

SUBJECT PROPERTY

CDA-KENMOUNT

GEORGE'S POND PL

GEORGE'S POND RD

CDA-KENMOUNT

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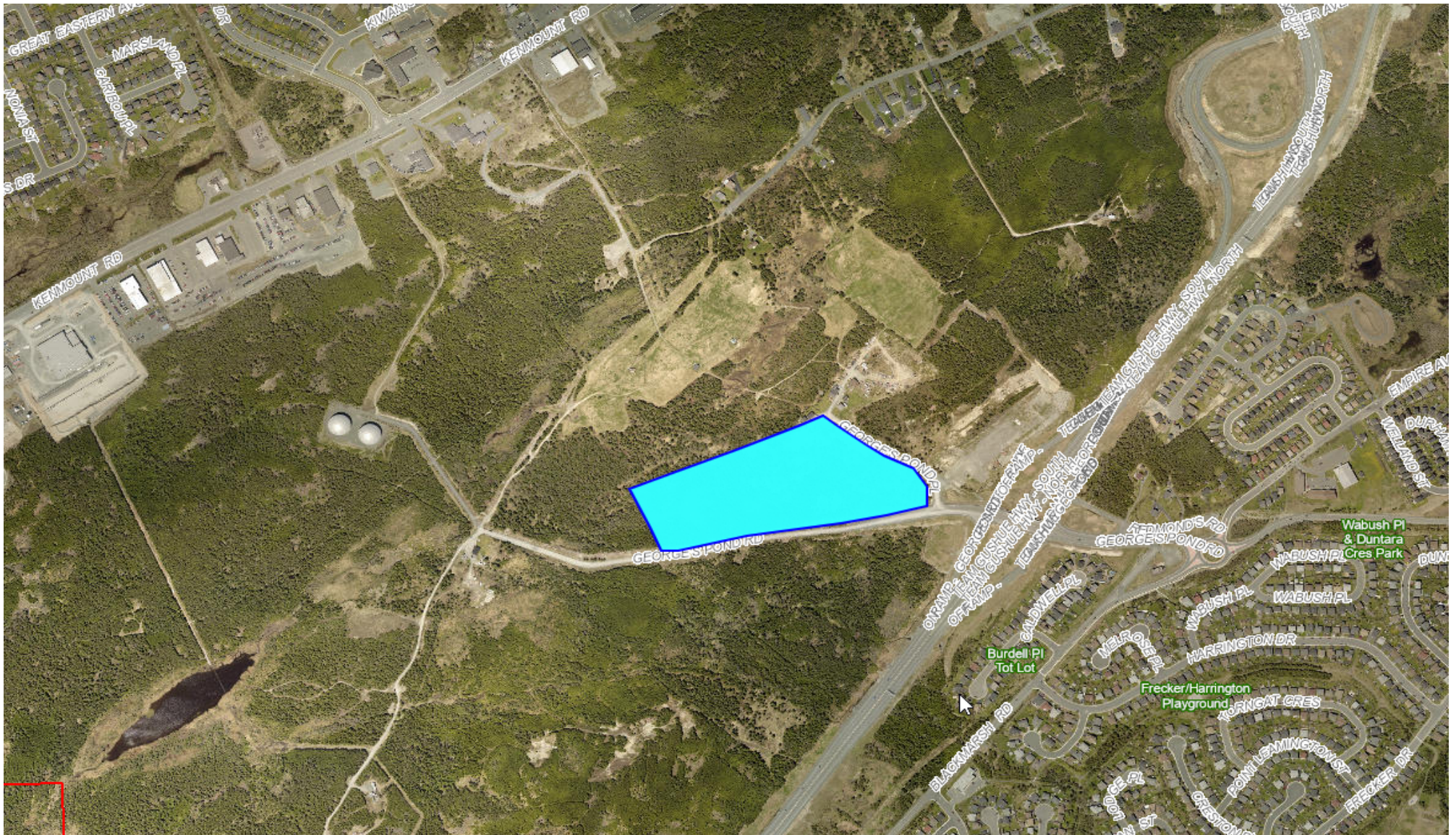
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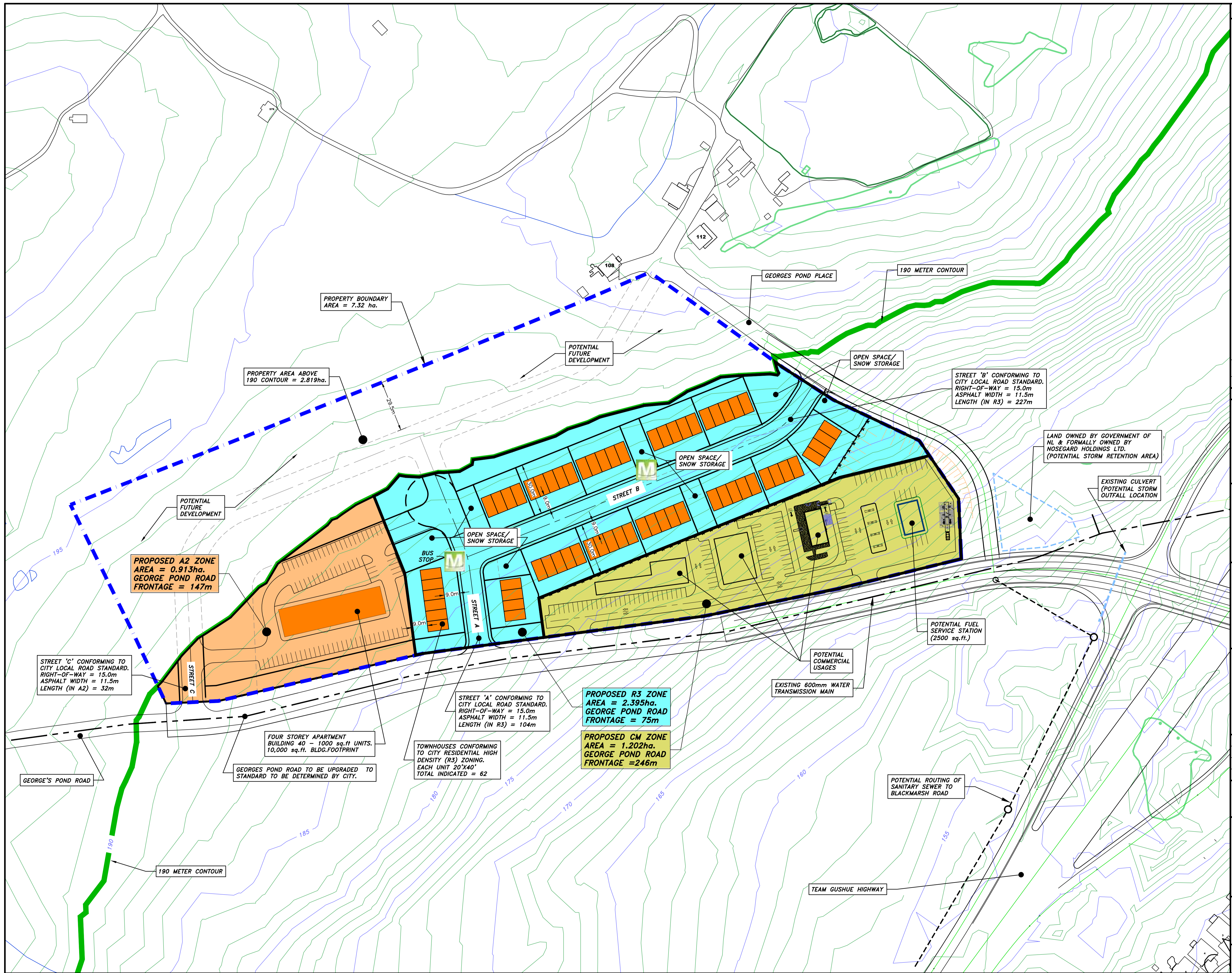
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NOTES

1.	ISSUED WITH ZONING APPLICATION	DB	10/01/20
No.	DESCRIPTION	BY	DD/MM/YY

REVISIONS

PROVINCE OF NEWFOUNDLAND
 PERMIT HOLDER
 This Permit Allows
MAE DESIGN LIMITED
 To practice Professional Engineering in Newfoundland and Labrador.
 Permit No. as issued by APEGN E0249 which is valid for the year 2020.

STAMP

PRIME CONSULTANT

TEL (709) 834-1554 FAX (709) 834-1558

SUB-CONSULTANT

ORIGINAL DRAWING BY: D.B.
 CHECKED BY:
 APPROVED BY:
 SCALE 1:1000

PROJECT

PROPOSED COMMERCIAL AND RESIDENTIAL DEVELOPMENT
 BY: NOSEGARD HOLDINGS LTD
 GEORGE'S POND ROAD
 CITY OF ST. JOHN'S, NL

DRAWING TITLE

PRELIMINARY APPROVAL CONCEPT PLAN

MAE DESIGN PROJECT No.	DRAWING No.
2019.059	C-1 SHEET 1 OF 1

**TERMS OF REFERENCE
LAND USE REPORT (LUR)
APPLICATION FOR A COMMERCIAL AND RESIDENTIAL DEVELOPMENT AT
20 GEORGE'S POND ROAD
PROPONENT: NOSEGARD HOLDINGS LTD.
AUGUST 1, 2022**

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 neighbouring properties and how the proposed design addresses the concerns.

B. Legal Requirements

- Prior to making the Land Use Report publicly available, the applicant must provide the following to the City:
 - For any work that will require land acquisition (for example, securing rights-of-ways for roads beyond the existing property boundaries), the developer must acquire the lands now and this will need to be confirmed by the City.
 - For any work where future easements are required (for example, routing of storm and/or sanitary sewers), a registered agreement will need to be in place that shows an easement will be provided for development.

C. Site Location and Lot Layout

- Identify the location of the proposed development in relation to adjoining properties, and identify the use of each lot (i.e. dwelling type or commercial use).
- Include all zone requirements on a subdivision plan, such as lot area, frontage, building line, all setbacks and building height.
 - For residential lots, also indicate driveway location and dimension.
- For Apartment Building and Commercial Uses, provide floor area and number of bedrooms in each dwelling unit (used to calculate parking requirements).
- Identify any existing or proposed easements.
- Provide a Legal Survey of the property and information on the land to be purchased from the City.

D. Municipal Services

- Provide a preliminary site servicing plan.
- Identify points of connection to existing and proposed sanitary sewer, storm sewer and water system. The location of all existing sewers must be shown along with any existing or proposed easements.
 - The Developer is responsible for making the connections for the Sanitary and Storm trunk sewers to the point of connection into City infrastructure.
 - Ensure connection points and routing align with the Kenmount Concept Plan so that future connections can be accommodated.
 1. Provide a plan which demonstrates the intent to extend storm sewer services from the proposed development to the connections point into Kitty Gaul Brook, in line with the Kenmount Concept Plan.
 2. Provide a plan which demonstrates the intent to extend the sanitary sewer from the proposed development to the connection point to the existing sanitary sewer at Blackmarsh Road/Canada Drive, to agree with the Kenmount Concept Plan.
- Provide the proposed sanitary and storm generation rates (as detailed in the staff comments from Submission #1, **date to be included in the final draft**).
 - Once the updated calculations are provided, the City will comment on available capacity in the existing downstream sanitary sewer system and if upgrades would be required as part of the proposed development.
- The proposed development will be required to comply with the City's Stormwater Detention Policy. Stormwater detention is required for this development.
 - Identify the location of the proposed stormwater detention system, as well as how this connects into the overall storm network for Kitty Gaul Brook.
- See staff comments on Submission #1 **(date)** for details/requirements regarding stormwater and sanitary sewer analysis.

E. Floodplain Analysis

- Provide an updated 100-year climate change floodplain for Kitty Gaul Brook (the extent of the 100-year climate change floodplain, as well as its 15-metre buffer).
 - Provide a calibrated 100-year year climate change floodplain for Kitty Gaul Brook, from the outlet of George's Pond to the downstream side of Blackmarsh Road.
 - Additional pre and/or post development XPSWIMM modeling may be required following review of floodplain analysis.
- See staff comments on Submission #1 **(date)** for details/requirements regarding floodplain analysis.

F. Transportation System

- Provide a revised dimensioned plan showing the proposed road alignment matching that in the Kenmount Concept Plan, including access points for future development.
- Provide morning and evening peak hour trips for the proposed development.
- Provide registered documentation indicating the required rights-of-way are owned by the applicant.

G. Parks and Open Spaces

- Identify the location of proposed public space such as walking trails or parks within the proposed development.
 - As per the Kenmount Concept Plan, a trail connection will be required from the northern edge of the development site to a future trail on lands above the 190-metre contour.

H. Landscaping & Buffering

- Identify all the proposed landscaping including trees, shrubs/ground cover and other plant materials on the site plan.
- Residential lots, show percentage of front yard to be landscaped.
- Apartment Buildings and Commercial Uses, provide the overall percentage of the site to be landscaped.

I. Snow Clearing/Snow Storage

- Provide a snow storage plan as per the City's Snow Storage guidelines.
 - Residential lots are subject to a snow storage plan.
 - Commercial Buildings and Apartment Buildings, the building and parking lot curb shall be set back a minimum of 6 meters from the property line. This must be dimensioned on the site plan.
 1. Provide information on any snow clearing/snow removal operations. Onsite snow storage areas must be indicated.
 2. Areas must be outlined showing City snow storage on the site within the 6-meter setback from public streets and labelled "City snow storage only". The proponent will not be able to store snow from the parking lot in these areas.

J. Off-street Parking and Site Access

- Identify on a conceptual site plan the number, and location of off-street parking spaces to be provided, in accordance with Section 8 of the Development Regulations.
- Identify the number and location of bicycle parking spaces to be provided or considerations for active modes.
- Identify the location of all access and egress points, including pedestrian access.
- An accessible path from the sidewalk to the building entrance(s) must be provided.
- 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.

- Setbacks and separations for parking lots and parking areas should be identified.

K. Public Transit

- Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements and include their response and any recommendations in the report.

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.

DRAFT

RURAL (RUR) ZONE (2022-05-27)



(1) PERMITTED USES

Accessory Building	Forestry Use
Agricultural Use	Park
Community Garden	Public Utility
Home Office	Single Detached Dwelling, provided the Agricultural Use or Forestry Use on the Lot has been in continuous operation for a minimum of 3 years
Horticulture	

(2) DISCRETIONARY USES

Agricultural Tourism Operation	Indoor Riding Arena
Aquaculture	Kennel
Aquaponics	Pipe Storage Yard
Bed and Breakfast	Recreational Use
Farm Market	Residential Care Facility
Float Plane Hangar	Subsidiary Dwelling Unit
Heavy Equipment Storage	Vehicle Storage Yard
Heritage Use (2022-05-27)	Veterinary Clinic
Home Occupation	Warehouse
Hydroponics	Wind Turbine – Small Scale

(3) ZONE STANDARDS SINGLE DETACHED DWELLING, EXCEPT #'S 420-496 MADDOX COVE ROAD (PID #'S 50359, 51044, 50358, 50357, 51081, 50355, 50354, 50353, 50352, 50351, 50350)

(a)	Lot Area (minimum)	8000 metres square
(b)	Lot Frontage (minimum)	90 metres
(c)	Building Line (minimum)	15 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 6 metres
(f)	Rear Yard (minimum)	6 metres



(4) ZONE STANDARDS FOR #'S 420-496 MADDOX COVE ROAD (PID #S 50359, 51044, 50358, 50357, 51081, 50355, 50354, 50353, 50352, 50351, 50350)

- (a) Lot Area (minimum) 8000 metres square
- (b) Lot Frontage (minimum) 60 metres
- (c) Building Line (minimum) 15 metres
- (d) Building Height (maximum) 8 metres
- (e) Side Yards (minimum) Two of 6 metres
- (f) Rear Yard (minimum) 6 metres

(5) ZONE STANDARDS FOR ALL OTHER USES

- (a) Lot Area (minimum) 8000 metres square
- (b) Lot Frontage (minimum) 90 metres
- (c) Building Line Council discretion
- (d) Building Height Council discretion
- (e) Side Yards Council discretion
- (f) Rear Yard Council discretion
- (g) Coastal cliff edge (minimum for erosion) 30 metres

6) ZONE STANDARDS FOR FLOAT PLANE HANGAR LOTS

- (a) Lot Area (minimum) 1400 metres square
- (b) All other Zone Standards Council discretion

RESIDENTIAL 3 (R3) ZONE

R3

(1) PERMITTED USES

Accessory Building	Park
Bed and Breakfast	Semi-Detached Dwelling
Community Garden	Single Detached Dwelling
Duplex Dwelling	Subsidiary Dwelling Unit
Four-Plex	Tiny Home Dwelling
Home Office	Townhouse
Lodging House	

(2) DISCRETIONARY USES

Adult Day Centre	Parking Lot
Apartment Building, maximum of 6 dwelling units	Personal Care Home
Daycare Centre	Public Utility
Heritage Use	Residential Retail Store
Home Occupation	Service Shop
Office	

(3) ZONE STANDARDS FOR SINGLE DETACHED DWELLING

- (a) Lot Area (minimum) 300 metres square
- (b) Lot Frontage (minimum) 10 metres
- (c) Building Line (minimum) 4.5 metres
- (d) Building Height (maximum) 8 metres
- (e) Side Yards (minimum) Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 4.5 metres

(4) ZONE STANDARDS FOR DUPLEX DWELLING

- (a) Lot Area (minimum) 350 metres square
- (b) Lot Frontage (minimum) 14 metres
- (c) Building Line (minimum) 4.5 metres
- (d) Building Height (maximum) 8 metres
- (e) Side Yards (minimum) Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 4.5 metres

(5) ZONE STANDARDS FOR SEMI-DETACHED DWELLING

- (a) Lot Area (minimum) 188 metres square
- (b) Lot Frontage (minimum) 7.5 metres
- (c) Building Line (minimum) 4.5 metres
- (d) Building Height (maximum) 8 metres
- (e) Side Yards (minimum) One of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 4.5 metres

(6) ZONE STANDARDS FOR TOWNHOUSE

- (a) Lot Area (minimum) 90 metres square
- (b) Lot Frontage (minimum) 5.5 metres
- (c) Building Line (minimum) 0 metres when located within the Downtown Snow Removal Area (Map 8); 4.5 metres all other locations
- (d) Building Height (maximum) 10 metres



- (e) Side Yards (minimum) 0 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres and except for end unit where the Side Yard on the unattached side shall be 1.2 metres
- (f) Rear Yard (minimum) 4.5 metres

(7) ZONE STANDARDS FOR APARTMENT BUILDING

- (a) Lot Area (minimum) 90 metres square per Dwelling Unit
- (b) Lot Frontage (minimum) 14 metres
- (c) Building Line (minimum) 1.5 metres
- (d) Building Height (maximum) 10 metres
- (e) Side Yards (minimum) Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 4.5 metres

(8) ZONE STANDARDS FOR TINY HOME DWELLING

- (a) Lot Area (minimum) 91 metres square
- (b) Lot Frontage (minimum) 5.5 metres
- (c) Building Line (minimum) 0 metres
- (d) Building Height (maximum) 8 metres
- (e) Side Yards (minimum) Two of 1.2 metres
- (f) Rear Yard (minimum) 4.5 metres

(9) ZONE STANDARDS FOR FOUR-PLEX

- (a) Lot Area (minimum) 320 metres square
- (b) Lot Frontage (minimum) 20 metres
- (c) Building Line (minimum) 6 metres
- (d) Building Height (maximum) 8 metres
- (e) Side Yards (minimum) Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 6 metres
- (g) Landscaping (minimum) 40% of Lot, 30% of Front Yard

(10) ZONE STANDARDS FOR PERSONAL CARE HOME

- (a) Lot Area (minimum) 650 metres square
- (b) Lot Frontage (minimum) 14 metres
- (c) Building Line (minimum) 1.5 metres
- (d) Building Height (maximum) 10 metres
- (e) Side Yards (minimum) Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 4.5 metres
- (g) Landscaping (minimum) 30%

(11) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.



APARTMENT 2 (A2) ZONE

A2

(1) PERMITTED USES

Accessory Building	Home Office
Apartment Building	Park
Community Garden	Personal Care Home
Daycare Centre	Four-Plex

2) DISCRETIONARY USES

Adult Day Centre	Parking Lot
Convenience Store	Public Utility
Heritage Use (2022-05-27)	Service Shop
Home Occupation	Townhouse
Office	

(3) ZONE STANDARDS FOR APARTMENT BUILDING

(a)	Lot Area (minimum)	650 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum), except Margaret's Place (PID #46352)	24 metres
(e)	Building Height (maximum), Margaret's Place (PID #46352)	16 metres
(f)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(g)	Rear Yard (minimum)	6 metres
(h)	Lot Coverage (maximum)	40%
(i)	Landscaping (minimum)	30%



(4) ZONE STANDARDS FOR TOWNHOUSE

(a)	Lot Area (minimum)	140 metres square
(b)	Lot Frontage (minimum)	5.5 metres
(c)	Building Line (minimum)	1.5 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	0 metres, 1.2 metres on unattached side, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(5) ZONE STANDARDS FOR PERSONAL CARE HOME

(a)	Lot Area (minimum)	650 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	24 metres
(e)	Side Yard (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height
(f)	Side Yard on Flanking Road (minimum)	6 metres
(g)	Rear Yard (minimum)	6 metres
(h)	Lot Coverage (maximum)	40%
(i)	Landscaping (minimum)	30%

(6) ZONE STANDARDS FOR FOUR-PLEX

- (a) Lot Area (minimum) 750 metres square
- (b) Lot Frontage (minimum) 20 metres
- (c) Building Line (minimum) 6 metres
- (d) Building Height (maximum) 8 metres
- (e) Side Yards (minimum) Two of 1.2 metres, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
- (f) Rear Yard (minimum) 6 metres
- (g) Landscaping (minimum) 40% of the Lot, 30% of the Front Yard

7) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.



COMMERCIAL MIXED USE (CM) ZONE



(1) PERMITTED USES, except 615 Empire Avenue (PID #46166)

Accessory Building	Gas Station
Accessory Dwelling Unit	Hotel
Adult Day Centre	Library
Adult Massage Parlour	Office
Bakery	Park
Bank	Place of Worship
Bed and Breakfast	Public Use
Clinic	Public Utility
Community Garden	Restaurant
Convenience Store	Retail Use
Daycare Centre	Service Shop
Drive Through	Service Station
Dry Cleaning Establishment	Taxi Stand
Dwelling Unit – 2 nd storey or higher	Training School

(2) DISCRETIONARY USES, except 615 Empire Avenue (PID #46166)

Aquaculture	Light Industrial Use
Aquaponics	Lounge
Car Wash	Parking Garage
Craft Brewery/Distillery	Parking Lot
Dwelling Unit – 1 st storey	Pharmacy
Heritage Use (2022-05-27)	Place of Amusement (except Churchill Square (Map 3))
Horticulture	Place of Assembly
Hydroponics	Recycling Depot

(3) PERMITTED USE – 615 EMPIRE AVENUE (PID #46166)

Light Industrial Use



(4) ZONE STANDARDS EXCEPT GAS STATION, PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT (2022-05-27)

- (a) Building Height (maximum), except 615 Empire Avenue (PID#46166) and 43-53 Rowan Street (PID#18955) 18 metres
- (b) Building Height (maximum) 615 Empire Avenue (PID#46166) except 43-53 Rowan Street (PID#18955) 8 metres
- (c) Building Height (maximum) 43-53 Rowan Street (PID#18955), except 615 Empire Avenue (PID#46166) 21.5 metres
- (d) All other zone Standards shall be in the discretion of Council

(5) ZONE STANDARDS FOR GAS STATION SHALL BE IN ACCORDANCE WITH SECTION 6.15. (2022-05-27)

(6) ZONE STANDARDS FOR PLACE OF WORSHIP, PARK, PUBLIC USE, PUBLIC UTILITY, AND PARKING LOT SHALL BE IN THE DISCRETION OF COUNCIL.