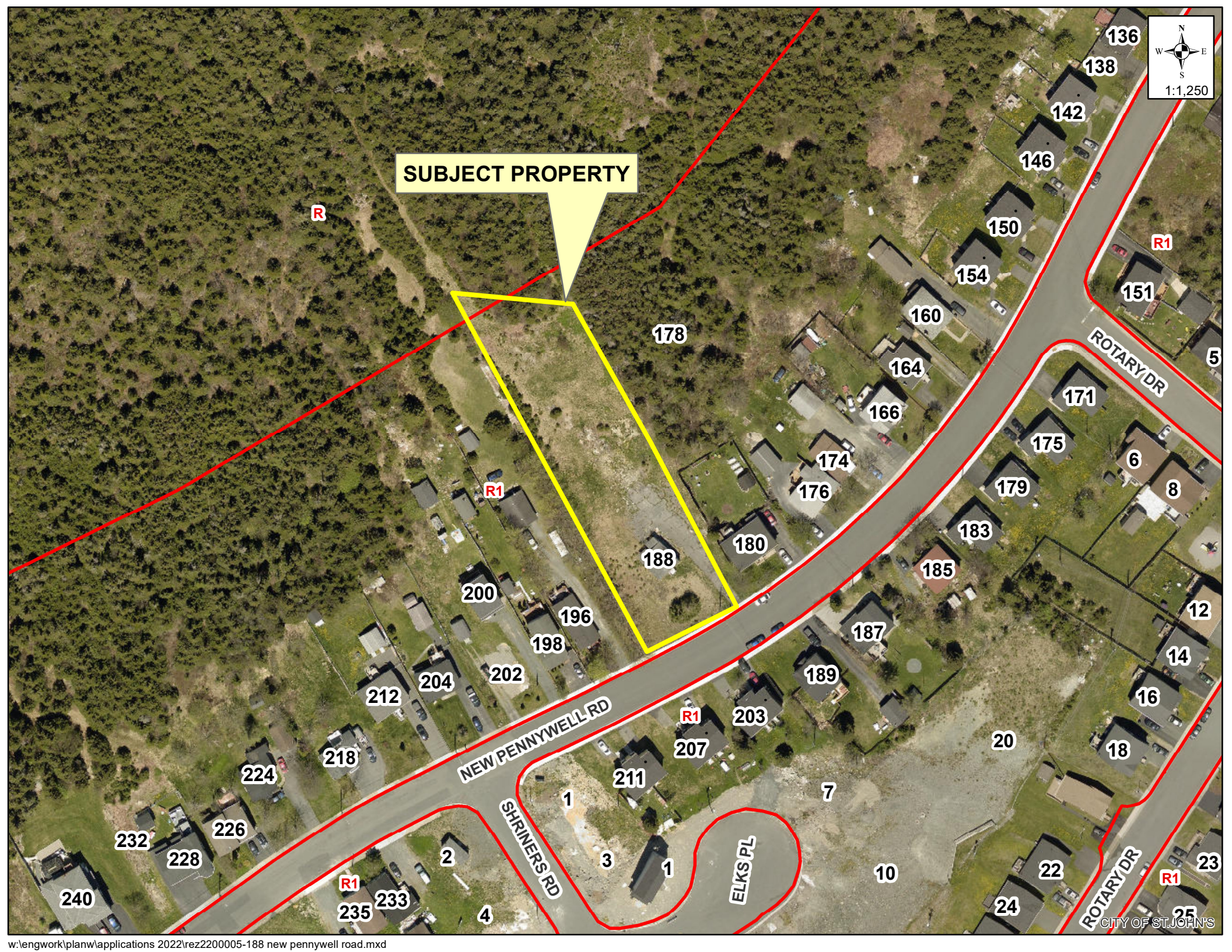




SUBJECT PROPERTY



RESIDENTIAL 1 (R1) ZONE**R1****(1) PERMITTED USES**

Accessory Building	Park
Community Garden	Single Detached Dwelling
Home Office	Subsidiary Dwelling Unit

(2) DISCRETIONARY USES

Adult Day Centre	Home Occupation
Bed and Breakfast	Parking Lot
Daycare Centre	Public Utility
Heritage Use	

(3) ZONE STANDARDS FOR SINGLE DETACHED DWELLINGS

(a)	Lot Area (minimum)	450 metres square
(b)	Lot Frontage (minimum)	15 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

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

RESIDENTIAL 2 CLUSTER (R2C) ZONE

R2C

(1) PERMITTED USES

Accessory Building	Townhouse Cluster
Home Office	

(2) DISCRETIONARY USES

Home Occupation	Public Utility
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(3) ZONE STANDARDS FOR TOWNHOUSE CLUSTER

(a)	Lot Area (minimum)	180 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Minimum Distance Between Townhouse Clusters	1.2 metres
(e)	Side Yard (minimum)	6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Building Height (maximum)	10 metres
(h)	Landscaping (minimum)	30%

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



**TERMS OF REFERENCE
LAND USE REPORT (LUR)
APPLICATION FOR TOWNHOUSE CLUSTER AT
188 NEW PENNYWELL ROAD
PROPONENT: NIDUS DEVELOPMENT INC.
JULY 7, 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 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 townhouse cluster;
 - Dwelling size (number of bedrooms) of each dwelling unit; 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 area and frontage;
 - Location of the proposed building in relation to neighbouring buildings;
 - Proximity of the building to property lines and identify setbacks;
 - Distance between townhouse clusters;
 - 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 in metres;
 - Information on the proposed construction of patios/balconies (if applicable); and
 - Identify any rooftop structures.
- Provide a Legal Survey of the property and information on the land to be purchased from the City.
- Provide street scape views/renderings of the proposed building from New Pennywell Road (along the frontage of the property) and include adjacent

properties.

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 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.
- 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 and labelled "City snow storage only". The proponent will not be able to store snow from the parking lot in these areas.

H. Off-street Parking and Site Access

- Identify on a dimensioned site plan the number, location, and size of off-street parking spaces to be provided, including any required accessible stalls.
 - Also include walkways with dimensions and curb ramp locations.
- 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 in New Pennywell Road 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.
- Indicate how garbage will be handled onsite. The location of any exterior bins must be indicated and access to the bins must be provided.

I. 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.

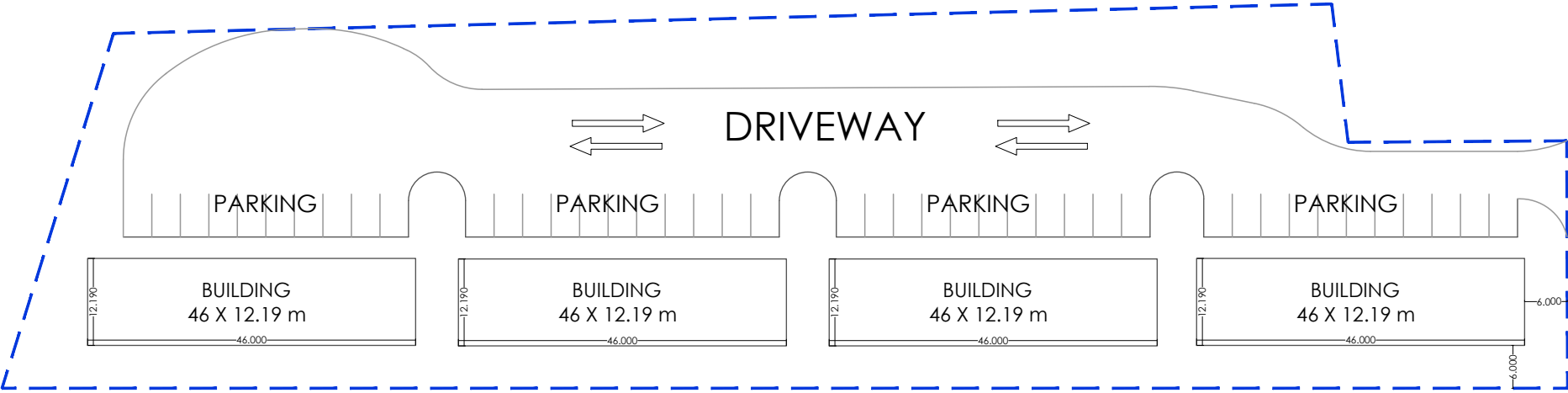
- Identify if the building will be sprinklered or not, and location of the nearest hydrant and siamese connections.
- Provide the proposed sanitary and storm generation rates.
- The proposed development will be required to comply with the City's stormwater detention policy. Stormwater detention is required for this development. Provide preliminary information on how onsite stormwater detention will be managed (indicate how/where detention will be provided).

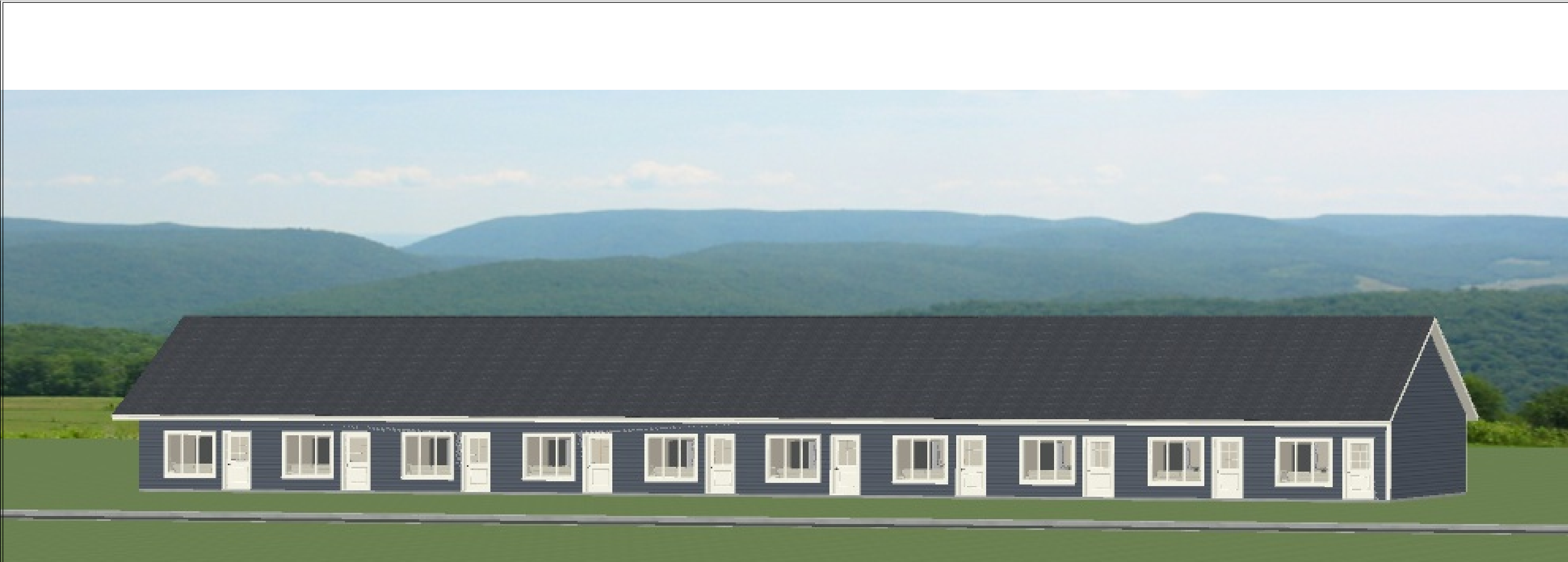
J. Public Transit

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

K. Construction Timeframe

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





NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
EXTERIOR RENDER

PROJECT DESCRIPTION:

DRAWINGS PROVIDED BY:

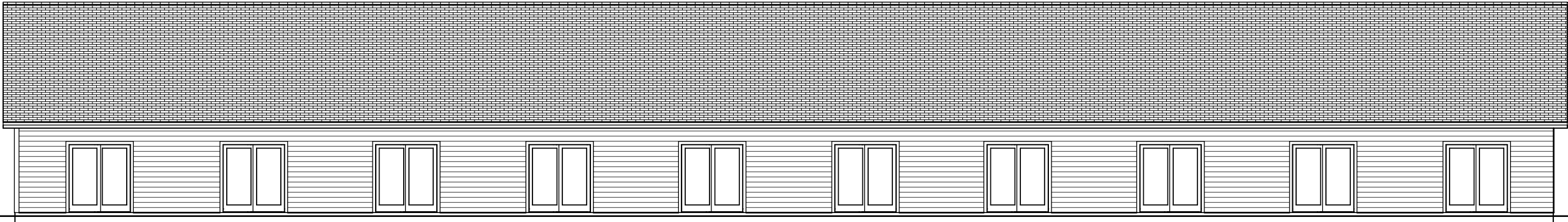
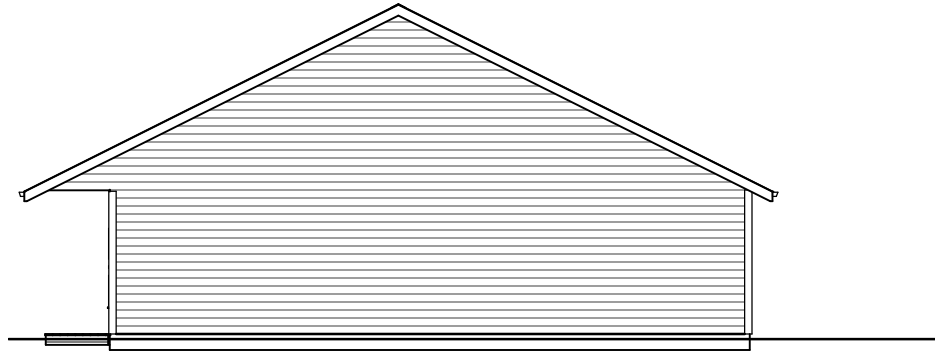
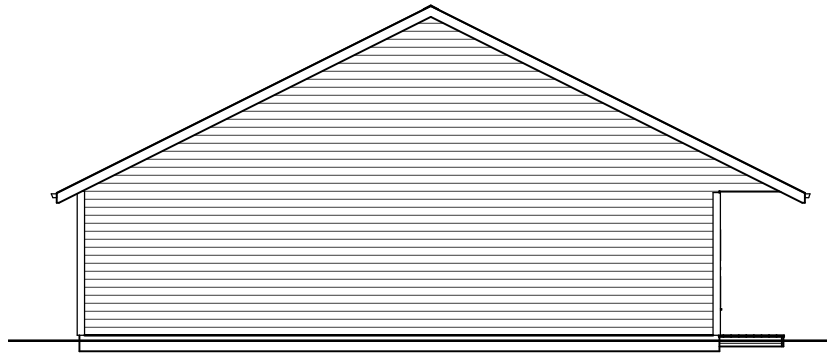
DATE:

3/16/2021

SCALE:

SHEET:

A-1



NO. DESCRIPTION BY DATE

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PROJECT DESCRIPTION:

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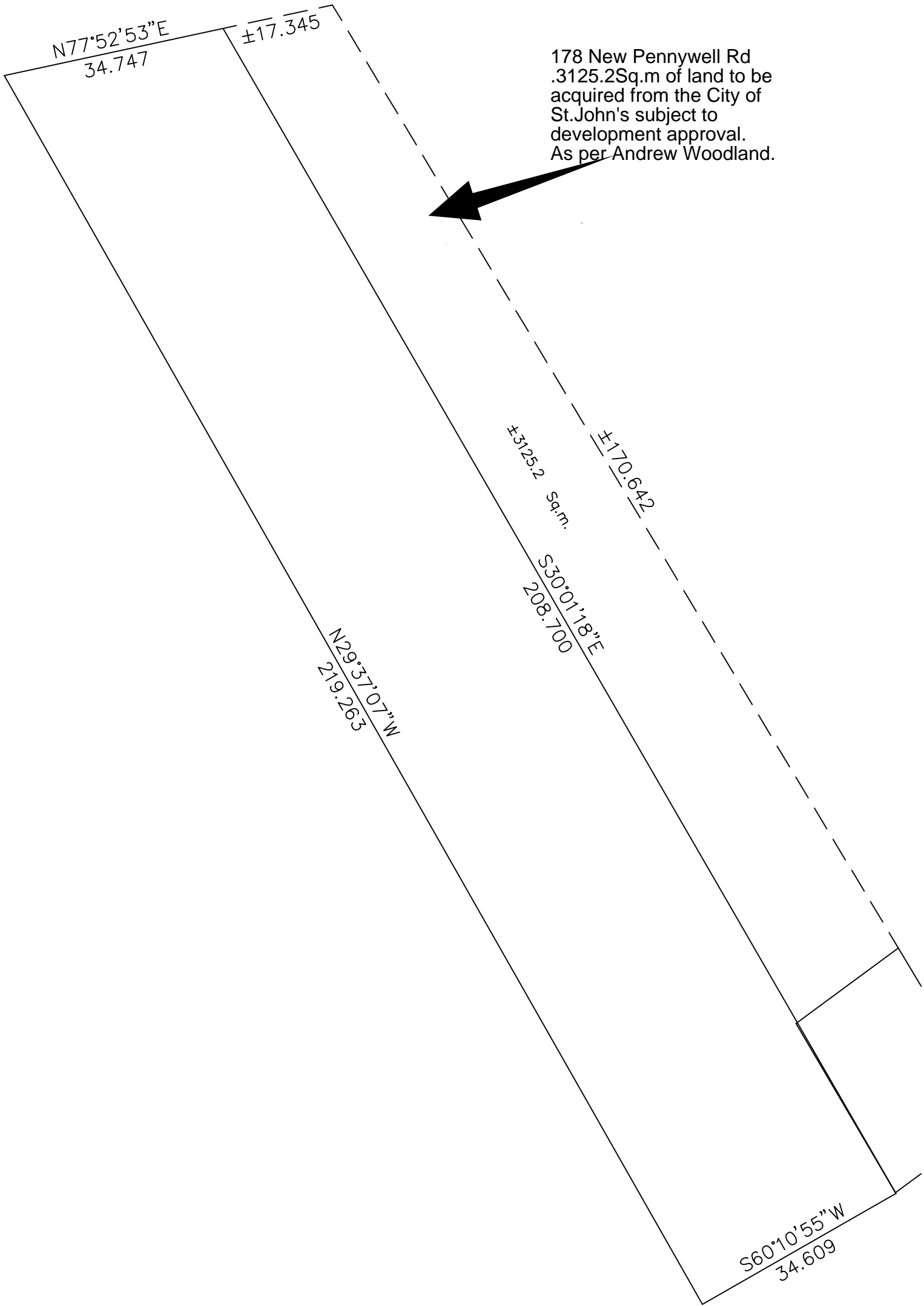
3/16/2021

SCALE:

SHEET:

A-2

ELEVATIONS



178 New Pennywell Rd
.3125.2Sq.m of land to be
acquired from the City of
St.John's subject to
development approval.
As per Andrew Woodland.