



**SUBJECT PROPERTY**

**PIPPY PARK**

**PIPPY PARK**

**1 INST**

**R1**

**R1**

**R1**

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

W:\Engwork\Planw\applications 2020\mpa2000013-275 elizabeth avenue.mxd

CITY OF ST. JOHN'S







**TERMS OF REFERENCE  
LAND USE REPORT (LUR)  
APPLICATION FOR MULTIPLE APARTMENT BUILDINGS AT  
275 ELIZABETH AVENUE  
PROPONENT: RTO CAPITAL INC.  
DECEMBER 2021**

---

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 Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

**A. Public Consultation**

- Prior to submitting a first draft of the Land Use Report to the City for review, the applicant must consult with adjacent property owners. The Land Use Report must include a section which discusses feedback and/or concerns from the neighbourhood and how the proposed design addresses the concerns.

**B. Building Use**

- Identify the size of the proposed building by:
  - Number of units in each building;
  - Dwelling size (number of bedrooms) of each unit;
  - Gross Floor Area; and
  - Lot Coverage
- Identify all proposed uses/occupancies within the building by their respective floor area.

**C. Elevation & Building Materials**

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

**D. Building Height & Location**

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

Elizabeth Avenue (along the frontage of the property).

**E. 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.

**F. Landscaping & Buffering**

- Identify with a landscaping plan, details of site landscaping (hard and soft), including percent of lot to be landscaped.
- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.

**G. Snow Clearing/Snow Storage**

- The parking lot curb shall be set back a minimum of 6 meters from the property line. This must be dimensioned on the site plan
- Provide information on any snow clearing/snow removal operations. Onsite snow storage areas must be indicated. Areas must be outlined showing City snow storage on the site within the 6-meter setback from public streets. The proponent will not be able to store snow in these areas.

**H. Traffic**

- The Applicant must provide a traffic assessment report indicating the number of peak hour vehicular trips to be generated by the proposed development, its impacts on the existing roadways, and recommendations for improvements to maintain smooth and safe traffic operation.

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

- Identify the number, location, and size of off-street parking spaces to be provided, including visitor parking and accessible parking spaces.
- A Parking Report may be required if the applicant wishes to provide a different number of parking spaces other than that required by the Development Regulations.
- Identify the number and location of bicycle 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, particularly for the fire department vehicle/apparatus.
- Identify the location of all access and egress points, including pedestrian access.
- Design of the Access and parking lot should be supported by swept path analysis/drawings and should provide unobstructed sightlines.
- Access points must have continuous commercial grade sidewalk across all

entrances / exits.

- All curb radii shall be labelled, and parking lot and access dimensions provided.
- Indicate how garbage will be handled onsite. The location of any exterior bins must be indicated and access to the bins must be provided. Outside waste containers, if on site, shall be located a minimum of 7.6 meters from structures. These containers shall be of metal construction and shall also be equipped with a lid locking device to make it inaccessible to unauthorized persons at all times. Plastic lids are acceptable unless otherwise directed by the SJRFD. All bins must be placed on a concrete pad and enclosed. If the 7.6 meter requirement cannot be met, the location of the outside waste container and lid material shall be approved by the SJRFD.
- A turnaround is required for any dead-end portion of the access route more than 90 m long. At the end of the parking lot we would prefer that a 15m turning radius be provided but a hammerhead may be acceptable as well.
- Van sized accessible stall(s) must be provided. These stalls require both rear and side hatching. Accessible stalls shall be dimensioned on the site plan.

#### **J. Municipal Services**

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

#### **K. Public Transit**

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

#### **L. 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.