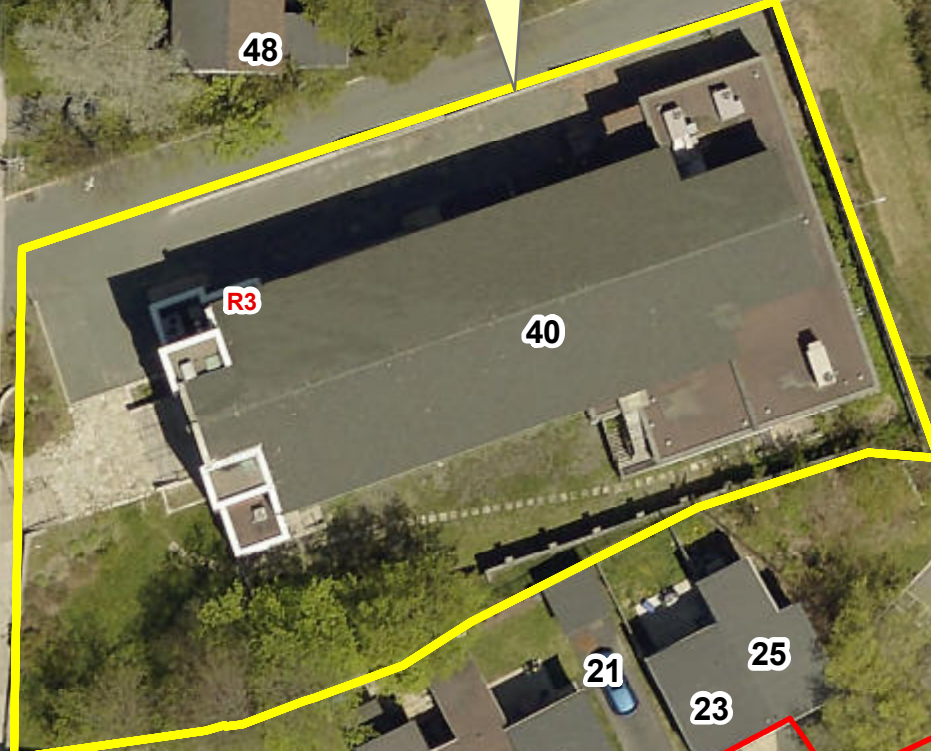




SUBJECT PROPERTY



QUIDI VIDI RD

EMPIRE AVE

HOWE PL

ST. JOSEPH'S LANE

57

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R3

R3

R3

COH

DEVELOPMENT DATA FOR ZONE RM			
PARAMETER	CALC	DESIGN	REQUIRED
INITIAL LOT AREA	NA	NA	NA
FIRST LAND ACQUISITION	NA	NA	NA
SECOND LAND ACQUISITION	NA	NA	NA
TOTAL LOT AREA	NA	3,622 m ²	D.O.C
BUILDING FOOTPRINT	NA	1,079 m ²	NA
LOT COVERAGE	1079/3622	30%	D.O.C
TOTAL FLOOR AREA	NA	1,899 m ²	NA
MAIN FLOOR AREA	NA	1,055 m ²	NA
SECOND FLOOR AREA	NA	491 m ²	NA
THIRD FLOOR AREA	NA	354 m ²	NA
FLOOR AREA RATIO	1899/3266	58%	D.O.C
LOT FRONTAGE	NA	38.1 m	D.O.C
BUILDING HEIGHT	NA	15m	D.O.C
BUILDING LINE	NA	MIN 4.6m	D.O.C
SIDE YARD EAST	NA	MIN 2.6m	D.O.C
SIDE YARD WEST	NA	MIN 6.7m	D.O.C
REAR YARD	NA	11.9 m	D.O.C
FRONT YARD	NA	MIN 4.6m	D.O.C
PARKING LOT	NA	790 m ²	NA
PARKING LOT SETBACK EAST	NA	NA	NA
PARKING LOT SETBACK WEST	NA	NA	NA
LANDSCAPING	1135/3266	31%	D.O.C
TOTAL PARKING	NA	27	D.O.C
ACCESSIBLE PARKING	1/6 STALLS	5	D.O.C

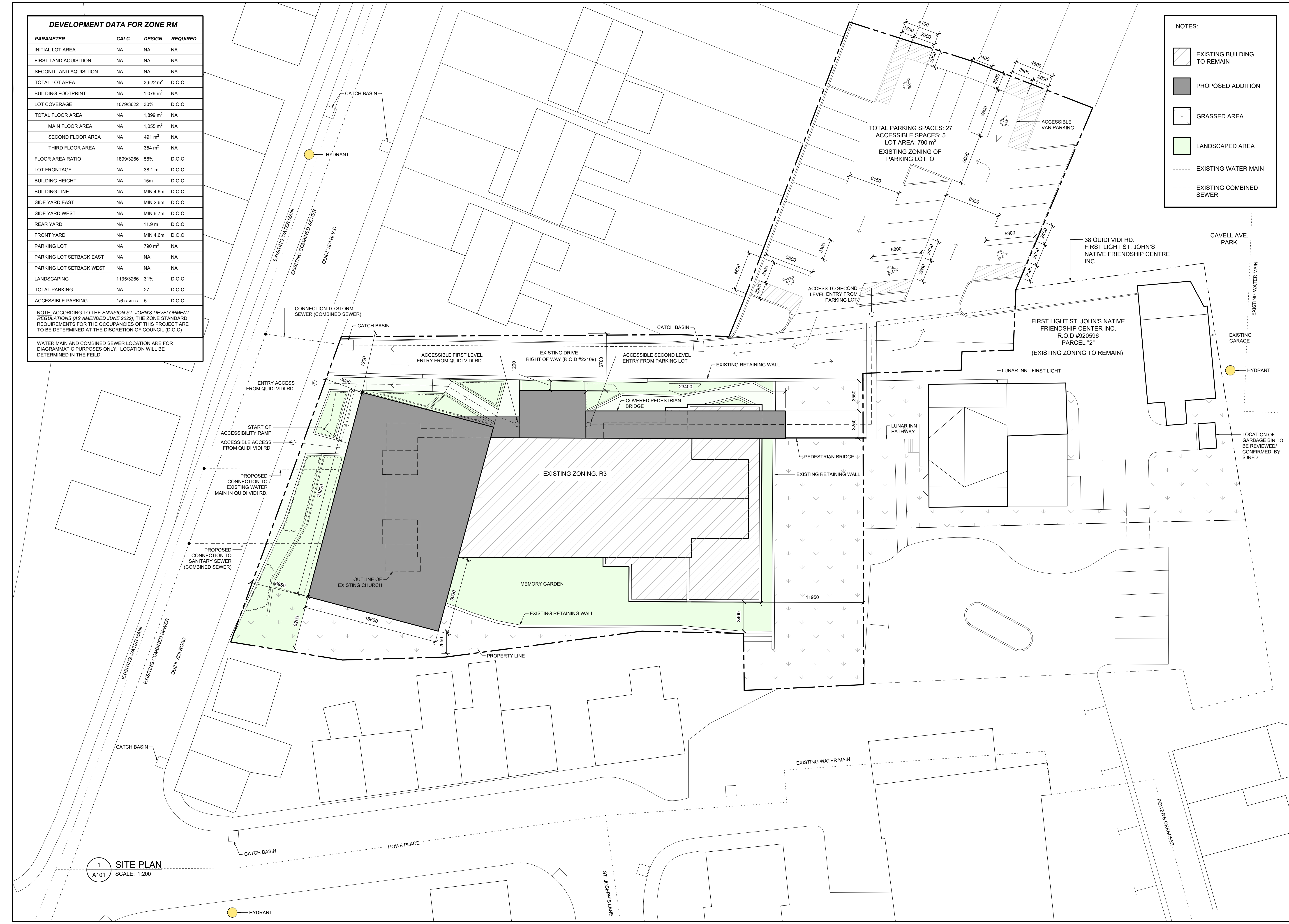
NOTE: ACCORDING TO THE ENVISION ST. JOHN'S DEVELOPMENT REGULATIONS (AS AMENDED JUNE 2022), THE ZONE STANDARD REQUIREMENTS FOR THE OCCUPANCIES OF THIS PROJECT ARE TO BE DETERMINED AT THE DISCRETION OF COUNCIL (D.O.C)

WATER MAIN AND COMBINED SEWER LOCATION ARE FOR DIAGRAMMATIC PURPOSES ONLY. LOCATION WILL BE DETERMINED IN THE FIELD.

NOTES:

- EXISTING BUILDING TO REMAIN
- PROPOSED ADDITION
- GRASSED AREA
- LANDSCAPED AREA
- EXISTING WATER MAIN
- EXISTING COMBINED SEWER

- NOTES:
- DO NOT RELY UPON INFORMATION SHOWN ON THIS DRAWING FOR CONSTRUCTION UNLESS IT STATES BELOW THE SHEET HAS BEEN SPECIFICALLY ISSUED FOR THAT PURPOSE AND THE SHEET HAS BEEN STAMPED AND SIGNED.
 - SURVEY INFORMATION PROVIDED BY _____ (DATE OF SURVEY)
 - DO NOT SCALE FROM THIS DRAWING.
 - ALL DIMENSIONS ARE IN MILLIMETRES (mm) UNLESS OTHERWISE NOTED
 - ALL GRIDLINES SHOWN ARE TO EXTERIOR FACE OF CONCRETE FOUNDATION WALLS UNLESS NOTED OTHERWISE.
 - CONFIRM CONDITIONS ON SITE BEFORE PROCEEDING WITH THIS WORK.
 - ENSURE ALL PERMITS AND APPROVALS ARE IN PLACE BEFORE COMMENCING WORK.
 - LOCATE ALL BURIED SERVICES PRIOR TO COMMENCING EXCAVATION WORK.
 - TOPSOIL AND SOD ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.
 - WHERE POSSIBLE, RETAIN EXISTING VEGETATION.



DRAFT
NOT FOR CONSTRUCTION

STAMP		NORTH REF.	
5	CW	REZONING APPLICATION	2022-11-22
4	CW	ISSUED FOR REVIEW	2021-08-27
3	CW	ISSUED FOR REVIEW	2021-08-17
2	CW	ISSUED FOR REVIEW	2021-05-25
1	CW	ISSUED FOR REVIEW	2021-04-04
No.	By	DESCRIPTION	Date
REVISIONS			

WOODFORD
architecture
11 Bowen Street St. John's, N.L. A1B 2X2 (709) 755-7917 info@woodfordarchitecture.com

CLIENT
FIRST LIGHT

PROJECT
CALEDONIA PLACE RENOVATION

DRAWING
SITE PLAN

DESIGNED CW	DRAWN CW	SCALE 1:100
APPROVED -	DATE 2020-09-24	SHEET
PROJECT NO. 2020-006		A101

1 SITE PLAN
SCALE: 1:200

**TERMS OF REFERENCE
LAND USE REPORT
APPLICATION FOR FIRST LIGHT HEADQUARTERS (OFFICE, CLINIC,
PLACE OF ASSEMBLY) AT 40 QUIDI VIDI ROAD
PROPONENT: FIRST LIGHT ST. JOHN'S NATIVE FRIENDSHIP CENTRE INC.
JANUARY 31, 2023**

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 development/design addresses the concerns.

B. Building Use

- Identify the size of the proposed building by Gross Floor Area and identify all proposed uses/occupancies within the building by their respective Gross and Net Floor Area.
- Indicate the days and hours of operation of each proposed use, number of employees on site at one time, anticipated numbers of clients on site for the assembly use, and a description of the activities in the space.

C. Building Location

- Identify graphically the exact location with a dimensioned civil site plan:
 - Lot area, lot coverage and frontage;
 - Location of the proposed building in relation to neighbouring buildings;
 - Proximity of the building to property lines and identify setbacks;
 - Identify distance between the buildings;
 - Identify any stepbacks of higher storeys from lower storeys or building overhangs (if applicable);
 - Identify any encroachment over property lines (if applicable);
 - Identify building entrances and if applicable, door swing over pedestrian connections;
 - Information on the proposed construction of patios/balconies (if applicable); and
 - Identify any rooftop structures.
- Provide a Legal Survey of the property.
- Provide street scape views/renderings of the proposed building from Quidi Vidi Road (along the frontage of the property) and include immediately adjacent buildings and spaces to inform scale/massing/context.

D. Elevation, Building Height and Materials

- Provide elevations of the current and proposed building.
- Identify the finish and colour of exterior building materials.
- Identify the height of the building in metres.
- Confirm that the building does not project above a 45 degree angle as measured from the Rear Yard Lot Line and/or Side Yard Lot Line at a height of 12 metres, as per section 7.1.4 of the Development Regulations.
- Identify potential shadowing/loss of sunlight on adjacent public and private properties, including sidewalks.

E. Heritage Considerations

- A brief description of the context of the property, including adjacent properties/neighbourhood. Indicate any impacts the proposed building will have on the site, the neighbouring properties and Indigenous heritage in St. John's.

F. 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.

G. Landscaping & Buffering

- Identify with a landscaping plan, details of site landscaping (hard and soft).
 - 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.

H. Snow Clearing/Snow Storage

- Provide information on any snow clearing/snow removal operations. Onsite snow storage areas must be indicated.

I. Off-street Parking and Site Access

- A traffic impact analysis is required. The scope includes the following:
 - Evaluation of site access and circulation. The preliminary plans show maintaining two-way access off Quidi Vidi Road but drive aisle widths provided are far below standards. The two-way circulation on the proposed driveway does not meet the City requirements for two-way traffic and will not be permitted as shown. Alternate options/configurations must be explored Sightlines must also be considered as part of this review.
 - A trip generation comparison between existing and proposed use must be provided. If trip generation estimates exceed 100 peak hour trips, further

analysis may be required.

- A parking generation comparison must also be included. The analysis should outline any transportation demand management practices the proposed facility has planned.
- Provide a dimensioned parking plan, including circulation details. Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
- Identify the number and location of bicycle parking spaces to be provided.
- Identify the location of all access and egress points, including pedestrian access.
- Identify the required off-street loading space.
- Indicate how garbage will be handled onsite. The location of any exterior bins must be indicated and access to the bins must be provided.

J. 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.
- The proposed development will be required to comply with the City's stormwater detention policy.

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.