PLAN VIEW

Stage Zero Consulting
19 Turnberry St.
St. John's NL

NOTES:
1. Zoning based on A2 permitted use schedule in 2023 Engage Development Regulations from the City of St. John's.
2. Services are based on acquired as-built data. Detailed design will confirm all underground service locations and easements.
3. See Newfoundland Land Surveyors Ltd. file 23-6628 dated 2023-0 for legal property boundary information.
4. McKee's and Proposed Apartment shared parking lot meets city turning movement standards. Fire truck turning movements to be made in Margaret's Place.
5. Accessible parking spaces will be calculated during LUAR phase of development with parking report.

BROTHER RICE JUNIOR HIGH SCHOOL
75 BONAVENTURE AVENUE

EXISTING WALKING PATH

APPROXIMATE SEWER EASEMENT

PROVIDE SHARED USE PATH TO BONAVENTURE AVENUE

REQUIRED BICYCLE STORAGE

AREA RESERVED FOR GREENSPACE

KINGS GATE CONDOMINIUM
60 MARGARET'S PLACE

PROPOSED GARBAGE BIN ENCLOSURE

EXISTING 2 FLOOR BUILDING TO BE DEMOLISHED

BARRIER FREE PARKING STALLS AS REQUIRED

6 FLOOR APARTMENT BUILDING
10 APARTMENTS PER FLOOR
60 UNITS TOTAL
PROPOSED MAX. HEIGHT 24.0m

EXISTING HYDRANT TO REMAIN

MCKEE'S GROVE CONDOMINIUM
47 MARGARET'S PLACE

APPROX. 54 PARKING STALLS PROVIDED. MCKEE'S GROVE CONDOMINIUM HAS EXISTING PARKING CONSTRUCTION ON PROPOSED DEVELOPMENT PROPERTY. AN AGREEMENT WILL BE REACHED TO PROVIDE PARKING AS REQUIRED. PROPOSED APARTMENT WILL CONTAIN MAJORITY AFFORDABLE UNITS ACCORDING TO CMHC THRESHOLD. PARKING REPORT WILL BE PROVIDED AS PER SECTION 8.11 OF THE PARKING REQUIREMENTS FOR THE CITY OF ST. JOHN'S.

EXISTING UTILITY POLE TO BE MOVED AS REQUIRED.

EXISTING SANITARY SEWER LINE MAY BE REALIGNED IF REQUIRED.

REMOVE EXISTING STORM CB AND LEAD

STEAM LINE EASEMENT

EXISTING HYDRANT TO BE MOVED AS REQUIRED

8 TOWNHOUSE LOTS 4x1 CONFIGURATION MIN. LOT SIZE 140m2 MIN. FRONTAGE 5.5m MIN.

HERITAGE BUILDING 3 FLOOR PLUS BASEMENT FUTURE RESIDENTIAL UNIT DEVELOPMENT.

EXISTING UTILITY EASEMENT.

PROPOSED GARBAGE BIN ENCLOSURE

MARGARET'S PLACE

EXISTING RIGHT OF WAY RESERVE TO MCKEE'S GROVE CONDOMINIUM TO REMAIN AND SHARE RIGHT OF WAY ACCESS WITH PROPOSED 6 FLOOR APARTMENT BUILDING.

A2 Zone Standards

CHAINAGE
(REFER TO LEGAL SURVEY)
L1	N 62° 46' 9"W	34.307m
L2	N 86° 12' 11"W	13.05m
L3	N 1° 41' 20"E	77.598m
L4	N 75° 56' 38"E	37.952m
L5	S 83° 50' 55"E	16.238m
L6	N 87° 14' 6"E	37.186m
L7	N 14° 5' 54"E	3.2m
L8	N 72° 14' 0"E	29.72m
L9	S 24° 3' 1"E	26.899m
L10	S 65° 56' 59"W	25.499m
L11	S 19° 47' 37"W	3.54m
C1	S 48° 28' 39"W	29.827m C 36.385m R 17.000
C2	S 14° 35' 38"W	14.05m C 14.601m R 15.250
L12	S 42° 1' 21"W	43.817m
C3	S 39° 2' 52"W	14.635m C 14.640m R 157.50

PARCEL DATA:
SITE PLAN CONFORMS TO A2 ZONING AS PART OF APPLICATION
AREA: 8316.9 m2

	REQUIRED	PROVIDED	PERCENTAGE	STATUS
TOTAL:		8,316.9	100.0%	
LANDSCAPED:		3,855.2	46.4%	
LOT COVERAGE:		1,799.0	21.6%	
HARD SURFACE:		2,662.8	32.0%	
APARTMENT REGION		7,058.1	84.9%	
ROW HOUSE REGION		1,258.8	15.1%	
APARTMENT REGION		**7,058.1**	**100.0%**	
LANDSCAPED:	30% MIN.	3,855.2	46.4%	OK
LOT COVERAGE:	40% MAX.	1,799.0	21.6%	OK
HARD SURFACE:		2,534.3	36.0%	
ROW HOUSE REGION		**1,258.8**	**100.0%**	
LANDSCAPED PROPOSED:	n/a	677.3	53.8%	
STRUCTURE PROPOSED:	n/a	453.0	36.0%	
DRIVEWAY PROPOSED:	n/a	128.5	10.2%	

N: 5269975.649
E: 325991.364

LEGEND
PROPERTY BOUNDARY
BUILDING SET-BACKS
EX. SANITARY SEWER AND STRUCTURES
EX. STORM SEWER AND STRUCTURES
EX. WATERMAIN AND FITTINGS
NEW SANITARY SEWER AND STRUCTURES
NEW STORM SEWER AND STRUCTURES
NEW WATERMAIN AND FITTINGS
STORM SEWER REMOVAL
SWALES
PROPOSAL STRUCTURES
EXISTING STRUCTURES
EXISTING ASPHALT
EXISTING SIDEWALKS
PROPOSAL ASPHALT
PROPOSAL SIDEWALKS AND WALKWAYS
PROPOSAL GARBAGE ENCLOSURES
MCKEE'S GROVE RIGHT OF WAY
EXISTING APPROX. UTILITY EASEMENT
EXISTING OVERHEAD UTILITY
APPROXIMATE SNOW STORAGE AREAS

A2 Zone Standards panel:

from St. John's Development Regulations

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	Pedway (2022-10-16)
Heritage Use (2022-05-27)	Public Utility
Home Occupation	Service Shop
Office	Townhouse

(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)	6 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 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 AT THE DISCRETION OF COUNCIL.

57 Margaret's Place Development
Stonemount Entrepiseses

City of St. John's

Site Plan

PN: P-230526	-
M Russell	Rev: 1
Date: 2023/07/17	
SCALE: 1:250	C-01

Dimensions noted on plan: 2.00 m, 6.80 m, 2.15 m, 8.90 m, 24.00 m, 41.50 m, 6.00 m, 5.50 m typ., 10.60 m, 30.74 m, 1.50 m typ., 7.30 m, 5.80 m, 2.74 m, 28.00 m, 7.40 m, 29.11 m, 15.00 m (Road ROW)