these two trees.
- On the south boundary line, there are many cherry, maple, and scattered horse chestnut and larch trees. There are a few failed trees in this area, requiring attention, and trees are in general need of maintenance pruning.

The layout of the buildings and landscape elements has been developed with the arborist’s comments in mind. The proposed layout allows for the preservation of the trees along the Aquarena boundary, with the exception of the ones recommended for removal, including the volunteer trees and one beech tree.

The two significant trees along Lambe’s Lane (beech and oak) will be preserved, with some pruning to allow pedestrians and vehicle clearance below it. Appendix B illustrates existing trees that are existing and those to remain, along with some new proposed trees to help offset those that are removed to accommodate the buildings. All tree preservation will occur in accordance City of St. Johns requirements and guidelines.

Shrub and perennial planting has also been shown on site to create pleasant spaces for residents to enjoy, while also creating some separation between the main walkways and the ground-level units. Plants that are selected will suit the site conditions, and will fall within the City of St. John’s Landscape Development Policy.



**2.2 Off Street Parking**

The proposed development is seeking a reduction in required vehicular parking. The reason for this requested parking supply reductions is directly associated with the development’s intended use, in conjunction with its location. In a recent article: Review of the effects of Developments with Low Parking Requirements (published on February 2020 by mdpi – Journal on sustainability), over 60 developments were studied across eastern Europe with reduced or zero parking. The main finding of the article was that the most successful projects were the ones designed with a shift in perspective relative to parking. Instead of asking “How much parking is required under this specific zone and how much can it be reduced by?” urban planners asked “How do we transform behavior by addressing mobility?”. We outlined the key success elements identified in the study and described how they have been addressed in the development proposal.

1. Proximity to centralized zone

The site is centrally located, within proximity to many facilities and public transportation stops. The development site is close to MUN’s incredible study halls, libraries, tunnels and neighbouring sporting facility “The Works”. Most of the needs for students who will be living in these buildings are within a 1-to-10-minute walk. Currently, an estimated 9,000 students are living outside a reasonable walking distance.

In a Metro Bus study from 2010, 5,000 students were asked about walking to campus. Of those who answered, 63% reported the reason for not walking was distance; 15% reported they always walked (many of them lived on campus or in close proximity to it) and the remainder reported sometimes walking – this would account for students living up to a 30 minute walk away.

In places with harsher climates, proximity is even more important as braving the cold, wind and snow to walk to campus is daunting (more so than shovelling a car out of the snow might be).

2. How much parking exists in the surrounding area?

In the image to the right, a bird’s eye view shows how the surrounding area of the proposed development there is a significant amount of publicly available parking spaces within a seven-minute walk of the proposed development. Some offer monthly rental rates to the public. MUN also has on-campus parking spots that are not pictured that serve faculty staff and students a fist come first serve basis.



3. Access to public transport

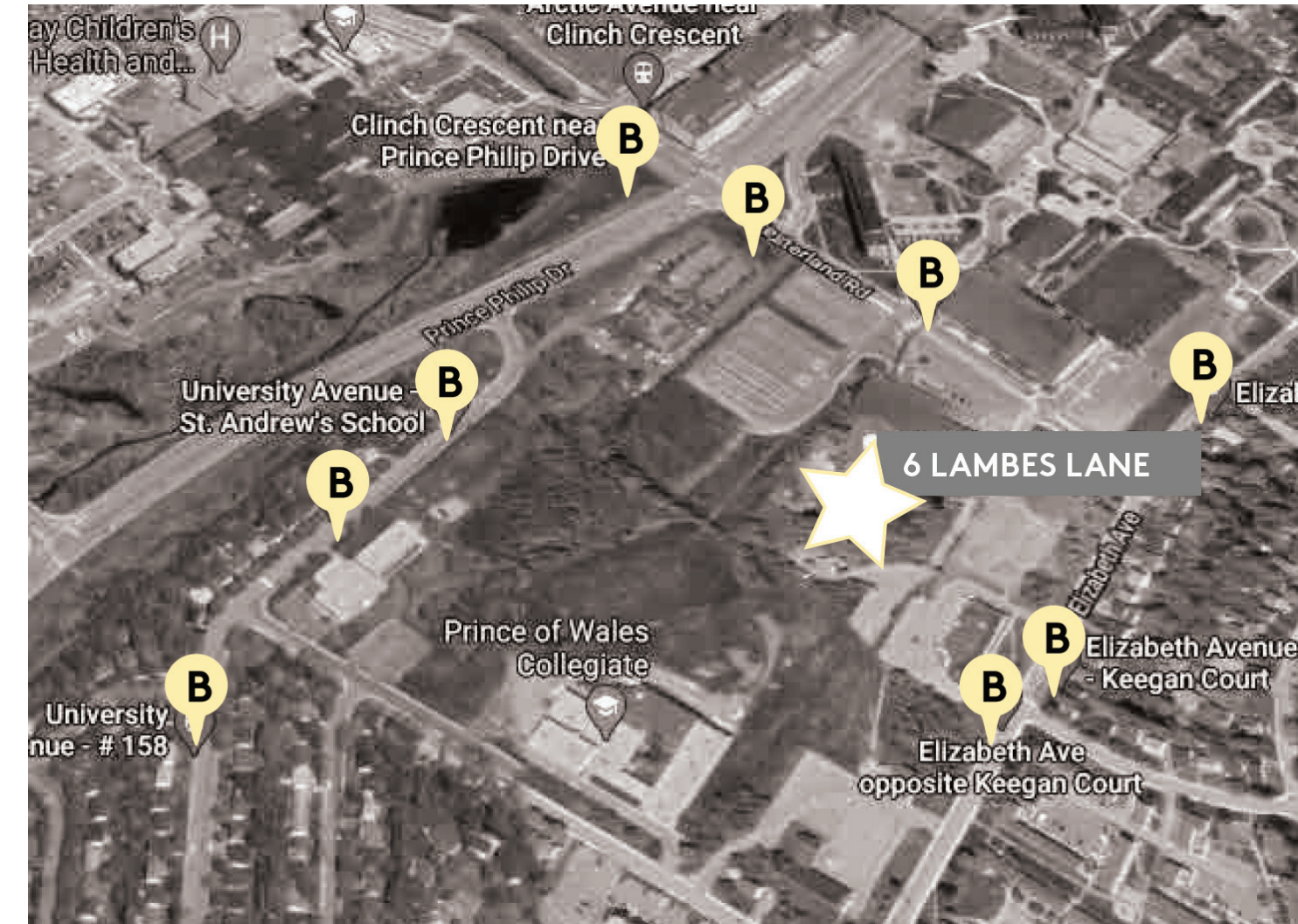
There are currently 4 bus stops within a 3 minute walk (on Westerland and Elizabeth Avenue) to the proposed development and many others within a few minute walk (Metro bus map reference on the right) These transit stops, combined, provide access to twelve transit routes (several being high frequency routes) that provide transportation connections across the city. Individuals can also access campus shuttle services to downtown, groceries and other campuses.

4. What mobility services are provided to reduce car dependency?

- 102 bike parking spaces, including 22 covered spaces (refer to Appendix B) and indoor bike storage (refer to Appendix C). Interior unit layout design will include storage spaces that will provide tenants with the option to store their bikes within their units.
- 3 accessible parking spaces are provided on our lands abutting the turning radius (2 regular + 1 van)
- 1 additional parking space provided for taxi, car share or alternative services.
- Designated pick-up / drop-off area adjacent to the garbage collection as shown on Appendicies A & B.
- Pedestrian pathways are proposed throughout the development providing connections from various building entrances to:
  - ◊ on-site amenities (i.e. landscaped open spaces, seating areas, hammocks, bike parking etc.).
  - ◊ new sidewalks that will be included within the upgraded Lambe’s Lane right-of-way.
  - ◊ a pathway at the north of the site that connects to an existing pathway/stairs adjacent to the Aquarena that connects to the parking area to the north.
- Our goal is to make sure this project is feasible and can be realized. Until more information around the financials of development, site servicing, road upgrade costs are refined, Werkliv is unable to commit to any subsidies in perpetuity. However, we are very committed to increasing mobility and a strong collaboration with Metro Bus to encourage transit use for our future tenants with the following potential initiatives:
  - ◊ Marketing campaigns and advertisements focused towards our tenants (we can make these prevalent in the lobbies and through weekly property management newsletters).
  - ◊ Metro bus sales booth present at move in week or before new semester.

Based on the proximity of publicly available parking spaces within a seven-minute walk of the development, combined with the rationale provided above, there appears to be no need to create additional parking spaces for this development beyond what is proposed.

If the project were to be accepted, Werkliv will be exploring other collaborations with local markets, grocers and farms to organize potential partnerships for food delivery and other service plans. If we are not changing behavior through design, placemaking and management, it will be difficult to change our effects on the environment and community at large.



**2.3. Site Servicing**

The proposed apartment building development will be serviced with municipal water supply by connection to the existing 250 mm ductile iron watermain located in Elizabeth Avenue. The watermain in Elizabeth Avenue is part of the Bay Bulls Big Pond Water Supply operated by City of St. John’s Regional Water Supply.

The fire flow requirement for this development is in the order of 2600 USGPM in accordance with the Fire Underwriters Survey “Water Supply for Public Fire Protection”.

Sanitary sewer service will be provided by connection to the existing 200 mm concrete sanitary sewer in Elizabeth Avenue. A new 200 mm PVC sanitary sewer will be installed in Westerland Road and Lambe’s Lane to service the subject property. The peak dry weather sanitary sewer generation rate from the proposed development is 7.59 L/s. Prior to final development approval, an analysis will be provided of the existing and proposed sanitary sewer system to demonstrate the existing municipal sanitary sewer system can accommodate the 7.59 L/s peak dry weather flow.

Storm sewer service will be provided by connection to the existing 300 mm concrete storm sewer in Elizabeth Avenue. A new HDPE storm sewer will be installed in Westerland Road and Lambe’s Lane to service the subject property.

Stormwater detention for the development will be provided in accordance with the City of St. John’s Stormwater Detention Policy. The post development storm sewer flow from the property will be limited to the pre-development 100 year flow or the available capacity in the existing municipal storm sewer system downstream; whichever is smaller. Any required stormwater detention will be provided by an underground chamber system. The proposed Concept Site Servicing Plan is included in Appendix D.

**2.4 Emergency Access**

As part of the proposed upgrades to Lambe’s Lane, a new fire hydrant is proposed to be installed on the site as shown on Appendices A, B & D. The fire hydrant is within adequate proximity to each of the buildings to provide required level of service.

The development also includes 6m wide walkways between the proposed buildings with mountable curbs connecting these walkways to Lambe’s Lane. These walkways will be cleared and can be used for emergency service vehicle access in the case on an emergency on site.



**2.5 Public Road Setback**

The minimum setback between the proposed upgraded Lambe’s Lane right-of-way and the buildings is approximately 11.5 metres as shown in Appendix A. This exceeds the minimum building line setback requirements of the proposed A3 zone, which is 6 metres.

**2.6 Waste and Recycling Collection**

The proposed development plans include small waste and recycling storage units near the building entrances along the pedestrian laneways located between Buildings 1 & 2, and Buildings 2 & 3. These storage units will be screened. Tenants within the buildings will place their garbage and recycling in these various storage units. Additionally tenants will be incentivised to reduce waste and sort recyclables responsibly as part of some of the environmental initiatives implemented once the property is occupied.

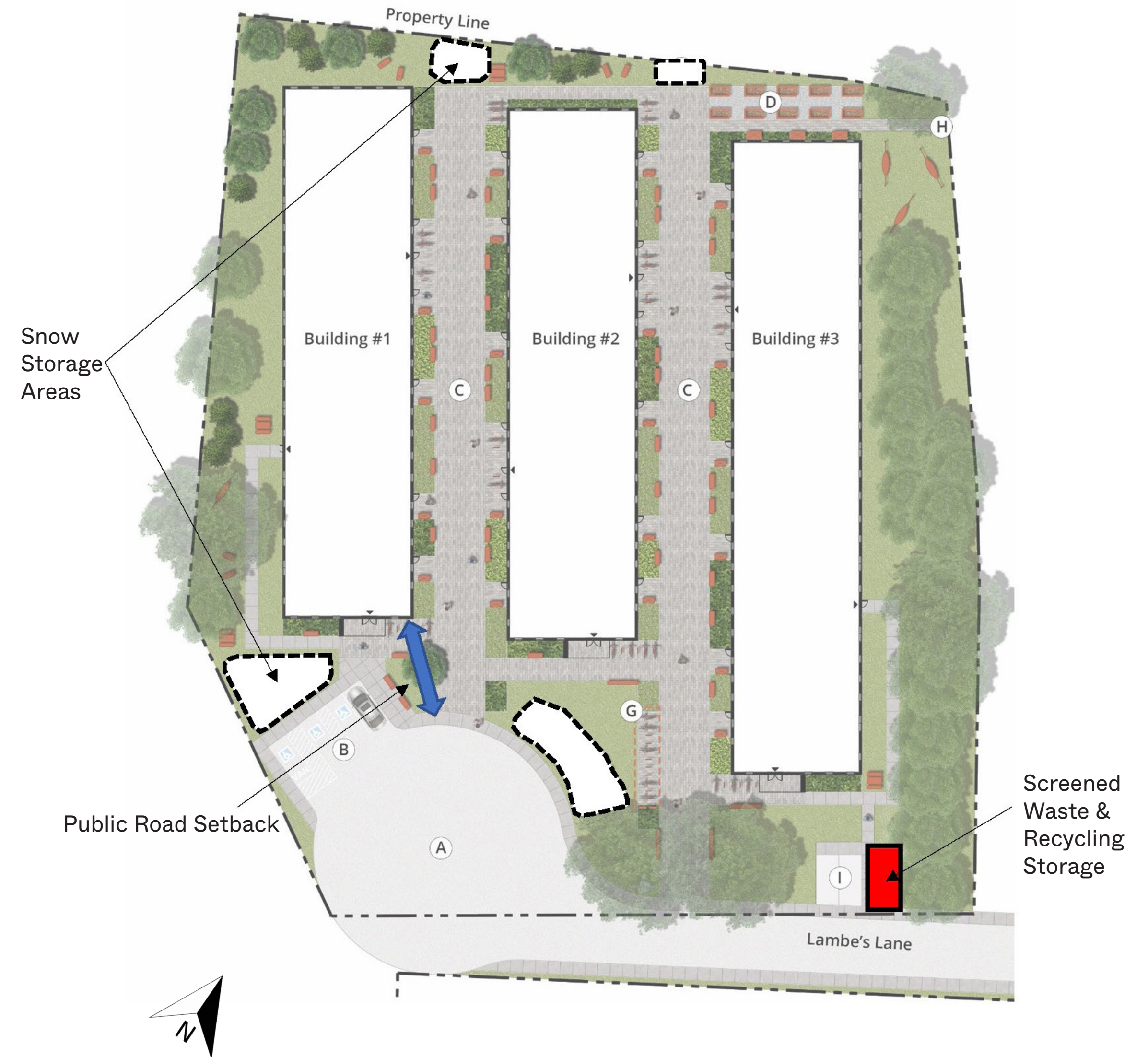
Werkliv plans to include private waste collection as part of their property management plan to ensure tidy facilities and prevent accumulation. Operations staff will transport the waste and recyclables from the various storage units to a larger centralized waste and recycling storage area that is located 9.8 metres from the nearest building and will also be screened. The centralized waste and recycling storage area is proposed close to Lambe’s Lane to allow for efficient garbage truck pick-up during waste collection. Please refer to Appendix B which shows the specific locations of proposed waste and recycling storage areas.

**2.7 Snow Clearing and Sotrage**

Aside from four parking stalls that are proposed to be located off the new turnaround for Lambe’s Lane, no additional surface parking is proposed. Therefore, very little snow clearing, and storage area will be required for parking. We are proposing a snow storage area directly adjacent to the surface parking stalls and adjacent to Lambe’s Lane to allow for sufficient snow clearing and storage.

Werkliv plans to have regular snow clearing as part of their super intendant mandate. The main entrances, exits, and 6-metre-wide walkways between buildings will be cleared of snow. Snow will be removed from the site as required and as dictated by accumulation or build-up. There is ample snow storage space along the northern property line, between the proposed buildings and Lamb’s Lane.

Please refer to Appendix B which highlights the areas within the site allocated for snow storage.







# 3.0 Building Design

### 3.1 Building Use

The new buildings are proposed to be entirely occupied by residential apartment units and common spaces (hallways, stairs, lobbies, common interior amenity rooms, bike storage room). The proposed buildings will replace the two existing structures and small parking area that is currently located at the subject property.

Proposed Building 1  
Gross Floor Area 5,607 m2 (60,360 ft2)

Proposed Building 2  
Gross Floor Area 5,607 m2 (60,360 ft2)

Proposed Building 3  
Gross Floor Area 6,586 m2 (70,892 ft2)

Site Area: 9,194 m2 (98,963 ft2)  
Total Gross Floor Area: 17,800 m2 (191,612 ft2)  
Floor Area Ratio (FAR): 1.94

Gross Floor Area calculations above do not include apartment balcony spaces, roof top terraces or any outdoor spaces. Please refer to Appendix C which includes the proposed floor plans.

### 3.2 Building Height and Location

The proposed development includes three separate buildings. Each building is proposed to be 6 storeys plus additional height for pitched roofs and non-habitable attic spaces. The maximum height of the buildings, including pitched roofs and non-habitable rooftop features is 26.8m (88 ft.). The sixth storey of each of the buildings has a reduced footprint and includes outdoor terraces that are commonly accessible to all building tenants. As per Item C of the LUAR Terms of Reference document, please find the requested graphical information as follows:

- Location of proposed buildings in relation to neighbouring buildings (see Appendix A)
- Proximity of buildings to property lines and public streets (see Appendix A)
- Identify any setbacks of higher storeys from lower storeys (see Appendix C)
- Identify Height of the buildings (see Appendix C)
- Information on proposed patios/balconies and rooftop terraces (see Appendix C)
- Identify any rooftop structures (see Appendix C)



### 3.3 Elevations and Building Materials

The proposed building elevations are shown in Appendix C. The development includes three separate buildings with varying footprints and rooflines. The buildings are rectangular form to simplify construction, maintain consistency for internal unit layouts, and allow for the consideration of modular building to be explored.

The consistent plane of the building facades allows the changing of material textures/orientation to be noticeable details. Changing the textures creates variety as one walks down the pedestrian laneways. The landscape design combined with the varying materials and textures at a human scale aim to create an inviting, community-oriented space that will help eliminate any perceived feeling of institutional housing.

### 3.4 Exterior Equipment and Lighting

Exterior lighting associated with the building will be mounted on the buildings at ground level to provide light to the main entrances, secondary entrances, fire exits and pathways. 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. Refer to Appendix C for proposed locations.

The location and types of exterior HVAC equipment to be used to service the proposed building will be determined as the building plans are finalized. There will be a small number of roof top mechanical units on the building. The exact size and location will be determined during detailed design. It is expected that by locating the larger units near the centre of the building combined with the small parapet the visual impact will be minimized from abutting streets and properties. As the project moves into detailed design and as HVAC equipment sizes are finalized, the parapet sight lines will be studied to ensure the larger roof top mechanical equipment is screened. The building does 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 building.

### 3.5 Fire Alarm and Sprinkler Systems

Life-saving fire protection systems, such as fire alarms, fire sprinklers, and fire extinguishers will be integrated throughout each building. Each of these systems is part of an overall, integrated approach to increase the life safety for occupants. For example, properly maintained fire alarm systems provide notification to the occupants and first responders quickly and efficiently. This allows the occupants to leave the building in the early stages of an emergency, and provides first responders the opportunity to arrive on scene and mitigate damage at an earlier stage. Similarly, properly installed and maintained fire sprinkler systems are designed to control the size of a fire until the fire department can arrive and put out the fire.



### 3.6 Phasing and Construction Timeline

The development is planned to be completed in two phases. Phase 1 will include the upgrades to Lambe's Lane and construction of Buildings 1 & 2, including the 6-metre-wide pedestrian laneway between Buildings 1 & 2.

Phase 2 will include the construction of Building 3, including the 6-metre-wide pedestrian laneway that is between Buildings 2 & 3.

Below are the anticipated timelines for Phase 1 construction:

Demolition and Site Work (entire site)	4 months
Excavation (entire site)	2 months
Building 1 & 2 Construction	16-17 months
Furnishing, Commissioning & Occupancy	3 months

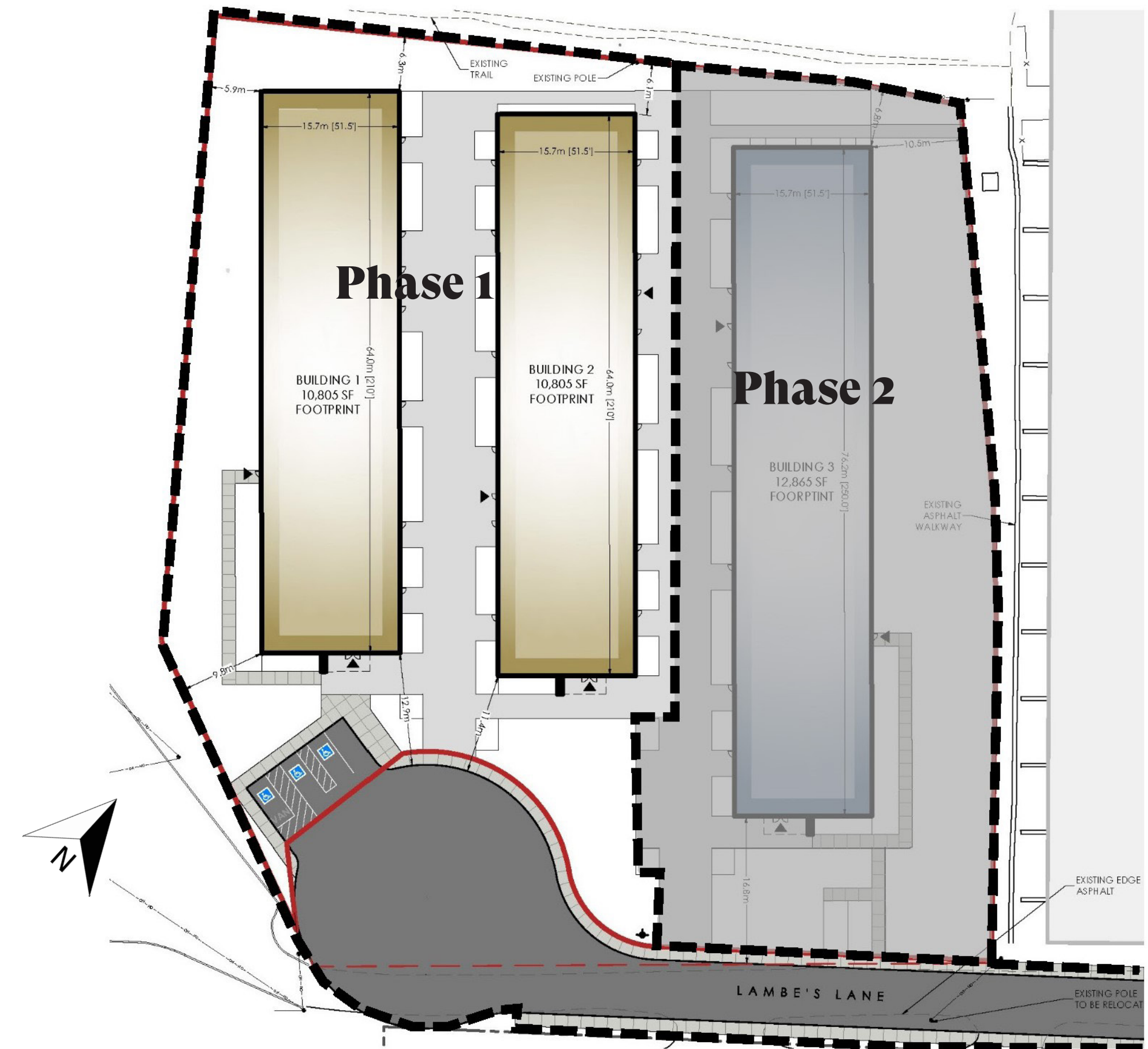
Below are the anticipated timelines for Phase 2 construction:

Building 3 Construction	8-9 months
Furnishing, Commissioning & Occupancy	2 months

It is anticipated that the overall construction timeframe for this project will be approximately 3 years (including demolition) with an approximate start date beginning in the fourth quarter of 2021 pending City approval of the development.

During construction, the successful contractor hired to build the building will be required to complete a project plan that identifies laydown areas for materials and equipment as the project progresses.

Some parking for construction workers can be accommodated on-site during construction. Off site parking for construction workers will also be required. During that time, WerkLiv will work with the City and the construction company hired to construct the building to identify acceptable off-street parking options. If available, parking permits for construction workers could be obtained from the City to enable parking nearby.



# Appendices

# Appendix A: Site Plan

FILE: C:\Users\Ken.Zwickler\Zareski Architecture & Planning\Projects - Documents\2019\19-036 WerkLiv Lambes Lane\4\_PLANN\1\_DWG\1\_Site Plan\19-036-SITE\_PLAN-A01.dwg SHEET: 11x17



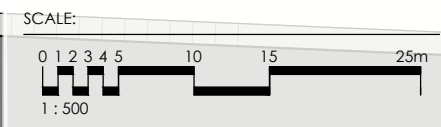
**LEGEND**

- Site Boundary
- - - Adjacent Property Boundary
- ▶ Building Access Point

- SITE SUMMARY:**
- PID: 17287
  - Total Land Area: 8,461 Sm / 2.1 Acres
  - Existing Zone: ( INST ) Institutional

- NOTES:**
- Subject to survey. Property lines and topographic features are approximate only.
  - Site subject to by-law review and regulations.

- SOURCES:**
- Topographic features are from file: '11871topo.DWG'
  - Plan based on file: 'Lambe's Lane Landscape Concept 03-18-21.dwg'



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CLIENT  
**WerkLiv**

















PROJECT  
**6 LAMBE'S LANE DEVELOPMENT**  
 St. John's, Newfoundland and Labrador

DRAWING  
**SITE PLAN**

PROJECT NO. **19-036** DRAWING NUMBER  
 DRAWN BY: KW  
 ISSUED FOR REVIEW  
 DATE: JULY 07, 2021  
**A01**

# Appendix B: Landscape Plan

## LEGEND

-  Existing Tree to Remain
-  Proposed Trees
-  Deciduous Planting Area
-  Evergreen Planting Area
-  Perennial Planting Area
-  Lawn
-  Concrete
-  Pavers
-  Asphalt
-  Bike Rack (102 Total Parking Spaces)
-  Bench
-  Picnic Table
-  Custom Bench Made From Removed Trees
-  Lounge Chair
-  Hammock
-  Waste and Recycling Storage Units

- (A)** 15m Diameter Cul-de-sac
  - (B)** Accessible Parking and Car Share Parking (Belonging to Development)
  - (C)** 6m Wide Pedestrian Laneway (Can Accommodate Emergency Vehicles)
  - (D)** Community Garden with Storage Boxes
  - (E)** Snow Storage Locations
  - (F)** Screened Waste and Recycling Storage
  - (G)** Covered Parking for 22 Bikes
  - (H)** Connection to Existing Sidewalk north of the Aquarena
  - (I)** Pick-up / Drop-off Parking Spaces (Belonging to Development)
- Total Landscaped Area (Sod and Planted) = 3340sqm (~39%)

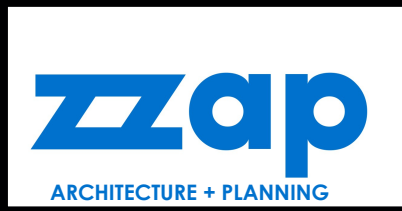


Landscape Concept Plan  
Lambe's Lane  
July 2021

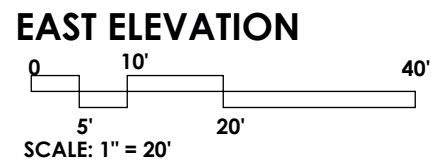
EXTERIOR MATERIALS LEGEND	
1	BOARD FORMED CONCRETE
2	PREFINISHED ENGINEERED CLADDING - A
3	PREFINISHED ENGINEERED CLADDING - B
4	PREFINISHED ENGINEERED CLADDING - C
5	PREFINISHED ENGINEERED CLADDING - D
6	PVC/ALUMINUM PATIO DOOR
7	PVC/ALUMINUM WINDOW
8	ALUMINUM STOREFRONT GLAZING
9	ALUMINUM FRAMED WIRED MESH GUARD - BALCONY
10	ALUMINUM FRAMED WIRED MESH GUARD - JULIETTE BALCONY
11	STANDING SEAM METAL ROOF - MATCHED TO CLADDING



NOTE:  
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH LANDSCAPE DESIGN DRAWINGS



**WERKLIV Student Housing- LUAR Submission**  
Lambe's Lane, St. John's, NL

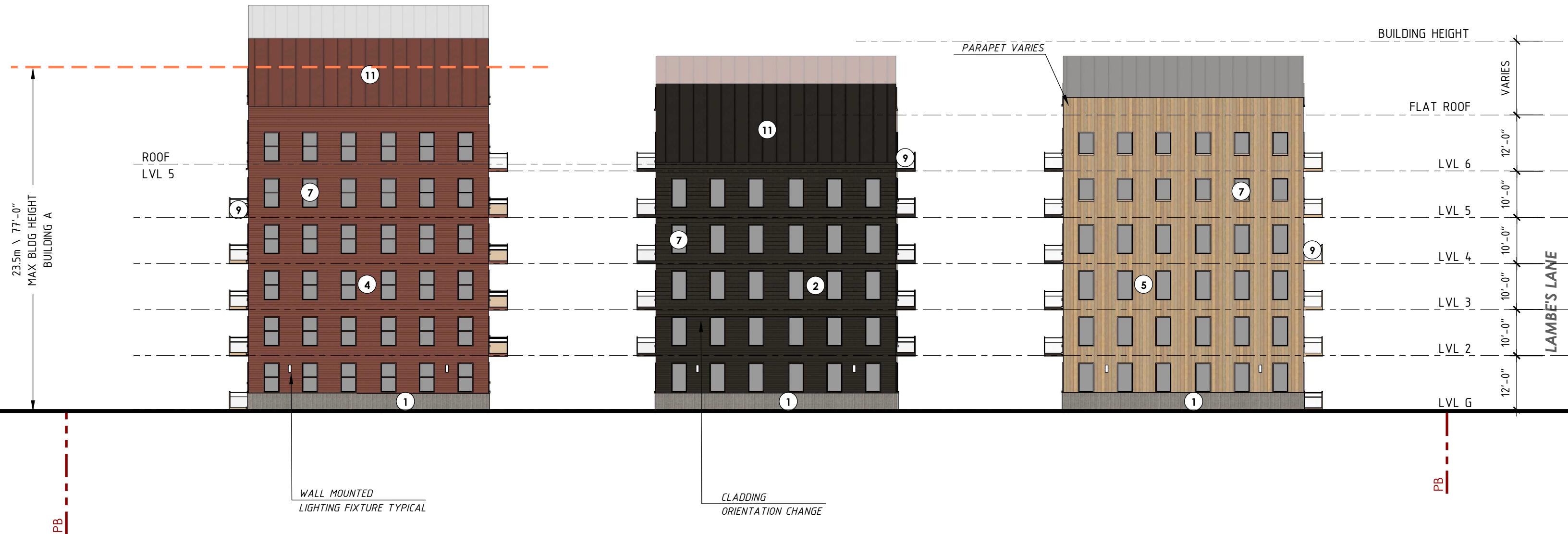


PROJECT NO. 19-036  
DRAWN BY: JMB  
ISSUED FOR LUAR  
DATE: May 21, 2021

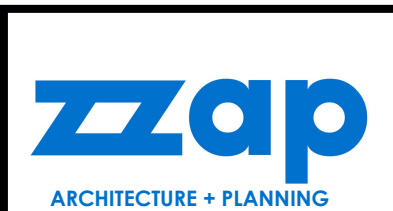
**A08**



EXTERIOR MATERIALS LEGEND	
1	BOARD FORMED CONCRETE
2	PREFINISHED ENGINEERED CLADDING - A
3	PREFINISHED ENGINEERED CLADDING - B
4	PREFINISHED ENGINEERED CLADDING - C
5	PREFINISHED ENGINEERED CLADDING - D
6	PVC/ALUMINUM PATIO DOOR
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8	ALUMINUM STOREFRONT GLAZING
9	ALUMINUM FRAMED WIRED MESH GUARD - BALCONY
10	ALUMINUM FRAMED WIRED MESH GUARD - JULIETTE BALCONY
11	STANDING SEAM METAL ROOF - MATCHED TO CLADDING

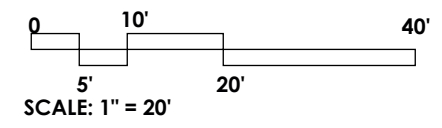


NOTE:  
THIS DRAWING SHOULD BE READ IN CONJUNCTION  
WITH LANDSCAPE DESIGN DRAWINGS



**WERKLIV Student Housing- LUAR Submission**  
Lambe's Lane, St. John's, NL

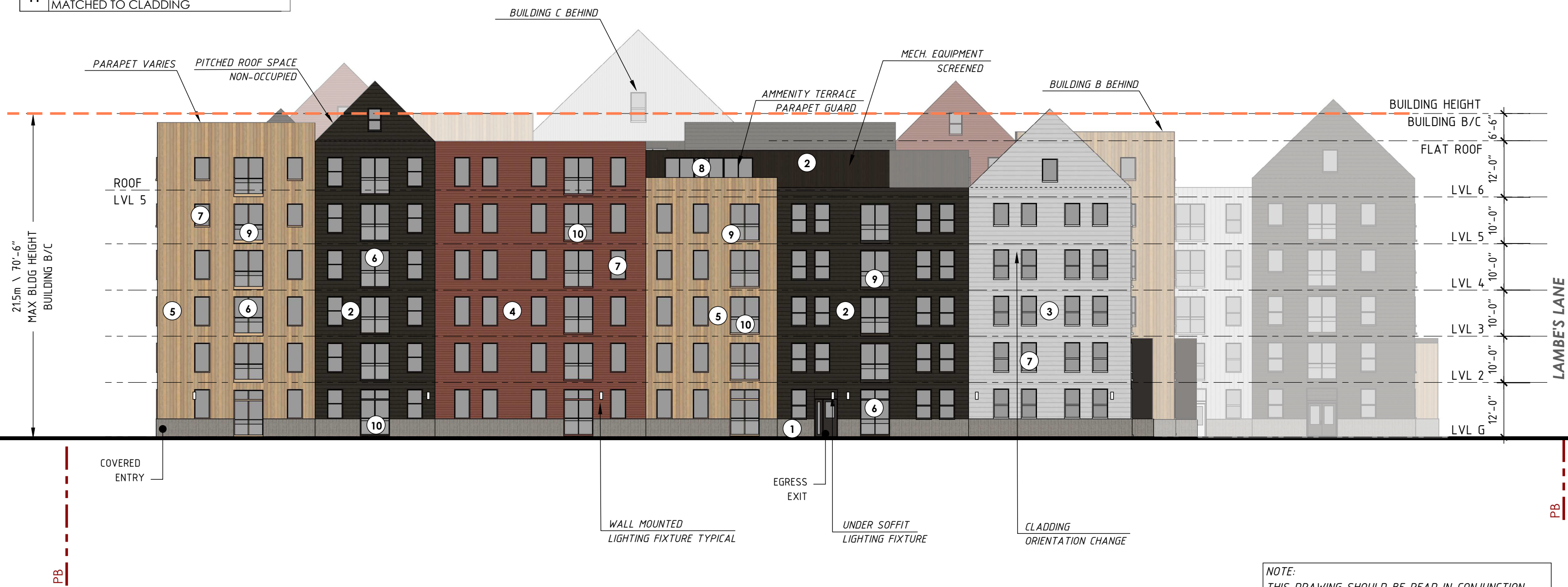
**NORTH ELEVATION**



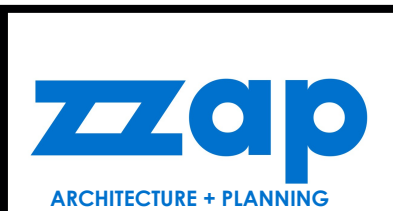
PROJECT NO. 19-036  
DRAWN BY: JMB  
ISSUED FOR LUAR  
DATE: May 21, 2021

**A09**

EXTERIOR MATERIALS LEGEND	
1	BOARD FORMED CONCRETE
2	PREFINISHED ENGINEERED CLADDING - A
3	PREFINISHED ENGINEERED CLADDING - B
4	PREFINISHED ENGINEERED CLADDING - C
5	PREFINISHED ENGINEERED CLADDING - D
6	PVC/ALUMINUM PATIO DOOR
7	PVC/ALUMINUM WINDOW
8	ALUMINUM STOREFRONT GLAZING
9	ALUMINUM FRAMED WIRED MESH GUARD - BALCONY
10	ALUMINUM FRAMED WIRED MESH GUARD - JULIETTE BALCONY
11	STANDING SEAM METAL ROOF - MATCHED TO CLADDING

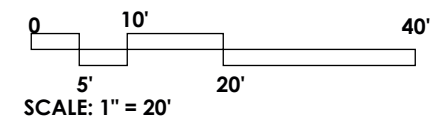


NOTE:  
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH LANDSCAPE DESIGN DRAWINGS



**WERKLIV Student Housing- LUAR Submission**  
Lambe's Lane, St. John's, NL

**WEST ELEVATION**



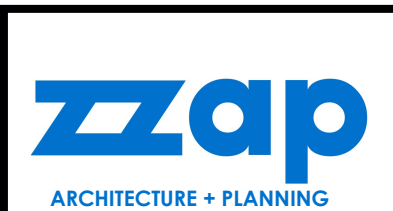
PROJECT NO. 19-036  
DRAWN BY: JMB  
ISSUED FOR LUAR  
DATE: May 21, 2021

**A10**

EXTERIOR MATERIALS LEGEND	
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2	PREFINISHED ENGINEERED CLADDING - A
3	PREFINISHED ENGINEERED CLADDING - B
4	PREFINISHED ENGINEERED CLADDING - C
5	PREFINISHED ENGINEERED CLADDING - D
6	PVC/ALUMINUM PATIO DOOR
7	PVC/ALUMINUM WINDOW
8	ALUMINUM STOREFRONT GLAZING
9	ALUMINUM FRAMED WIRED MESH GUARD - BALCONY
10	ALUMINUM FRAMED WIRED MESH GUARD - JULIETTE BALCONY
11	STANDING SEAM METAL ROOF - MATCHED TO CLADDING

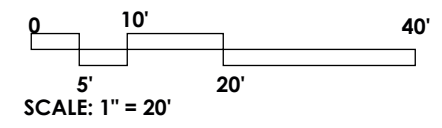


NOTE:  
THIS DRAWING SHOULD BE READ IN CONJUNCTION  
WITH LANDSCAPE DESIGN DRAWINGS



**WERKLIV Student Housing- LUAR Submission**  
Lambe's Lane, St. John's, NL

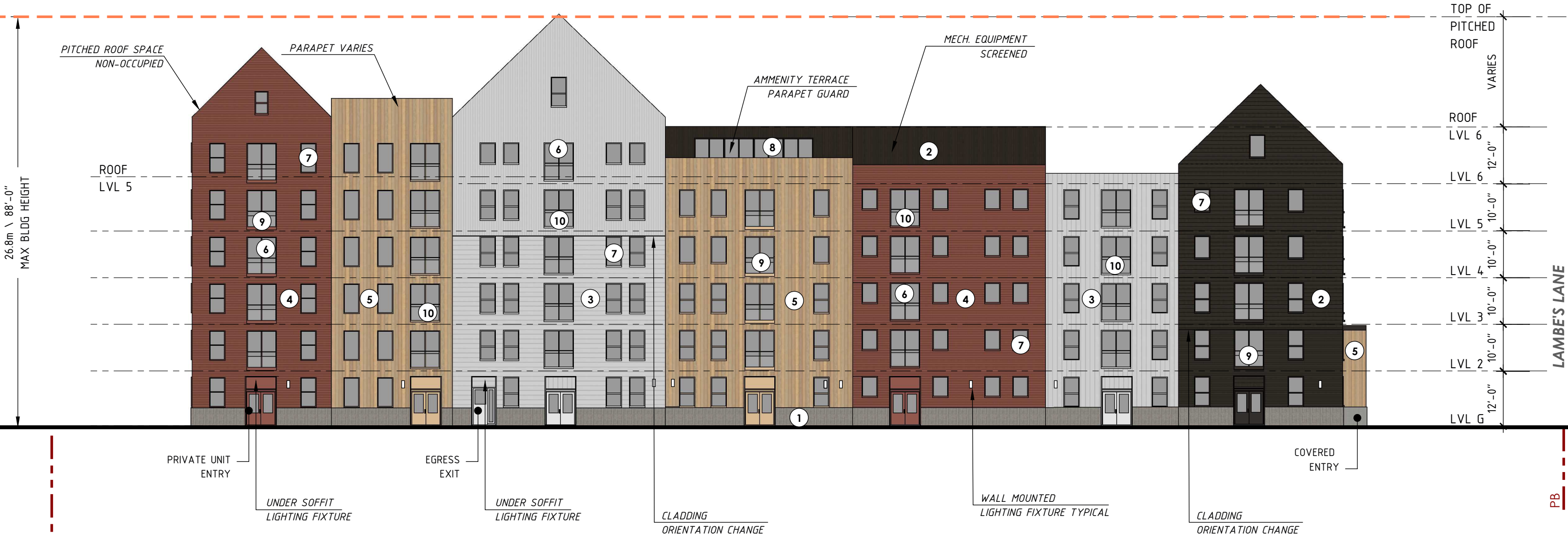
**SOUTH ELEVATION**



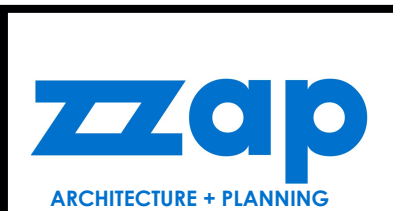
PROJECT NO. 19-036  
DRAWN BY: JMB  
ISSUED FOR LUAR  
DATE: May 21, 2021

**A11**

EXTERIOR MATERIALS LEGEND	
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2	PREFINISHED ENGINEERED CLADDING - A
3	PREFINISHED ENGINEERED CLADDING - B
4	PREFINISHED ENGINEERED CLADDING - C
5	PREFINISHED ENGINEERED CLADDING - D
6	PVC/ALUMINUM PATIO DOOR
7	PVC/ALUMINUM WINDOW
8	ALUMINUM STOREFRONT GLAZING
9	ALUMINUM FRAMED WIRED MESH GUARD - BALCONY
10	ALUMINUM FRAMED WIRED MESH GUARD - JULIETTE BALCONY
11	STANDING SEAM METAL ROOF - MATCHED TO CLADDING

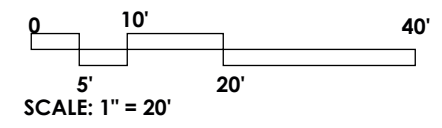


NOTE:  
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH LANDSCAPE DESIGN DRAWINGS



**WERKLIV Student Housing- LUAR Submission**  
Lambe's Lane, St. John's, NL

**TYPICAL PEDESTRIAN ELEVATION**



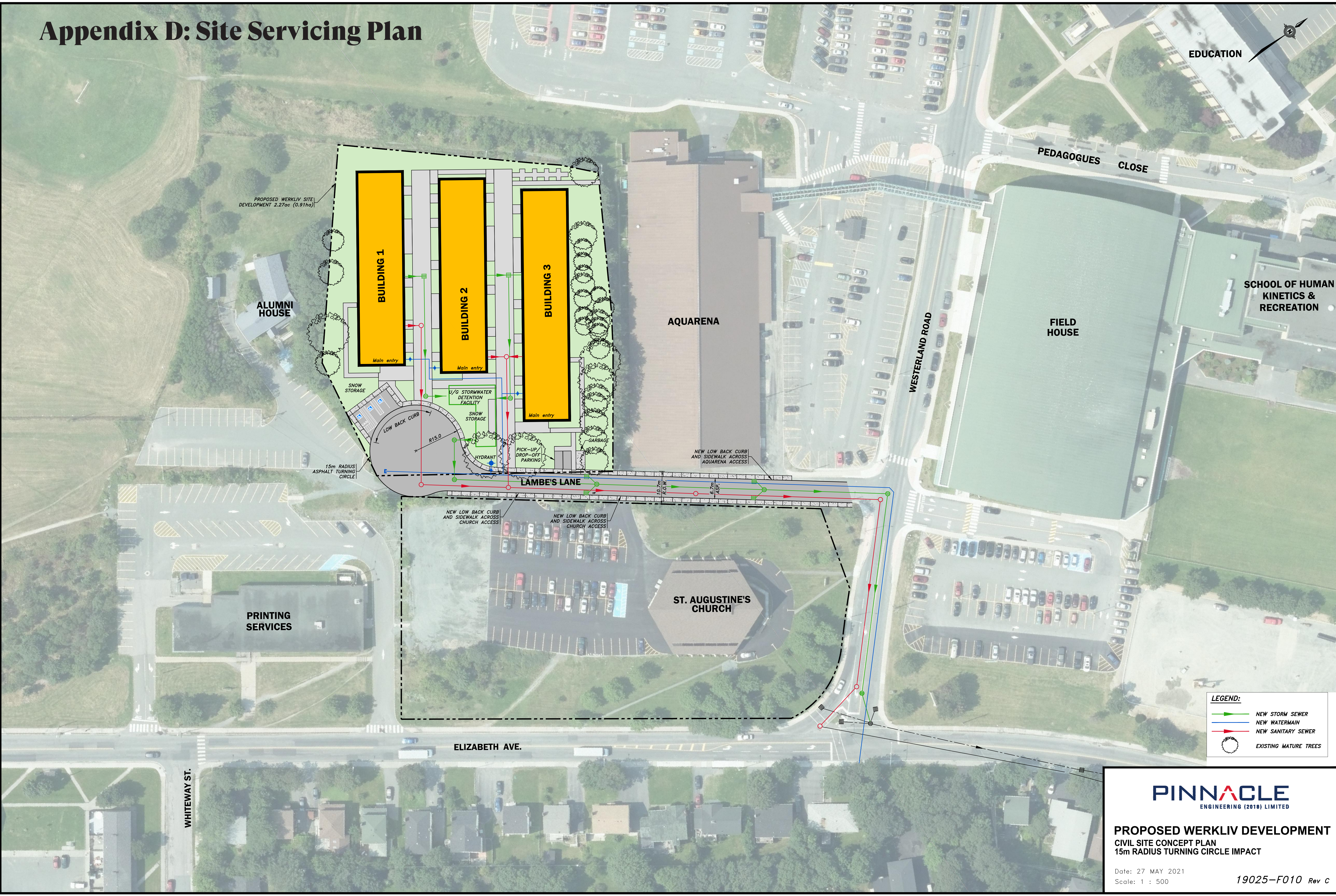
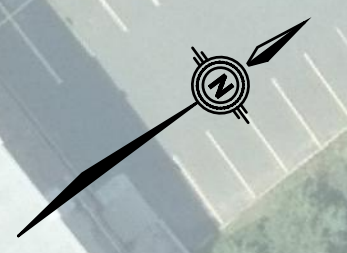
PROJECT NO. 19-036  
DRAWN BY: JMB  
ISSUED FOR LUAR  
DATE: May 21, 2021

**A12**

UNIT TYPE	Unit area (sf)	# Bed/unit	# Bath/unit	# of Unit Type Building A	# of Unit Type Building B & C	# of Bed Building A	# of Bed Building B & C
unit A	935	4	2	14	13	56	52
unit B	630	3	1	10	10	30	30
unit C	655	3	1	11	11	33	33
unit D	753	3	1	10	0	30	0
unit E	650	3	1	11	11	33	33
unit F (bf)	460	1	1	2	2	2	2
unit G	935	4	2	4	4	16	16
unit H	1013	5	2	1	1	5	5
unit I (bf)	557	2	1	6	5	12	10
unit J	480	2	1	3	4	6	8
unit K	1013	5	2	1	2	5	10
unit L	1013	5	2	2	2	10	10
Total Units				75	65	-	-
Total Beds				-	-	238	209
Total GFA (sf)	191,612			Building A GFA (sf)	70,892	Building B & C GFA (sf)	60,360
Lot Area (sf)	91,073			Total Beds	656	Total Storeys	5/6
Building Area (sf)	34,632			Total Units	205		
Lot Coverage	38%						
Floor Area Ratio	2.1						

# Appendix D: Site Servicing Plan

EDUCATION



PROPOSED WERKLIV SITE  
DEVELOPMENT 2.27ac (0.91ha)

ALUMNI HOUSE

BUILDING 1  
Main entry

BUILDING 2  
Main entry

BUILDING 3  
Main entry

AQUARENA

PEDAGOGUES CLOSE

FIELD HOUSE

SCHOOL OF HUMAN KINETICS & RECREATION

WESTERLAND ROAD

SNOW STORAGE  
15m RADIUS ASPHALT TURNING CIRCLE  
R15.0

U/G STORMWATER DETENTION FACILITY  
SNOW STORAGE

HYDRANT

PICK-UP/DROP-OFF PARKING

LAMBE'S LANE

NEW LOW BACK CURB AND SIDEWALK ACCESS AQUARENA ACCESS

PRINTING SERVICES

ST. AUGUSTINE'S CHURCH

ELIZABETH AVE.

WHITEWAY ST.

**LEGEND:**

- NEW STORM SEWER
- NEW WATERMAIN
- NEW SANITARY SEWER
- EXISTING MATURE TREES

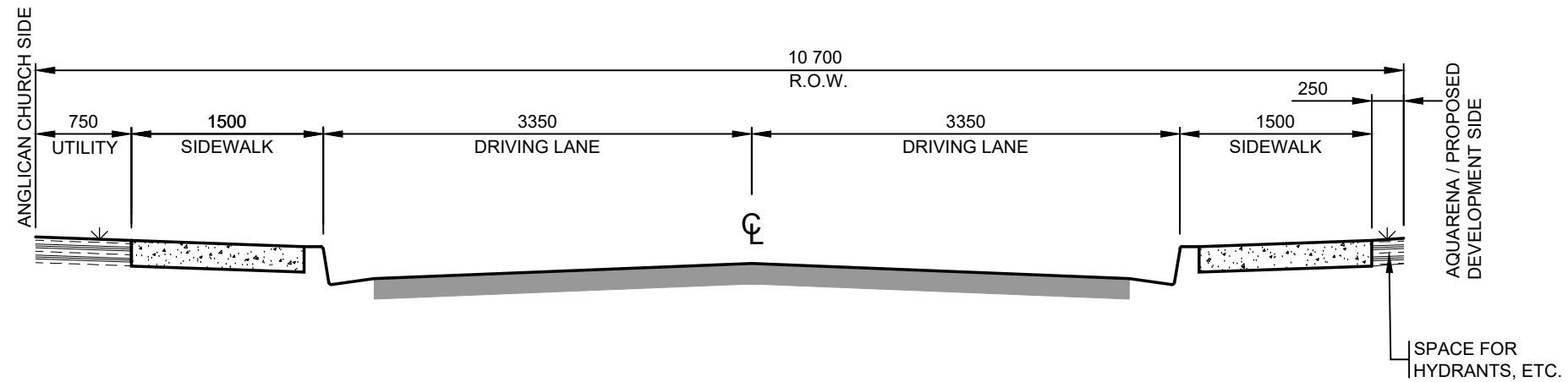
**PINNACLE**  
ENGINEERING (2018) LIMITED

**PROPOSED WERKLIV DEVELOPMENT**  
CIVIL SITE CONCEPT PLAN  
15m RADIUS TURNING CIRCLE IMPACT

Date: 27 MAY 2021  
Scale: 1 : 500

19025-F010 Rev C

# Appendix E: Lambe's Lane Cross Section



Dwg: 19025-F011  
Scale: 1 : 50

PROPOSED WERKLIV DEVELOPMENT  
LAMBE'S LANE CROSS SECTION - PROPOSED ROAD  
MARCH 2021

**PINNACLE**  
ENGINEERING (2018) LIMITED

**Appendix F:  
Conceptual  
Renderings**









# Appendix G: Site Survey

July 12, 2019

Job No. 11871

**CIVIC No. 6 LAMBS LANE**  
**ST. JOHN'S**  
**NEWFOUNDLAND & LABRADOR**

ALL THAT piece or parcel of land, situate and being on the northwestern side of Lambe's Lane, 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 northwestern side of Lambe's Lane, said point having coordinates N 5 269 916.394 metres and E 324 649.187 metres of the Three Degree Modified Transverse Mercator Projection NAD - 83 for the Province of Newfoundland & Labrador, THENCE by property of Her Majesty the Queen in right of the Province of Newfoundland N 79°08'00" W for a distance of 40.953 metres, THENCE N 49°05'00" W for a distance of 71.480 metres, THENCE by property now or formerly 1977 Canada Summer Games Association N 42°04'00" E for a distance of 64.710 metres, THENCE N 40°55'00" E for a distance of 8.290 metres, THENCE N 48°00'00" E for a distance of 12.500 metres, THENCE S 58°43'00" E for a distance of 46.020 metres, THENCE S 55°37'00" E for a distance of 12.200 metres, THENCE S 53°13'00" E for a distance of 39.620 metres, THENCE along the northwestern side of Lambe's Lane S 35°39'00" W for a distance of 77.155 metres, more or less, to the point of beginning and containing an area of 9194 square metres, more or less. Which land is more particularly shown on the 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 # 11871** of Brown & Way Surveys, form an integral part of the returns and are not separable.

There is an accompanying Surveyor's Real Property Report.

**Brown & Way Surveys**

## SURVEYORS REAL PROPERTY REPORT

**Prepared By:** Brown & Way Surveys  
Robert A. Way, N.L.S.

**Certified To:** Zzap Consulting Inc.

**Parcel Location:** Civic No. 6 Lambe's Lane  
St. John's, NL

**Reference Survey:** Brown & Way Surveys  
Current

### Structures and other improvements:

The dwelling shown on the attached plan is situated wholly within the boundaries of Civic No. 6 Lambe's Lane, in the City of St. John's, NL.

### Apparent encroachments and/or comments:

There are two utility poles on the property, four overhead wires crossing the property and two guy wire extending onto the property, each as shown on the attached plan.

There is a propane tank and three lamps on the property, each as shown on the attached plan.

Fences are erected as shown on the attached plan.

### Qualifications:

This report and its accompanying **Plan No. 11871** form an integral part of the whole and are not separable.

This report has been prepared for the sole use and benefit of the party to whom the same is certified.

This document is not valid unless it bears the original signature and stamp of the Newfoundland Land Surveyor identified hereafter.

### Surveyor's certification:

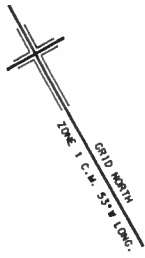
The location of the structures and improvements are as shown on the accompanying plan. As a registered Newfoundland Land Surveyor, I hereby certify that this Surveyors Real Property Report was conducted under my supervision and is in accordance with the Land Surveyors Act, 1991, SNL 1991, c.37 and the bylaws made thereunder.

SIGNED AND SEALED AT  
ST. JOHN'S, NEWFOUNDLAND  
This 12<sup>th</sup> day of July 2019

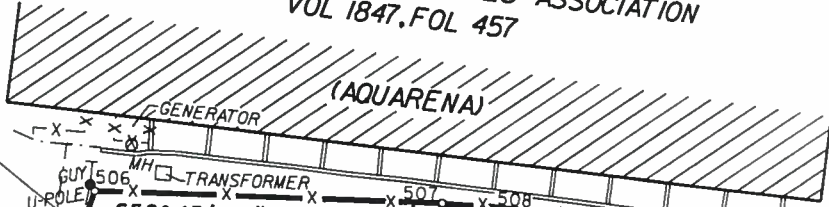


**Copyright:** Robert A. Way, Newfoundland Land Surveyor, 2019. Unauthorized use, alteration or reproduction of this Surveyor's Real Property Report is prohibited by law as outlined in *The Copyright Act*. However, use and reproduction thereof by or on behalf of the person to whom this Report is certified is permitted, provided that no alterations whatsoever are made thereto.

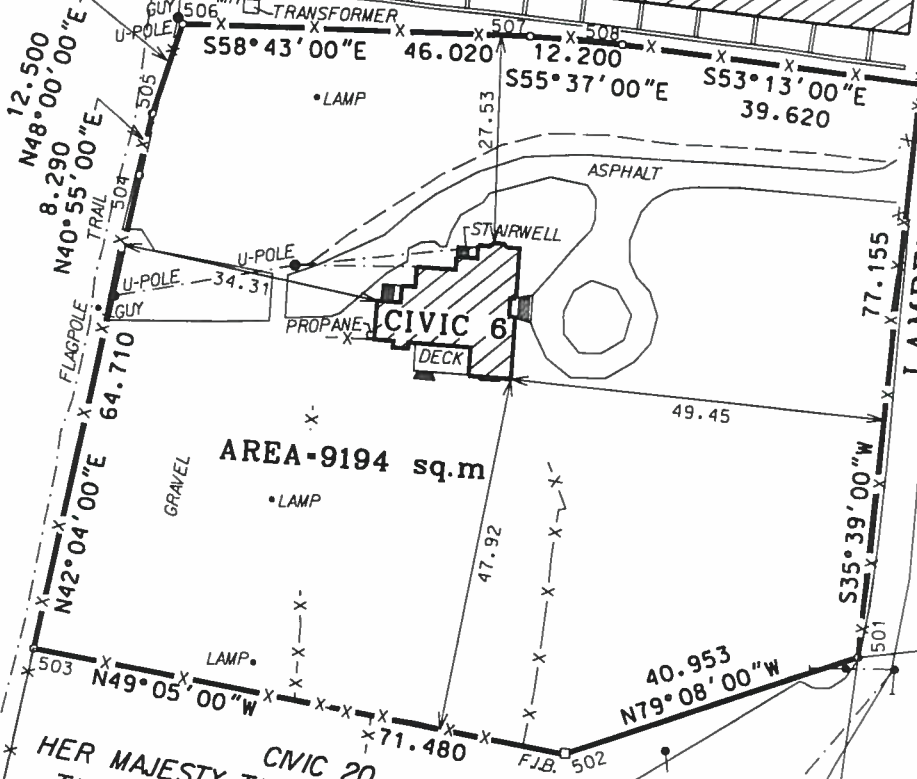
This document was prepared for the person(s) named above. Any use which a third party makes of this report, or any reliance or decisions to be made based on it, are the sole responsibility of such third parties. Brown & Way Surveys and or Peter M. Brown/Robert Way accepts no responsibility whatever for damages, if any, suffered by any third party as a result of decisions or actions made based on this document.



CIVIC 17  
 NOW OR FORMERLY  
 1977 CANADA SUMMER GAMES ASSOCIATION  
 VOL 1847, FOL 457



NOW OR FORMERLY  
 1977 CANADA SUMMER GAMES ASSOCIATION  
 VOL 1847, FOL 457



LAMBE'S LANE

ST. AUGUSTINE'S  
 ANGLICAN CHURCH

CIVIC 20  
 HER MAJESTY THE QUEEN IN RIGHT OF  
 THE PROVINCE OF NEWFOUNDLAND  
 ROLL 995, FRAME 2582

AREA-9194 sq.m

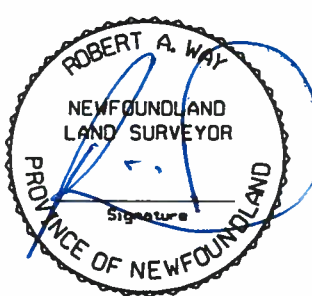
N5 269 916.394  
 E 324 649.187

© COPYRIGHT: ROBERT A. WAY, N.L.S.

80G2242 N5 270 007.886  
 E 324 195.866

- CONTROL MONUMENT △
- FOUND IRON BAR □ (F.I.B.)
- SET IRON BAR ○ (S.I.B.)
- POLE OR LIGHT STANDARD ●
- PROPERTY DEALT WITH —————
- FENCE LINES —X—X—
- POWER - TELEPHONE LINE - - - - -
- EASEMENT - - - - -

Monuments used for tie-in, Zone 1: 660223 N5 269 860.254  
 NAD - 83 E 324 006.247  
 All linear measurements are horizontal ground distances.  
 For the computation of coordinates, horizontal ground distances have  
 been reduced to the Nfld. 3° M T M Projection Plane by multiplying  
 them by an average combined scale factor of 0.999896  
 This Plan Certifies The Information Shown As Of  
 JULY 12, 2019 And Only Of That Date.  
 All Distances Shown Are Metric (SI).



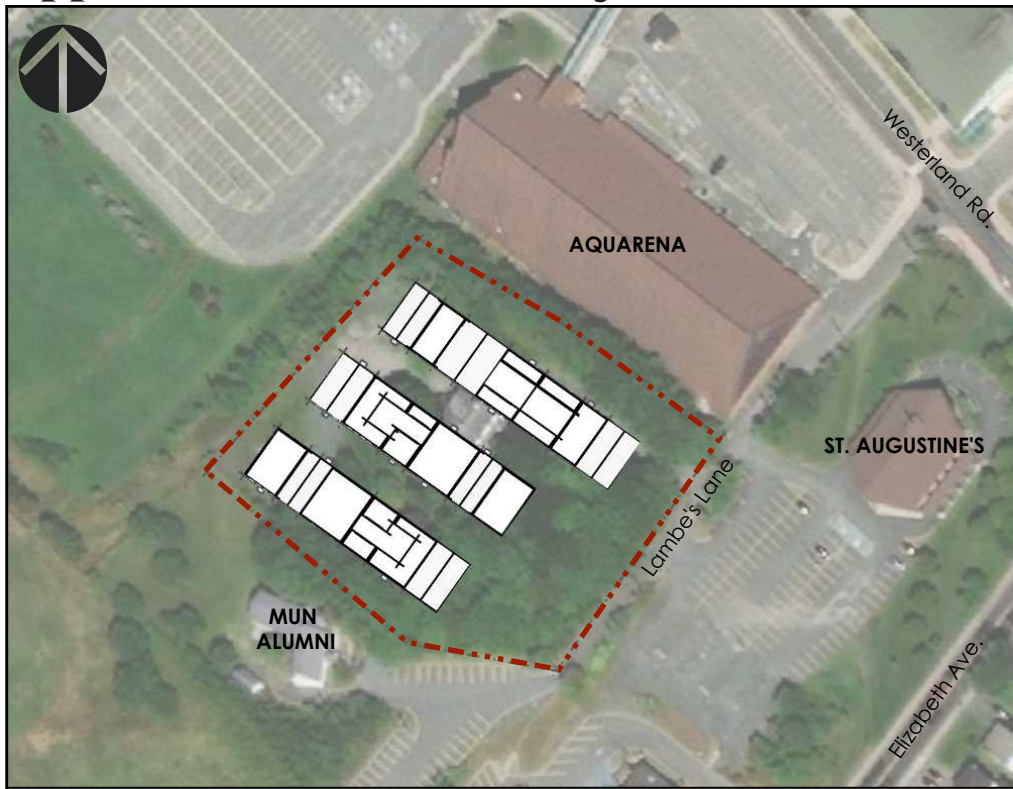
## BROWN & WAY SURVEYS

Professional Surveying Services  
 Tel: (709) 726-1040 Telecopier: (709) 726-1041  
 email: brownsur@nl.rogers.com

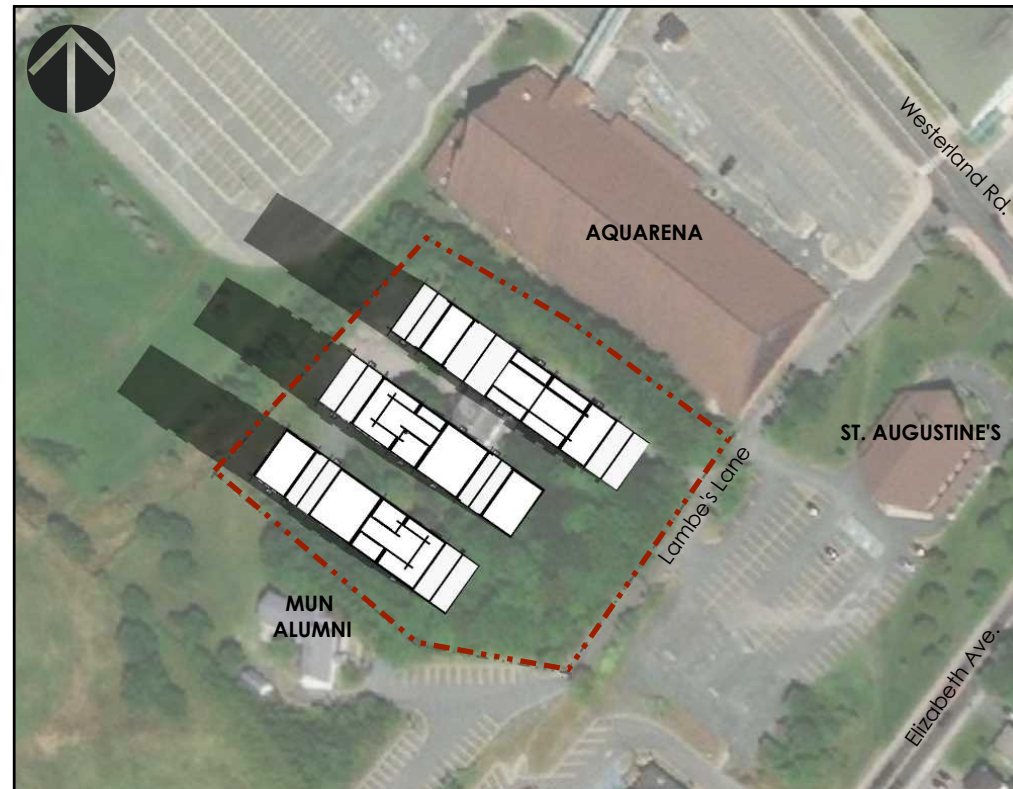
LEGAL SURVEY AND SURVEYORS REAL PROPERTY REPORT  
 CIVIC No. 6 LAMBE'S LANE  
 ST. JOHN'S NEWFOUNDLAND & LABRADOR

SCALE: 1:1000	DATE: JULY 12, 2019
JOB NO: 11871	SURVEY:

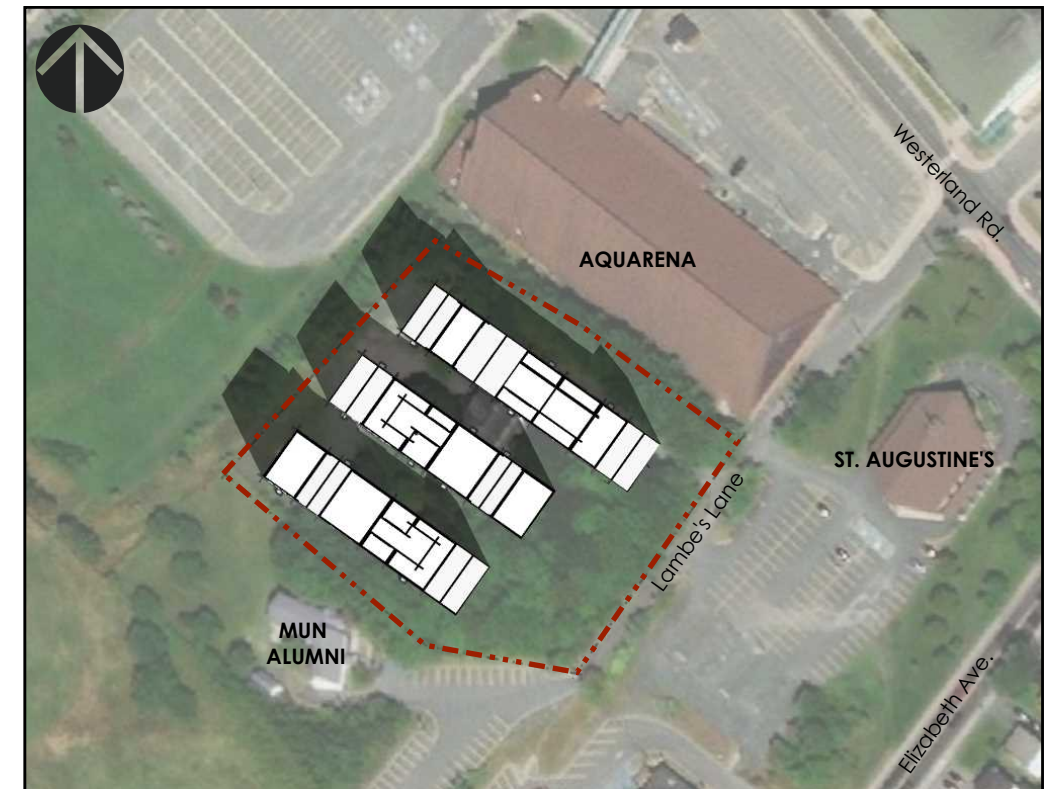
# Appendix H: Shadow Study



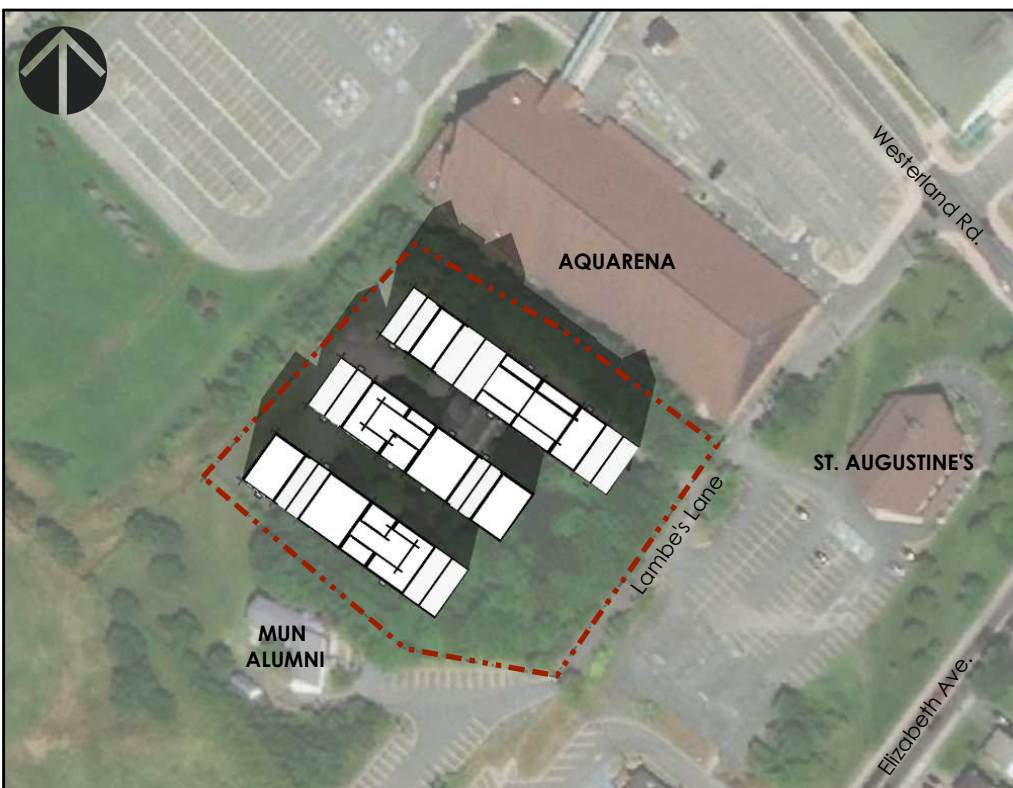
OVERVIEW OF PROPOSED DEVELOPMENT



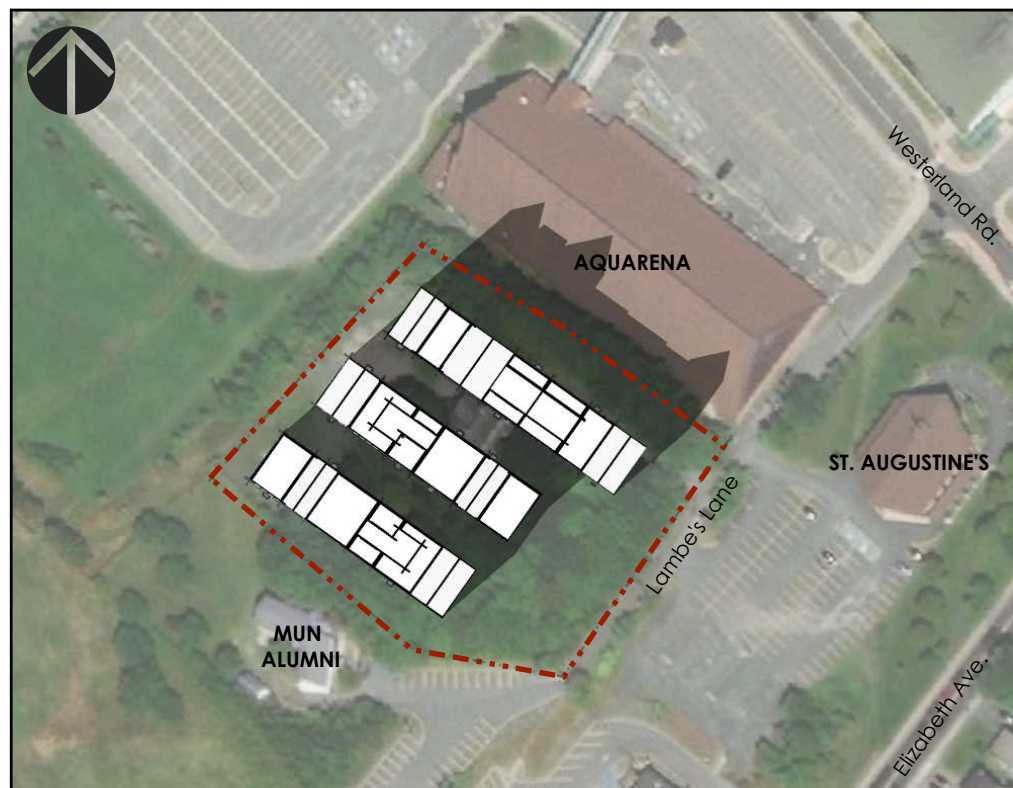
SEPTEMBER 21ST - 8:00AM



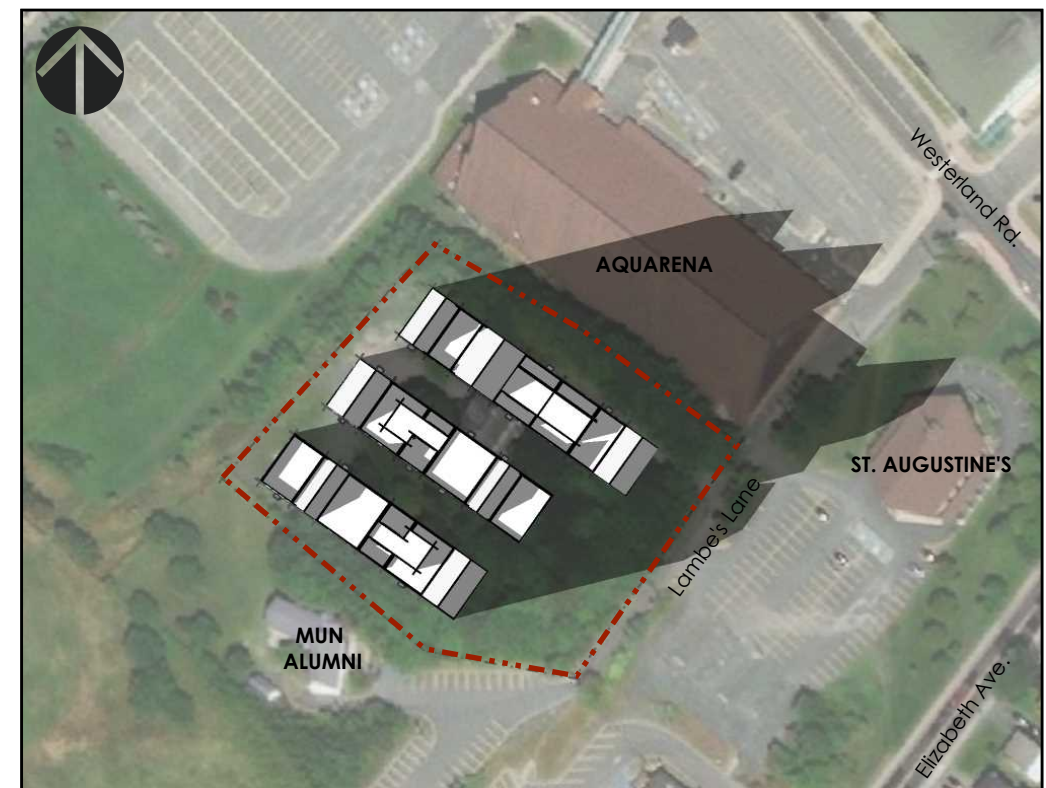
SEPTEMBER 21ST - 10:00AM



SEPTEMBER 21ST - 12:00PM



SEPTEMBER 21ST - 2:00PM



SEPTEMBER 21ST - 4:00PM

# Appendix I: LUAR Terms of Reference

**TERMS OF REFERENCE  
LAND USE ASSESSMENT REPORT (LUAR)  
UPDATED FOLLOWING JANUARY 11, 2021 COUNCIL MEETING  
APPLICATION FOR APARTMENT BUILDINGS AT  
6 LAMBE'S LANE  
PROPONENT: WERKLIV**

---

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;
  - Proposed upgrades to Lambe's Lane;
  - Proximity of the building to property lines and identify setbacks;
  - Identify width of the access between the buildings;
  - Identify any stepbacks of higher storeys from lower storeys (if applicable);
  - Identify any encroachment over property lines (if applicable);
  - Identify the height of the buildings;
  - 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 a Legal Survey of the property.

## **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).
  - 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.
- 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.

**G. Off-street Parking and Site Access**

- Identify the number and location of bicycle parking to be provided.
- Identify the number and location of accessible parking to be provided.
- Identify if there will be onsite carshare, taxi, pick-up/drop-off, or other vehicle space.
- Identify how vehicle circulation will be managed during move-in move-out periods.
- Indicate if there will be transit pass arrangements.
- Identify the location of all access and egress points, including pedestrian access.
- Provide a minimum 6.0m buffer between the property boundary and any onsite curb/structure.
- Provide pedestrian connection to the north side of the Aquarena.
- Indicate if access can be provided to the Aquarena parking lot such that emergency access can be improved.
- 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. Municipal Services**

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

**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.