

**EMERALD PARK DEVELOPMENT  
(Formerly Mount St. Francis Monastery)  
4 MERRYMEETING ROAD  
BACKGROUND RESEARCH AND ANALYSIS**

**PURPOSE OF REPORT**

This report has been prepared in response to the June 30, 2022 Terms of Reference by the City of St. John's for a Heritage and Land Use Report to support an application for two apartment buildings at 4 Merrymeeting Road as proposed by the Emerald Atlantic Group Inc.

More specifically, this report is prepared in accordance with section B of the Terms of Reference, titled 'Background Research and Analysis' and the format follows the list as outlined by the City as follows:

- A comprehensive review of the history of the property's development as documented and observed through archival, historical, archaeological, written and visual records;
- A description of the structure, including mention of original construction, and any additions, alterations, removals, conversions etc.
- An evaluation of the heritage significance of the site with emphasis on important architectural/physical features, historical associations within the City, and the situation of the site in local context;
- Reference to, or inclusion of, any relevant research materials including (but not limited to) maps, atlases, drawings, photographs, permit records, land title records, tax assessment rolls, etc.
- Include a copy of the City's and Province's Statement of Significance for 4 Merrymeeting Road.

## HISTORY OF THE PROPERTY'S DEVELOPMENT

The property of the former Mount St. Francis Monastery building ('Monastery') has been occupied by the Christian Brothers since August 21, 1880 and has been in the ownership of the Roman Catholic Church and the Roman Catholic Episcopal Corporation until the property was acquired by the Emerald Atlantic Group Inc. in 2022.



The property encompasses an area of 0.559 hectare (1.381 acres) with primary frontage of 66.208 m (217.2 feet) onto Merrymeeting Road and a frontage of 10.159 m (33.3 feet) onto Bonaventure Avenue.

According to Heritage NL, the Monastery was built between 1877 and 1880 to house the Irish Christian Brothers. It was built on a large plot granted on a 999-year lease from the Archdiocese.



*A very early photograph of Mount St. Francis showing the rather barren landscape surrounding it.*



Newfoundland Regiment in formation on the "Barrens" [area of Fort Townshend]. Note Mount St. Francis monastery in background. (1914-1915, The Rooms Archives)

The City of St. John's Archival Records do not indicate or record any information on the property until 1926 when the City's Insurance Plan maps illustrates the Monastery with a rear yard accessory building at the northwest corner of Merrymeeting Road and Bonaventure Avenue (Figure 1). The plan notes that the Monastery was a residence for the Christian Brothers. The Insurance Plan indicated that the building was a two and a half storey concrete and stone structure with ordinary glass and wooden sashes. The Plan also illustrated that the property was a larger parcel of land than today's parcel.



City of St. John's Insurance Plan 1926

The City's Insurance Plan of 1946 illustrates the Monastery on a larger parcel of land which included St. Patrick's Hall (School) to the east. The map also illustrates that a handball court and structure was attached to the accessory building in the rear yard.



City of St. John's Insurance Plan 1946

In 1963, the City's Insurance Plan illustrates the monastery on an even larger parcel of land which included St. Patrick's High School to the west of the property. The Plan identified the civic location of Monastery as 6 Merrymeeting Road.



City of St. John's Insurance Plan 1963

Today, the site is smaller than illustrated in the early Insurance Plans and is located next to Place Bonaventure, a condominium apartment building to the east, Yetman's Arena to the north, a city park

and Sobeys to the west, the Royal Newfoundland Constabulary Buildings and The Rooms to the south across Merrymeeting Road.



Aerial Photo of Site

## DESCRIPTION OF STRUCTURE

The structure is masonry framed 2½ storey (effectively three storeys) “gothic revival” style structure originally built in 1877-80 with a main floor external footprint of 4,907 square feet and a total area of approximately 13,000 square feet over a partial unfinished 7 feet high basement.

The structure is masonry framed with masonry foundation and footings. The external walls are cement parging. The building currently has a steeply pitched seam metal roof finish. It is believed that the original roof was made of slate. The roof has front, side and rear elevation dormers, front and rear elevation gables and front elevation double bays. There is a centre cupola and two central chimneys.

The floor structure consists of a wood joist floor system to three levels, concrete to the basement and unfinished floor to crawl space.

The main and second floor has mostly 13 - 14 feet finished ceiling height where no dropped T-bar ceiling. Some slightly lower T-bar ceiling. The small rear annex has a lower height. The third floor has approximately feet to finished ceiling (with some T-bar, some drywall). On this floor the walls steeply sloped to finished drywall ceilings corresponding to the roof pitch.

The interior layout of the main and second floors includes well-proportioned rooms off a wide central side corridor. On the third floor the rooms are at a lower height rooms off the central corridor. In these rooms the dormers feature in the steeping sloping ceilings at the front, sides and back of the building.

The windows are a combination of newer vinyl and older wood and aluminum framed thermal units. The windows are also a combination of vertical single-hung sliders and upper fixed pane units with lower awning openers.

There are older oversized wood front entrance doors, steel exit door at the rear. Interior features include some original or older wood doors and millwork/trim.

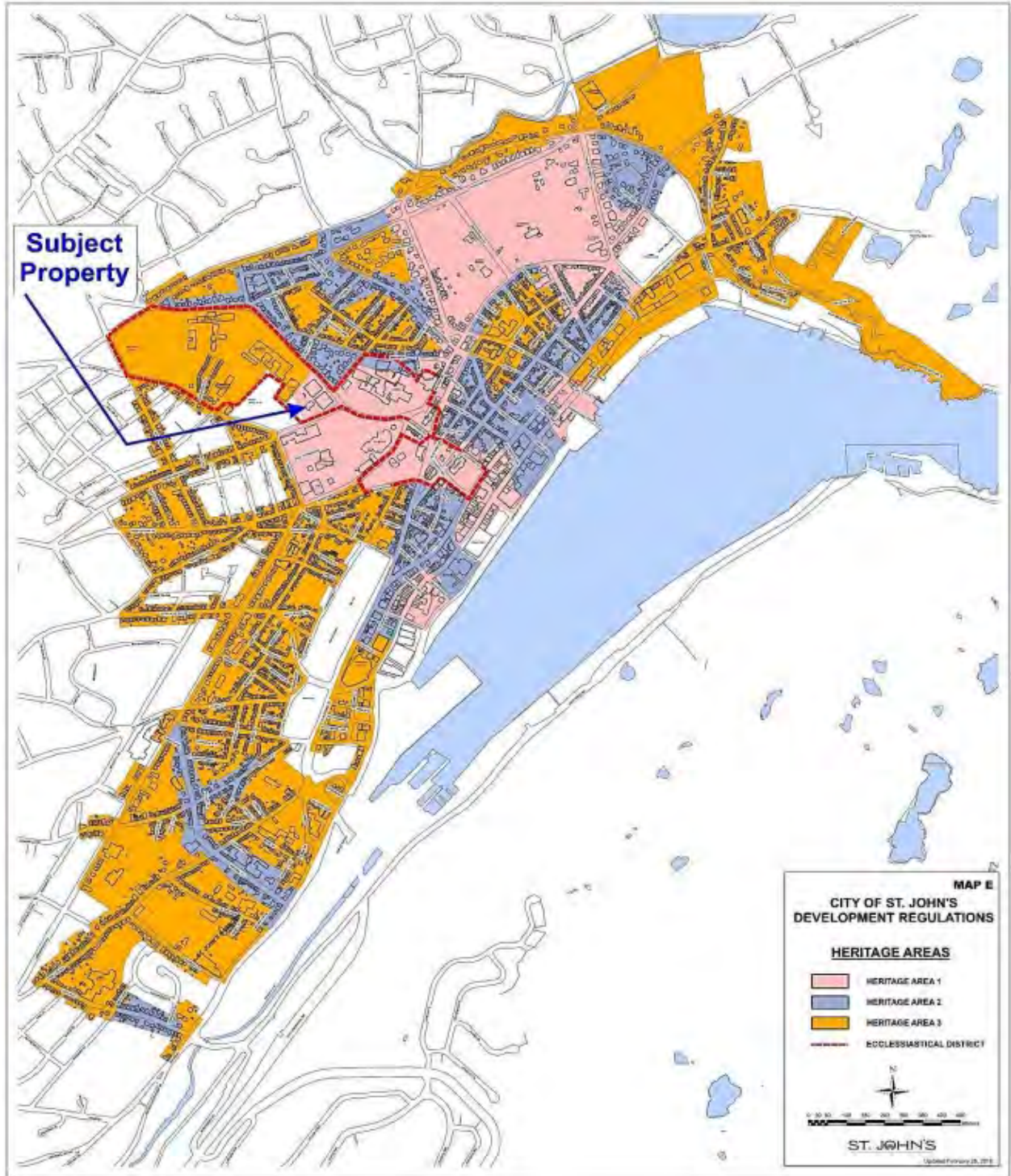
### **EVALUATION OF HERITAGE SIGNIFICANCE**

The Monastery is designated as a Heritage Structure by provincial Heritage NL. The building is also registered in the Canadian Register of Historic Places and is situated within the St. John's Ecclesiastical District which was designated by the Government of Canada Act under the federal Historic Sites and Monuments Act on April 11, 2008. The District is largely comprised of 19<sup>th</sup> and 20<sup>th</sup> century buildings and landscaped features associated with the Roman Catholic, Anglican, United and Presbyterian denominations. The District represents the breadth of involvement of these denominations in the establishment and of the spiritual, philanthropic, charitable and educational institutions in St. John's and Newfoundland Labrador during the 19<sup>th</sup> and 20<sup>th</sup> centuries as well as the political life of the colony.

The Monastery is recognized for its historic and aesthetic values. The Monastery is historically valuable for its association with the Irish Christian Brothers and as the first Irish Christian Brothers Monastery in Newfoundland. In 1875, the Irish Christian Brothers accepted an invitation from the Benevolent Irish Society to assume responsibility for Roman Catholic education in St. John's. This decision to come to St. John's was crucial to the development of Roman Catholic education in Newfoundland. The contributions of the Irish Christian Brothers to education in Newfoundland were great and Mount St. Francis Monastery stands as a testament to this influence and contribution.

The Monastery is architecturally valuable as an example of Gothic Revival architecture in an institutional building. According to local tradition, Mount St. Francis Monastery is modelled after a monastery in Wexford, Ireland.

The City has acknowledged the significance of the Ecclesiastical District of St. John's in the Development Regulations and the 2021 Heritage By-Law by identifying the property as a designated heritage building within Heritage Area 1. The building is also identified in the City of St. John's Heritage Buildings list (number 73, page 4).



Heritage Area 1 outlines specific design standards to which buildings are to adhere subject to Schedule D Heritage Design Standards of the Heritage Regulations.

All heritage designations related to the Monastery are confined to the footprint of the building.

## **RELEVANT RESEARCH MATERIAL**

The City of St. John's archival records were reviewed for further information on the property but little information was available.

Until 1995, the St. John's Assessment Roll did not fix any value to the property at 4 Merrymeeting Road as it was exempt from property tax as a religious property. In 1995, the last assessment roll records in the Archives, the City assigned an exempted value of \$3,386,100.00 to the property.

With the exception of an electrical permit being issued in 2002, there are no further records of permits being issued by the City of St. John's for the building.

## **THE CITY'S AND PROVINCIAL STATEMENT OF SIGNIFICANCE**

Attached are the following Statements of Significance that support the heritage designations reference in this report:

1. Government of Canada Designation of Historic Significance- St. John's Ecclesiastical District National Historic Site of Canada
2. Government of Canada Canada's Historic Places – Mount St. Francis Monastery
3. Heritage NL Statement of Significance
4. City of St. John's List of Heritage Buildings





Government  
of Canada

Gouvernement  
du Canada

[Home](#) > [Directory of Federal Heritage Designations](#) > Designations of National Historic Significance

# St. John's Ecclesiastical District National Historic Site of Canada

St. John's, Newfoundland and Labrador



General view

© Parks Canada Agency / Agence Parcs Canada, R. Goodspeed, 2006.

**Address :** St. John's, Newfoundland and Labrador

**Recognition Statute:** Historic Sites and Monuments Act (R.S.C., 1985, c. H-4)

**Designation Date:** 2008-04-11

**Dates:** 1826 to 2000 (Construction)

1846 to 1846 (Significant)

1875 to 1875 (Significant)

1892 to 1892 (Significant)

1949 to 1949 (Significant)

1998 to 1998 (Significant)

**Event, Person, Organization:** Bishop John T. Mullock (Person)

Bishop Edward Feild (Person)

Bishop Michael Anthony Fleming (Person)

Irish Christian Brothers (Organization)

Newfoundland School Society (Organization)

Church of England (Organization)

Benevolent Irish Society (Organization)

Sisters of the Presentation of the Blessed Virgin Mary (Organization)

Sisters of the Order of Mercy (Organization)

Roman Catholic Church (Organization)

Presbyterian Church (Organization)

United (Methodist) Church (Organization)

Sir George Gilbert Scott (Architect)

George Gilbert Scott Jr. (Architect)

John Oldrid Scott (Architect)

Elijah Hoole (Architect)

James Purcell (Architect)

John E. Hoskins (Architect)

Patrick Keough (Builder)

Knights of Columbus (Builder)

**Other Name(s):** St. John's Ecclesiastical District (Designation Name)

**Research Report Number:** 2007-037

**| Plaque(s)**

**Existing plaque:** Basilica Cathedral of St. John the Baptist, St. John's, Newfoundland and Labrador

This cultural landscape in the heart of the city conveys the breadth of involvement of Christian institutions in the history and political life of St. John's and Newfoundland and Labrador. Located in striking proximity to each other, these Anglican, Catholic, Methodist, and Presbyterian buildings and spaces represent denominations that helped shape the lives of inhabitants through the establishment of spiritual, philanthropic, charitable, and educational institutions. This area also illustrates the province's unique denominational education system, which, in response to intense competition among the Anglican, Catholic, and Methodist churches, was developed in stages from 1832 to 1879 and lasted until 1998. The Anglican Cathedral of St. John the Baptist, the Basilica Cathedral of St. John the Baptist, Gower Street United Church, and St. Andrew's Presbyterian Church served for many years as visual landmarks both from the harbour and within the downtown. The Catholic precinct has the most complete range of surviving ecclesiastical structures and spaces in the district, including convents, schools, a library, and the former bishop's palace all grouped around the basilica, imparting a particularly strong sense of historical time and place.

### **Description of Historic Place**

St. John's Ecclesiastical District National Historic Site of Canada is a large, linear shaped parcel of land located in St. John's Newfoundland, overlooking the north side of Saint John's Harbour. The district, located in the centre of town, is largely composed of 19th- and 20th-century buildings and landscape features associated with the Roman Catholic, Anglican, United (formerly Methodist) and Presbyterian denominations. All but one of the buildings are of masonry construction. The district includes three separate nodes in the downtown area. The first, most northern node contains eight buildings and a cemetery. The second node, to the east, includes a number of largely interconnected buildings, the centrepiece of which is the Basilica of St. John the Baptist National Historic Site of Canada. The third, most southern node contains seven buildings associated with three Protestant denominations, including St. John the Baptist Anglican Cathedral National Historic Site of Canada. Official recognition refers to the three nodes in the downtown area of St. John's.

### **Heritage Value**

St. John's Ecclesiastical District was designated a National Historic Site of Canada because: this cultural landscape represents the breadth of involvement of the Anglican, Roman Catholic, Methodist/United and Presbyterian denominations in the establishment and evolution of the spiritual, philanthropic, charitable and educational institutions of St. John's and Newfoundland during the 19th and 20th centuries, as well as in the political life of the colony; it speaks to the evolution of the province's unique denominational system of education, established in stages from 1832 to 1879 and lasting until 1998, and especially to the competition among the denominations that brought this system about; it is important architecturally for its ecclesiastical buildings and spaces in unusual proximity to each other and located on an outstanding and unique site on the steep hill overlooking St. John's Harbour, where many of them serve as

visual landmarks both from the harbour and within the downtown. The Roman Catholic precinct in particular conveys a sense of time and place through its architecture and spaces.

St. John's Ecclesiastical District is valued for its historical associations with religion and education in Newfoundland and Labrador. The four denominations represented in the district made considerable contributions to the spiritual, educational, charitable, and political fabric of society. The Roman Catholic Church led by Bishop Michael Anthony Fleming and later by Bishop John T. Mullock, created institutions such as the Orphan Asylum School, the Presentation Convent and St. Bonaventure's College to provide education for the Catholic community. With the help of the Benevolent Irish Society (BIS), several orders of nuns, and the order of the Irish Christian Brothers, a Catholic system of education was established. Other denominations also contributed to education with similar initiatives. For example, Bishop Edward Field, the second Anglican bishop of Newfoundland, founded the Bishop Feild Collegiate in 1844. The Presbyterians and Methodists founded similar educational facilities, such as the Wesleyan-Methodist College in 1858 and the General Protestant Academy in 1876.

Newfoundland's unique denominational system began with the first Education Act, passed in 1836, in support of a non-denominational system of education. However, in 1843, Protestant-Catholic friction on the school boards produced the second Education Act, which established separate boards for Protestants and Catholics and allotted grants to other denominational schools. Among the proponents of the system was Bishop Feild, who helped create a system of separate academies (for Catholics, Anglicans, and "General Protestants") in 1850. In 1875, the denominational system came into effect, which legislated division of educational grants according to denominational strength, and made education the responsibility of state-subsidised individual churches. The system was entrenched in the Terms of Union and continued until 1998 when it was replaced by a secular system of education.

St. John's Ecclesiastical District is also valued for its architectural importance. Located on a steep hill overlooking St. John's Harbour, it serves as a visual landmark from the harbour and downtown. It includes many ecclesiastical buildings and spaces in unusual proximity to each other, such as St. John the Baptist Anglican Cathedral, founded by Bishop Feild in 1846. Overall, visual impact is achieved through the use of varying materials, architectural styles, and open spaces.

Source: Historic Sites and Monuments Board of Canada, Minutes, 2007.

### **Character-Defining Elements**

Key elements that contribute to the heritage character of the site include: its location in downtown St. John's, Newfoundland; its sitting on a steep hill overlooking the city's harbour; the single use character, including ecclesiastical buildings, cemeteries and monuments; the informal organic layout of the district featuring three separate nodes with varying architectural styles, materials and boundaries;

the various landscape features including trees, shrubs and open spaces.

Elements relating to the first node: the lack of cohesion which attests to the organic evolution of the site; the variety of masonry construction materials including wood, cut stone, grey stone and brick; the Second Empire-style three-and-a-half storey former St. Michael's Orphanage, with a symmetrical design, central tower and decorative window mouldings; the eclectic design of Mount St. Francis Monastery with its bay windows, steeply-pitched dormered roof, quoins and windows with V-shaped arches; the modern, 20th-century masonry school buildings (Holy Heart, Brother Rice, and MacPherson) with horizontal massings, flat roofs, associated parking lots and playing fields; the rectangular functional design of O'Hehir Arena; Belvedere cemetery, including the original burial ground and the linear layout of its paths and monuments.

Elements relating to the second node: the sense of time and place conveyed by the layout, building types, masonry construction and architectural design; the Lombard Romanesque Revival-style Basilica of St. John the Baptist, with its symmetrical façade, two large towers, semi-circular arched openings and contrasting stonework; Basilica square, located in front of the cathedral, including the triumphal arch crowned with a sculpture of St. John the Baptist; the Classical Revival-style, two-storey Presentation Convent, and the Presentation School of similar scale with a hip roof and a gabled projecting frontispiece; additions to the Presentation buildings such as a chapel, Health Centre, Spiritual Centre, garden and cemetery; the Italianate and Renaissance Revival-style Bishop's Library with its diminishing window height, roof with plain entablature, pedimented window and Tuscan Order porch; Bishop's Palace designed in the classical tradition; St. Bonaventure's College in its symmetrical British Classical style with plain doorframes and curve-headed windows; including later additions such as Mullock Hall, Holland Hall and the chapel; the Second Empire-style St. Patrick's Hall, with a mansard roof and central frontispiece with a tower; the buildings of the Sisters of Mercy including the four-storey convent and the Renaissance Revival chapel.

Elements relating to the third node: the lack of cohesion which attests to the independent development of each denomination's properties; St. John the Baptist Anglican Cathedral with grey cut stone, a Gothic Revival nave, extended transepts and chancel; the Italianate Romanesque Revival-style, Gower Street United Church with bold massing and a symmetrical façade with two towers; the High Victorian Gothic Revival-style St. Andrew's Presbyterian Church, with its single spire and polychromatic exterior; the former Parish Rectory and House designed in the Queen Anne Revival style, characterized by asymmetry, bay windows and irregular rooflines; the two-storey, red brick Anglican Parish Hall.



**Mount St. Francis Monastery**

St. John's, Newfoundland and Labrador, A1C, Canada

**Formally Recognized: 1999/09/25**



Mount St. Francis Monastery

**OTHER NAME(S)**

n/a

**LINKS AND DOCUMENTS**

n/a

**CONSTRUCTION DATE(S)**

1877/01/01 to 1880/01/01

**LISTED ON THE CANADIAN REGISTER: 2005/01/11**

**STATEMENT OF SIGNIFICANCE**

**DESCRIPTION OF HISTORIC PLACE**

Mount St. Francis Monastery is a two and a half storey stone building built in the Gothic Revival style. Built between 1877 and 1880, Mount St. Francis Monastery is located on Merrymeeting Road in St. John's, Newfoundland. This designation is confined to the footprint of the building.

## **HERITAGE VALUE**

Mount St. Francis Monastery is designated as a Registered Heritage Structure due to its historic, architectural, and environmental values.

Mount St. Francis Monastery is historically valuable for its association with the Irish Christian Brothers. Founded in 1802 in Ireland by Brother Edmund Rice, the Irish Christian Brothers proceeded with the objective of, "To do and to teach." In 1875, the Irish Christian Brothers accepted an invitation from the Benevolent Irish Society to assume responsibility for Roman Catholic education in St. John's. This decision to come to St. John's was crucial to the development of Roman Catholic education in Newfoundland. Mount St. Francis Monastery was built between 1877 and 1880 to house the Irish Christian Brothers. The Irish Christian Brothers contributed immensely to the Roman Catholic education system in Newfoundland operating schools throughout the island at all age levels. In 1889 the Brothers took over the responsibility of St. Bonaventure's College from the diocesan priests. The Irish Christian Brothers operate schools throughout the world. From their work in Newfoundland, the Brothers branched out into schools throughout Canada and in the West Indies. The contributions of the Irish Christian Brothers to education in Newfoundland were great and Mount St. Francis Monastery stands as a testament to this influence and contribution. This Monastery is also historically valuable as the first Irish Christian Brothers Monastery in Newfoundland.

Mount St. Francis Monastery is architecturally valuable as an example of Gothic Revival architecture in an institutional building. This style of architecture was common for monasteries built during this period. According to local tradition, Mount St. Francis Monastery is modelled after a monastery in Wexford, Ireland. The Monastery employs many Gothic elements including steeply peaked dormers, arched windows and doors, and quoining on the corners. The double bay windows topped with a steep gable roof flanking each side of the main entrance create a turret-like look for the front façade of the building.

Mount St. Francis Monastery is environmentally valuable for its location in St. John's. The Monastery is located in the centre of the city and is one of a larger number of buildings that create a complex of

ecclesiastical buildings in this area.

Source: Heritage Foundation of Newfoundland and Labrador unnumbered property file: "St. John's-Mount St. Francis Monastery."

## **CHARACTER-DEFINING ELEMENTS**

All those elements that are representative of the Gothic Revival style of architecture, including:

- pointed arch windows, quoining etc.
- window style and placement;
- stone construction;
- exterior colours of building;
- building height, number of storeys, roof shape and dimensions; and,
- 2 double bay windows with steep gabled roof on front façade.

All those features which speak to the environmental values of the historic place, including:

- building setback on the lot; and,
- positioning of the building relative to the nearby ecclesiastical precinct.

## **1 RECOGNITION**

## **2 HISTORICAL INFORMATION**

## **3 ADDITIONAL INFORMATION**

## **NEARBY PLACES**

### **Yellow Belly Corner Municipal Heritage Building**

St. John's, Newfoundland and Labrador

Yellow Belly Corner is a three-and-a-half storey brick and masonry commercial building with a mid...

### **Star of the Sea Hall Municipal Heritage Building**

St. John's, Newfoundland and Labrador

The Star of the Sea Hall is a large, three-storey, wooden institutional building prominently...





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Mount St. Francis Monastery Registered Heritage Structure

# Mount St. Francis Monastery Registered Heritage Structure

St. John's, NL

Landmark Registered Heritage Structure

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Google map



## DESCRIPTION

Mount St. Francis Monastery is a two-and-a-half storey stone building built between 1877-1880 in the Gothic Revival style. The Monastery is located on a sheltered lot on Merrymeeting Road in St. John's, NL. It sits on the edge of the city's ecclesiastical district. The designation is confined to the footprint of the building.

## STATEMENT OF SIGNIFICANCE

### **Formal Recognition Type**

Registered Heritage Structure

### **Heritage Value**

Mount St. Francis Monastery was designated a Registered Heritage Structure by the Heritage Foundation of Newfoundland and Labrador in 1999 due to its historic and aesthetic value.

Mount St. Francis Monastery was built to house the Irish Christian Brothers (ICB), who were influential in the development of the Roman Catholic educational system in Newfoundland. Founded in 1802 in Ireland by Brother Edmund Rice, the Irish Christian Brothers sought to educate poor Irish children, with the motto "To Do and Teach." The order was invited to Newfoundland in the 1840s by Bishop Michael Fleming. to assume responsibility for the education of poor Roman



demand for Irish schools and could not spare the men. Finally, in 1875, several Irish Christian brothers were sent to teach at the Benevolent Irish Society's Orphan Asylum School. The consistency of their curriculum and teaching styles made them well-known in the city, and they soon moved to the newly-built St. Patrick's Hall to accommodate the growing student population. They took over responsibility for nearby St. Bonaventure's College in 1889 and went on to run Catholic schools across the island.

Mount St. Francis Monastery was the first ICB monastery to be constructed in Newfoundland. It was built on a large plot granted on a 999-year lease from the Archdiocese. This plot once included the nearby Shamrock Field, now occupied by a supermarket and parking lot. Rather than hiring an architect, the brothers used the plans from the ICB monastery in Wexford, Ireland. Construction of the building was supervised by the brothers themselves. The Monastery's Gothic Revival style was a common one for ecclesiastical and institutional structures during this period. The Monastery's Gothic elements include steeply peaked dormers, arched windows and doors, and alternating quoining on the corners. The east and west wings feature a double bay window, sitting just below the steep-pitched gable end to create a turret-like appearance. Other than the round gable end windows and the enclosed front porch, Mount St. Francis follows the plans of the Wexford monastery nearly identically. The central St. John's location of Mount St. Francis Monastery on the outskirts of the ecclesiastical district, reflects the historic prominence of the Irish Christian Brothers as part of the Roman Catholic influence that defined Irish St. John's in the nineteenth and twentieth centuries.

Source: Heritage Foundation of Newfoundland and Labrador property file "St. John's – Mount St. Francis Monastery – FPT 1706"

### **Character Defining Elements**

All those elements that are representative of the Gothic Revival style of architecture, including:

-two-and-a-half storey construction



- sandstone construction, with concrete façade;
- quoining;
- symmetry on front and rear facades;
- size, style and placement of bay windows on front gables of east and west wings;
- size, style, trim and placement of arched windows;
- gable-end trefoil windows on east and west wings;
- size, style, trim and placement of central porch on front façade;
- size, style, trim and placement of exterior doorways;
- exterior colours of building;
- granite foundation, and;
- building height and massing.

All those features which speak to the Monastery's historic prominence, including:

- building setback on the lot ;
- large, sheltered lot with mature trees, and;
- location of the building in relation to the other historic structures that make up St. John's' ecclesiastical district.

## Notes

Mount St. Francis is based on the Christian Brothers' Monastery on Joseph Street in Wexford, Ireland. The original structure can be viewed in the Irish National Inventory of Architectural Heritage at:

<http://www.buildingsofireland.ie/niah/search.jsp?type=record&county=WX&regno=15505045>

## LOCATION AND HISTORY

### LOCATION



## City of St. John's HERITAGE BUILDINGS

December 2021

Number	Name (if any) or Type of Building	Address	Date of Designation	Parcel ID	Designation Confined To:
1	Cramm House	3 Barnes Road	2008/01/11	26225	Not specified
2	House (semi-detached)	8 Barnes Road	1986/09/24	20161	Footprint of the building
3	House (semi-detached)	10 Barnes Road	1986/09/24	20087	Footprint of the building
4	Mallard Cottage	8 Barrows Road, Quidi Vidi Village (formerly 2 Barrows Road)	2006/04/24	45207	Footprint of the building
5	Murray Premises	5 Beck's Cove (Harbour Drive and Water Street)	1989/07/21	26220	Footprint of the building
6	St. Joseph's Chapel - Blackhead Church	8 Blackhead Village Road	1994/08/22	29981	Footprint of the building
7	The Observatory (house)	1 Bonaventure Avenue	1994/12/05	38060	Footprint of the building
8	Raheen	50 Bonaventure Avenue	2020/11/13	7887	Footprint of the building
9	Bishop Feild College	46 Bond Street	1989/07/21	33822	Footprint of the building
10	Cantilever (Ove Arup) Pedestrian Bridge	100 Bowring Park Road	2020/05/15	36243	Footprint of the bridge
11	House	172 Campbell Avenue	2020/10/09	24149	Footprint of the building
12	Masonic Temple	6 Cathedral Street	1989/07/21	17459	Footprint of the building
13	Cathedral Clergy House	9 Cathedral Street	1989/07/21	5293	Footprint of the building
14	Anglican Cathedral of St. John the Baptist	16 Church Hill	1989/07/21	46179	Footprint of the building
15	The Deanery (Anglican Cathedral Parish Rectory)	22 Church Hill	1989/07/21	23530	Footprint of the building
16	House	24 Circular Road	2001/07/23	26052	Footprint of the building
17	Bartra (house)	28 Circular Road	1987/04/15	11189	Footprint of the building

# ST. JOHN'S

18	House (semi-detached)	34 Circular Road	1999/02/08	25649	Footprint of the building
19	House (semi-detached)	36 Circular Road	1999/02/08	27975	Footprint of the building
20	Bannerman House	54 Circular Road	1991/01/27	9239	Footprint of the building
21	House	56 Circular Road	2017/01/27	20919	Footprint of the building
22	House	58 Circular Road	2018/09/14	33472	Footprint of the building
23	Sunnyside Gatehouse	60 Circular Road	2006/04/25	352982	Footprint of the building
24	Sunnyside House and Coach house	70 Circular Road	2006/04/25	34197	Entire property including the Victorian Gothic house, Coach House and surrounding land with mature trees, delineated by a fence
25	Kedra (formerly Canada House)	74 Circular Road	1981/10/24	34198	Footprint of the building
26	House (Elliott and Elliott Ltd.)	28 Cochrane Street	2004/05/17	25953	Footprint of the building
27	Cochrane Street United Church	81 Cochrane Street and 42 Bannerman Street (duel civic)	1989/07/21	46995	Footprint of the building
28	Emmanuel House	83 Cochrane Street	1989/07/21	25883	Footprint of the building
29	St. Patrick's Convent	15 Convent Square	1989/07/21	47673	Footprint of the building
30	Devon Row (townhouse)	1 Devon Row (Duckworth St)	1989/07/21	10935	Footprint of the building
31	Devon Row (townhouse)	2 Devon Row (Duckworth St)	1989/07/21	10916	Footprint of the building
32	Devon Row (townhouse)	3 Devon Row (Duckworth St)	1989/07/21	8041	Footprint of the building
33	Devon Row (townhouse)	4 Devon Row (Duckworth St)	1989/07/21	8101	Footprint of the building
34	Devon House	59 Duckworth Street	2005/02/14	35941	Footprint of the building
35	Tobin Building - Posie Row (former Pollyanna Art Gallery, Hutton's Music Store)	214 Duckworth Street	2006/04/25	29030	Footprint of the building
36	Office - Choices for Youth (former Aylward, Chislett & Whitten law offices)	261 Duckworth Street	1989/07/21	23668	Footprint of the building
37	Former Evening Telegram building and Compu College	271-275 Duckworth Street	1989/07/21	35306	Footprint of the building

38	Anna Templeton Centre (former Bank of British North America)	278 Duckworth Street	1989/07/21	47419	Footprint of the building
39	Family Justice Services (former Provincial Museum of Newfoundland and Labrador)	285 Duckworth Street	1989/07/21	23670	Footprint of the building
40	Court of Appeal (former Union Bank Building)	287 Duckworth Street	1989/07/21	23669	Footprint of the building
41	Supreme Court of Newfoundland and Labrador (St. John's Court House)	309 Duckworth Street and 192 Water Street (dual civic address)	1989/07/21	11732	Footprint of the property
42	House (architect William Howe Greene, 1865-1937)	333 Duckworth Street	1989/07/21	34749	Footprint of the building
43	The Majestic Theatre (former Merlin's Night Club)	390 Duckworth Street	1989/07/21	21797/ 21798	Footprint of the building
44	The Imperial Condominiums (former Imperial Tobacco Factory)	22 Flavin Street	1989/07/21	48915/ 25903	Footprint of the building
45	Devon Place	3 Forest Road	2017/08/18	26741	Footprint of the building
46	Devon Place	3A Forest Road	2017/08/18	26740	Footprint of the building
47	Monroe House	8 Forest Road	2006/07/11	38624	Research needed
48	Forest House	50 Forest Road	2004/05/17	14537	Footprint of the building
49	Howard House	7 Garrison Hill	2005/02/14	25687	Building, garden, fence, and mature trees on the lot
50	George Street United Church	130 George Street West	1989/07/21	45548	Footprint of the building
51	Bonne Esperance (end unit of townhouse)	18 Gower Street	2006/04/25	24872	Footprint of the building
52	Bonne Esperance (semi-detached)	20 Gower Street	2006/04/25	24870	Footprint of the building
53	Bonne Esperance (semi-detached)	22 Gower Street	2006/04/25	25686	Footprint of the building
54	Angel House	146 Hamilton Avenue	2006/06/27	13120	House, carriage house, stable, grounds and the iron fence

55	Church of England Institute (CEI) Club (former United Church Children's Home)	181 Hamilton Avenue	1989/07/21	8274	Footprint of the building
56	Julia Baird House	27 Henry Street	2017/08/18	19901	Footprint of the building
57	House	29 Henry Street	2017/08/18	20891	Footprint of the building
58	House	6 Howley Avenue	1987/09/02	7899	Footprint of the building
59	The Stone House (Law Firm)	8 Kenna's Hill	1985/04/10	3166	Footprint of the building
60	Retreat Cottage (house)	14 Kenna's Hill	1993/03/29	33278	Footprint of the building
61	Old General Hospital - Military Hospital (condominiums)	20 & 22 King Edward Place (formerly 100 Forest Road)	1998/01/26	48731/ 48732	Footprint of the building
62	Old General Hospital - Queen Victoria Wing (attached to the Military Hospital)	24, 26, 28 & 30 King Edward Place (formerly 100 Forest Road)	1998/01/26	48733/ 48734/ 48735/ 48730	Footprint of the building
63	Sutherland Place (houses; also called the Pitt's Building)	4-20 King's Bridge Road	1982/08/18	26166/ 26165	Footprint of the building
64	Everton House	23 King's Bridge Road	2018/03/09	37933	Footprint of the building
65	House	31 King's Bridge Road	1985/11/05	10521	Footprint of the building
66	House	33 King's Bridge Road	1985/11/14	24208	Footprint of the building
67	House	35 King's Bridge Road	1987/03/11	10036	Footprint of the building
68	Kinkora House	36 King's Bridge Road	1995/08/07	10303	Footprint of the building
69	West End Fire Station	265 LeMarchant Road	2021/12/17	13652	Footprint of the building
70	House	16 Leslie Street	2017/01/27	17456	Footprint of the building
71	Spring Lodge	23 Leslie Street	2017/01/27	21014	Footprint of the building
72	St. Michael's Convent, Belvedere Property	53 Margaret's Place (formerly 57 Margaret's Place)	2001/09/21	10805	Footprint of the building
73	Mount St. Francis Monastery	4 Merrymeeting Road	2000/04/17	17923	Footprint of the building
74	St. Thomas' Church - Old Garrison Church	8 Military Road	2005/05/30	45404	Footprint of the building



	(excluding Canon Wood Hall)				
75	Elizabeth Manor (Prescott Inn)	21 Military Road	1986/06/11	18587	Footprint of the building
76	House	85 Military Road	2018/01/26	19756	Footprint of the building
77	House	112 Military Road	1991/05/06	18590	Footprint of the building
78	House	124 Military Road	2015/03/30	11777	Research needed
79	Presentation Convent	180 Military Road	2004/05/17	45313	Research needed
80	Basilica of St. John the Baptist	200 Military Road	2005/02/14	45761	Footprint of the building
81	Basilica of St. John the Baptist Arch	200 Military Road	2006/07/24	45761	Footprint of the building
82	House	7 Monkstown Road	2002/09/23	18618	Footprint of the building
83	Peppercorn House (middle townhouse)	25 Monkstown Road	2003/07/02	8285	Footprint of the building
84	House	36 Monkstown Road	2017/01/27	17734	Footprint of the building
85	Harris Cottage	43 Monkstown Road	2004/05/17	537	Footprint of the building
86	Monkstown Manor	51 Monkstown Road	1996/04/15	29192	Footprint of the building
87	Squires Barn and Carriage House - Within the MUN Botanical Gardens	315-317 Mount Scio Road	2004/11/29	45986	Footprint of both buildings
88	Rose Cottage	108 New Cove Road	2017/01/27	521	Footprint of the building
89	Bryn Mawr	154 New Cove Road	2016/06/17	3954	Footprint of the building
90	McCoubrey Manor	6 Ordnance Street	1997/06/24	17876	Footprint of the building
91	McCoubrey Manor	8 Ordnance Street	1997/06/24	17860	Footprint of the building
92	Thimble Cottage	150 Oxen Pond Road	2004/04/05	21576	Footprint of the building
93	House	3 Park Place (Rennie's Mill Road)	2005/05/30	19229	Entire Property
94	House	4 Park Place (Rennie's Mill Road)	1986/09/24	12486	Footprint of the building
95	The Deanery (house)	6 Patrick Street	1989/07/21	15557	Footprint of the building

96	St. Patrick's Roman Catholic Church	40 Patrick Street	1989/07/21	46593	Footprint of the building
97	Lakecrest Independent School (former St. Patrick's Girls' School)	58 Patrick Street	1989/07/21	17525	Footprint of the building
98	Wesley United Church	101 Patrick Street	1989/07/21	46702	Footprint of the building
99	Building	7 Plank Road	1995/01/30	22108	Footprint of the building
100	Martin McNamara House	15 Plank Road	1995/01/30	17796	Footprint of the building
101	House	90 Pleasant Street	2017/08/18	30661	Footprint of the building
102	House	15 Portugal Cove Road	1991/04/01	13622	Footprint of the building
103	Anderson House	42 Power's Court	2017/01/27	38827	Footprint of the building
104	Townhouse	74-76 Prescott Street	1987/11/10	18262	Footprint of the building
105	Townhouse	78 Prescott Street	1987/11/10	18829	Footprint of the building
106	Cornerstone Theatre (former convent, school, and church)	16 Queen Street (at George Street)	1989/07/21	25782	Footprint of the building
107	House	30 Queen's Road	2002/03/11	19864	Footprint of the building
108	House (semi-detached)	32 Queen's Road	2004/06/07	9167	Footprint of the building
109	House (semi-detached)	34 Queen's Road	2017/01/27	8028	Footprint of the building
110	Chapel Hill Apartments (former Congregational Church and Seventh-Day Adventist Church)	39 Queen's Road	1981/04/15	49530	Footprint of the building
111	Benevolent Irish Society Building (original St. Patrick's Hall School and O'Donel Memorial Hall)	58 Queen's Road (formerly 48 Queen's Road)	1987/07/08	18561	Footprint of the building
112	Residence (formerly attached to Cathedral Parish Hall (Synod Hall))	70 Queen's Road (formerly 56-64 Queen's Road & 189-193 Military Road)	1989/07/21	20531	Footprint of the building
113	St. Andrew's Presbyterian Church - The Kirk	76 Queen's Road	1989/07/21	45899	Footprint of the building
114	House (former Christ Church)	86 Quidi Vidi Village Road	2006/04/25	8314	Footprint of the building
115	"The House"	21 Rennie's Mill Road	2004/11/29	14288	Footprint of the building

116	House	40 Rennie's Mill Road	2017/01/27	5631	Footprint of the building
117	House	42 Rennie's Mill Road	2003/12/08	21244	Footprint of the building
118	Kelvin House	49 Rennie's Mill Road	2006/04/25	37317	Footprint of building and attached conservatory
119	Lord Edward Patrick Morris House	55 Rennie's Mill Road	2016/06/10	33835	Footprint of the building
120	Winterholme (house)	79 Rennie's Mill Road	1987/06/05	28552	Not specified
121	House	8 Riverview Avenue	2017/01/27	21239	Footprint of the building
122	House	68 St. Clare Avenue	2017/08/18	32710	Footprint of the building
123	The New House (semi-detached)	335 Southside Road	2004/11/29	35240	Footprint of the building
124	The New House (semi-detached)	337 Southside Road	2004/11/29	35241	Footprint of the building
125	House	355 Southside Road	2017/08/18	35233	Footprint of the building
126	Newman Building	1 Springdale Street	1989/07/21	23787	Footprint of the building
127	The Four Sisters (townhouse)	31 Temperance Street	1989/07/21	24908	Footprint of the building
128	The Four Sisters (townhouse)	33 Temperance Street	1989/07/21	24038	Footprint of the building
129	The Four Sisters (townhouse)	35 Temperance Street	1989/07/21	32625	Footprint of the building
130	The Four Sisters (townhouse)	37 Temperance Street	1989/07/21	32626	Footprint of the building
131	Leaside Manor	39 Topsail Road	1996/02/19	26090	Not specified
132	LSPU (Longshoremen's Protective Union) Hall	3 Victoria Street	1989/07/21	11475	Research needed
133	House	27 Victoria Street	1988/01/20	36336	Footprint of the building
134	King George V Institute	93 Water Street	1989/07/21	49695	Footprint of the building
135	Commercial Cable Company Building - Raymonds Restaurant (former Javelin House, Brother T.I. Murphy Centre)	95 Water Street	1989/07/21	13486	Footprint of the building

136	Breakwater Books (former S.O. Steele store)	100 Water Street	2012/10/26	26586	Footprint of the building
137	Delgado Building - The Salt House Restaurant	169-173 Water Street	1989/07/21	39483	Footprint of the building
138	The London Building	177-179 Water Street	1989/07/21	24337/ 24338	Footprint of the building
139	Building - Tweed (former Newfoundland and Labrador Credit Union building)	187-189 Water Street	1989/07/21	5625	Footprint of the building
140	Building - Natural Boutique (former Byrons)	191 Water Street	1989/07/21	25886	Footprint of the building
141	Building – Franklin Hotel (former Parker and Monroe shoe store)	193-195 Water Street	1989/07/21	21931	Footprint of the building
142	Commercial Chambers Building (The Travel Bug & The Bee's Knees)	197-199 Water Street	1989/07/21	38302	Footprint of the building
143	Building – Broderick's Pub (former Nautical Nellie's)	201 Water Street	1989/07/21	21632	Footprint of the building
144	Building (former Mustang Sally's, The Taj Mahal)	203 Water Street	1989/07/21	34258	Footprint of the building
145	HSBC Bank (former Bank of Commerce building)	205 Water Street	1989/07/21	35859	Footprint of the building
146	RBC Royal Bank	226 Water Street	1989/07/21	30994	Footprint of the building
147	Grace Building (former Model Shop)	283-285 Water Street	2003/06/16	15632	Footprint of the building
148	Yellowbelly Corner – Yellowbelly Restaurant	288-290 Water Street	1989/07/21	12383/ 26195/ 27354	Footprint of the building
149	Yellowbelly Corner – Rocket Bakery (former Canary Cycles)	292 & 294 Water Street	1989/07/21	27352/ 37253	Footprint of the building
150	Yellowbelly Corner – Celtic Hearth	296-300 Water Street	1989/07/21	6608	Footprint of the building
151	O'Dwyer Block – O'Dwyer Manor/The Golden Tulip/Aveda Sound	295-301 Water Street	1989/07/21, 2005/06/15	17602	Research needed
152	O'Dwyer Block (Thompson Building) - Down Home Shoppe	303-305 Water Street	1989/07/21, 2005/06/15	23076	Research needed

153	O'Dwyer Block – Heritage Shop	309 Water Street	1989/07/21, 2005/06/15	26216	Research needed
154	Byrne Building	362-366 Water Street	1989/07/21	15873/ 9444	Footprint of the building
155	Newman Wine Vaults	436 Water Street	2006/04/25	23788	Research needed
156	Apothecary Hall	488 Water Street	1988/02	7026	Research needed
157	Railway Coastal Museum (former Newfoundland Railway Station)	495 Water Street	1989/07/21, 1996/11/25	46417	Footprint of the building and the original statue Industry near front façade
158	Compton House	26 Waterford Bridge Road	1988/09	23058	Footprint of the building
159	Summerlea	119 Waterford Bridge Road	2019/10/04	14138	Footprint of the building

# LAND SURVEY

## Land Survey Description

**Civic No. 4**  
**Roman Catholic Episcopal Corporation**

**Merrymeeting Road**  
**St. John's, NL**

**All** that piece or parcel of land situate and being at the City of St. John's, NL and being bounded and abutted as follows:

**Beginning** at a point in the northwestern limit of Merrymeeting Road, said point having NAD 83 coordinates of North 5 269 765.689 meters and East 326 274.390 meters of the three degree modified transverse mercator projection.

**Thence** running by land of the City of St. John's, R.O.D Roll: 2400 Frame: 1367  
North 22 degrees 26 minutes 00 seconds West, 72.660 meters  
North 55 degrees 42 minutes 00 seconds West, 17.060 meters

**Thence** running by land of Ohehir Arena Inc., R.O.D Roll: 1555 Frame: 2964  
North 34 degrees 18 minutes 00 seconds East, 19.868 meters  
North 49 degrees 12 minutes 00 seconds East, 16.540 meters  
North 32 degrees 29 minutes 00 seconds East, 1.390 meters  
North 21 degrees 33 minutes 00 seconds East, 15.730 meters  
North 33 degrees 24 minutes 00 seconds East, 54.790 meters

**Thence** running along the southwestern limits of Bonaventure Avenue  
South 48 degrees 40 minutes 39 seconds East, 10.159 meters

**Thence** running by land of Place Bonaventure Limited., R.O.D Roll: 2664 Frame: 1662

South 43 degrees 17 minutes 35 seconds West, 24.957 meters  
South 18 degrees 17 minutes 22 seconds West, 16.290 meters  
South 50 degrees 19 minutes 58 seconds West, 18.818 meters  
South 19 degrees 55 minutes 39 seconds West, 1.740 meters  
South 39 degrees 36 minutes 03 seconds East, 34.017 meters  
South 50 degrees 23 minutes 57 seconds West, 2.935 meters  
South 39 degrees 36 minutes 35 seconds East, 7.640 meters  
North 50 degrees 23 minutes 57 seconds East, 3.434 meters  
South 40 degrees 32 minutes 12 seconds East, 67.494 meters

**Thence** running along the said limits of Merrymeeting Road  
South 61 degrees 08 minutes 10 seconds West, 19.790 meters  
South 65 degrees 10 minutes 23 seconds West, 23.059 meters  
South 66 degrees 41 minutes 19 seconds West, 23.359 meters, more or less, to the point of **beginning** and containing an area of **0.559 ha**, more or less.

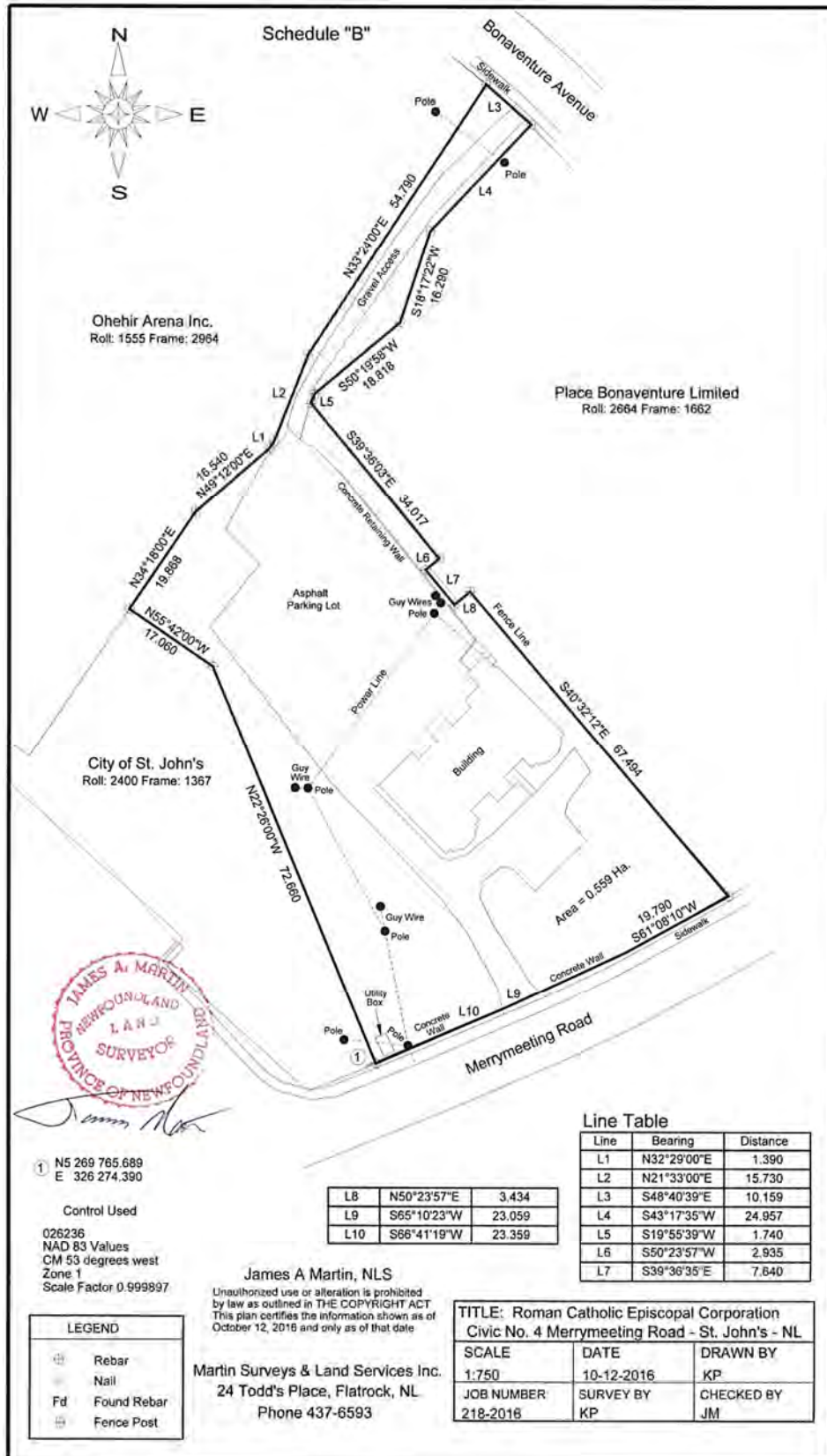
**Which** land is more particularly shown and delineated on Schedule "B" attached dated October 12, 2016

The above described land being subject, nevertheless, to multiple power lines running through the property as shown. There is an utility box located on the southwestern corner of the property as shown on the attached plan.

**All** bearings being referred to the meridian of 53 degrees west longitude.



# Land Survey Plan



The Roman Catholic Episcopal Corporation of St. John's,  
Mt. St. Francis Monastery Information Package

The information produced herein is provided for information purposes  
only and should not be relied upon by parties responding to this RFP.

# **Appendix C - Public Consultation**

**Land Use Report - 4 Merrymeeting Road**



# Letter to Adjoining Property Owners

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**Philip Pratt Architect**

philipprattarchitect@gmail.com

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August 1, 2022

Place Bonaventure  
Yetman's Arena  
Sobeys Merrymeeting Road  
The ROOMS  
RNC GNL

Emerald Atlantic Group Inc. has acquired Mount St. Francis Monastery and associated land, 4 Merrymeeting Road, with the objective of redevelopment for private residential use. This will include renovating the Monastery into 5 or 6 Condominium Apartments, and constructing a new building in the back containing 16 units.

On behalf of the owners, Emerald Atlantic Group Inc. we are in the process of applying to the City for necessary approvals. A preliminary Design Report has been submitted, and a Terms of Reference for a Land Use Report issued. As part of this, the City has requested, and we are happy to consult with adjoining property owners. To this end, this letter contains a brief summary of the key project components. The Design Report as submitted to the City is available on request. Both are preliminary, and subject to modification.

Please let us know if you have any questions. Your comments will be included in the LUR. You will have another opportunity to comment as part of the more public engagement process. We would appreciate your response to this component by August 12, 2022.

Thank You,

Philip Pratt Architect

Other Contacts:

Paul Chafe, Architect, (paul@chafe architecture.com)  
Tony Costello, Mechanical Engineer, (abcostello1@icloud.com)  
Stephen Jewczyk, Planner, (sjewczyk@gmail.com)  
Robin Summers, Civil Engineer, (robin@maedesign.net)



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8/1/2022

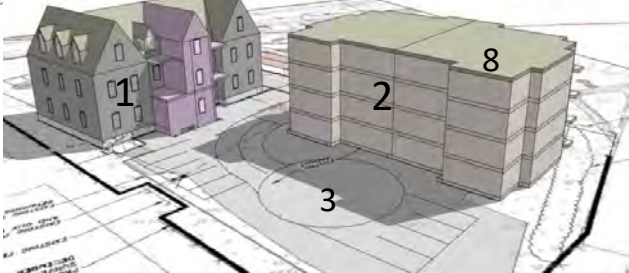
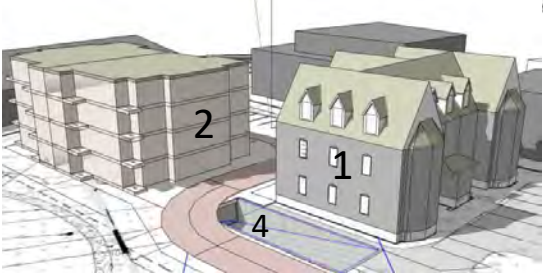
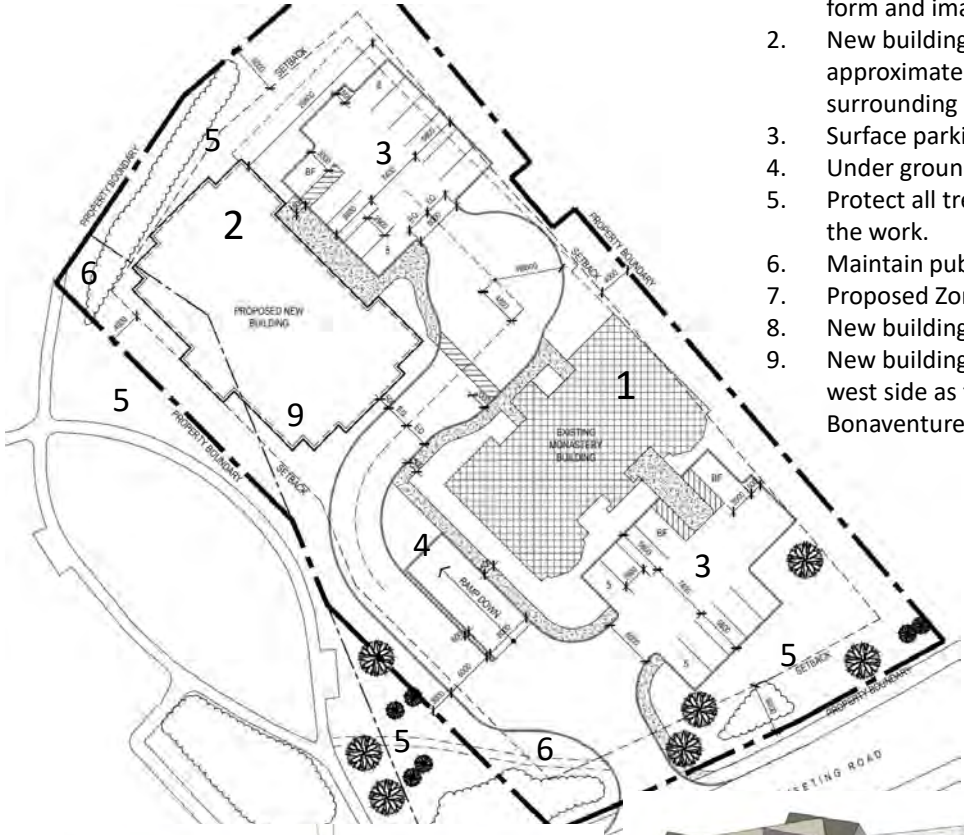
Box 5862, St. John's, NL, Canada, A1C 5X3 (709-727-0578)

1

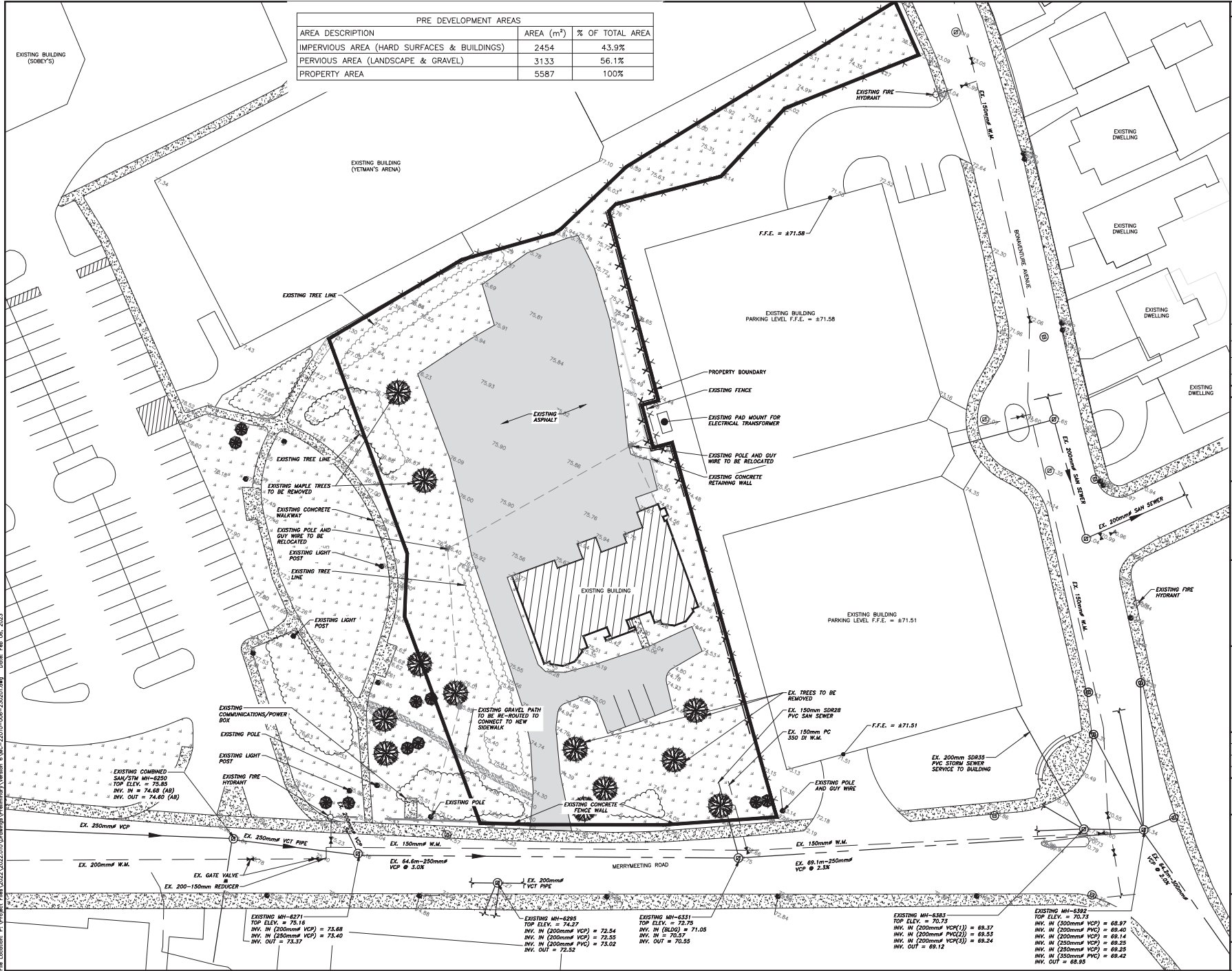
# Project Overview

## Legend

- 1. Monastery, listed heritage building. Renovate for 6 residences. The inherent form and imagery will be protected.
- 2. New building, 16 residences. This will be approximately the same scale as surrounding buildings.
- 3. Surface parking, 21 spaces.
- 4. Under ground parking, 26 spaces
- 5. Protect all trees not directly affected by the work.
- 6. Maintain public pathways.
- 7. Proposed Zone, A1.
- 8. New building height, 4 floors.
- 9. New building is located on the south west side as far as possible from Place Bonaventure.



PRE DEVELOPMENT AREAS		
AREA DESCRIPTION	AREA (m <sup>2</sup> )	% OF TOTAL AREA
IMPERVIOUS AREA (HARD SURFACES & BUILDINGS)	2454	43.9%
PERVIOUS AREA (LANDSCAPE & GRAVEL)	3133	56.1%
PROPERTY AREA	5587	100%



NOTES			
3.	REVISED AND RE-ISSUED FOR LUAR	K.N.	06/02/23
2.	REVISED AND RE-ISSUED FOR LUAR	K.N.	22/11/22
1.	ISSUED FOR REVIEW	K.N.	24/08/22
NL	DESCRIPTION	BY	DD/MM/YY

REVISIONS	
PROVINCE OF NEWFOUNDLAND AND LABRADOR <b>Engineering</b> PERMIT F0249	
<b>MAE DESIGN LIMITED</b>	
MERC NO: 02778	
Signature of Member Number (Member-Responsible Charge)	

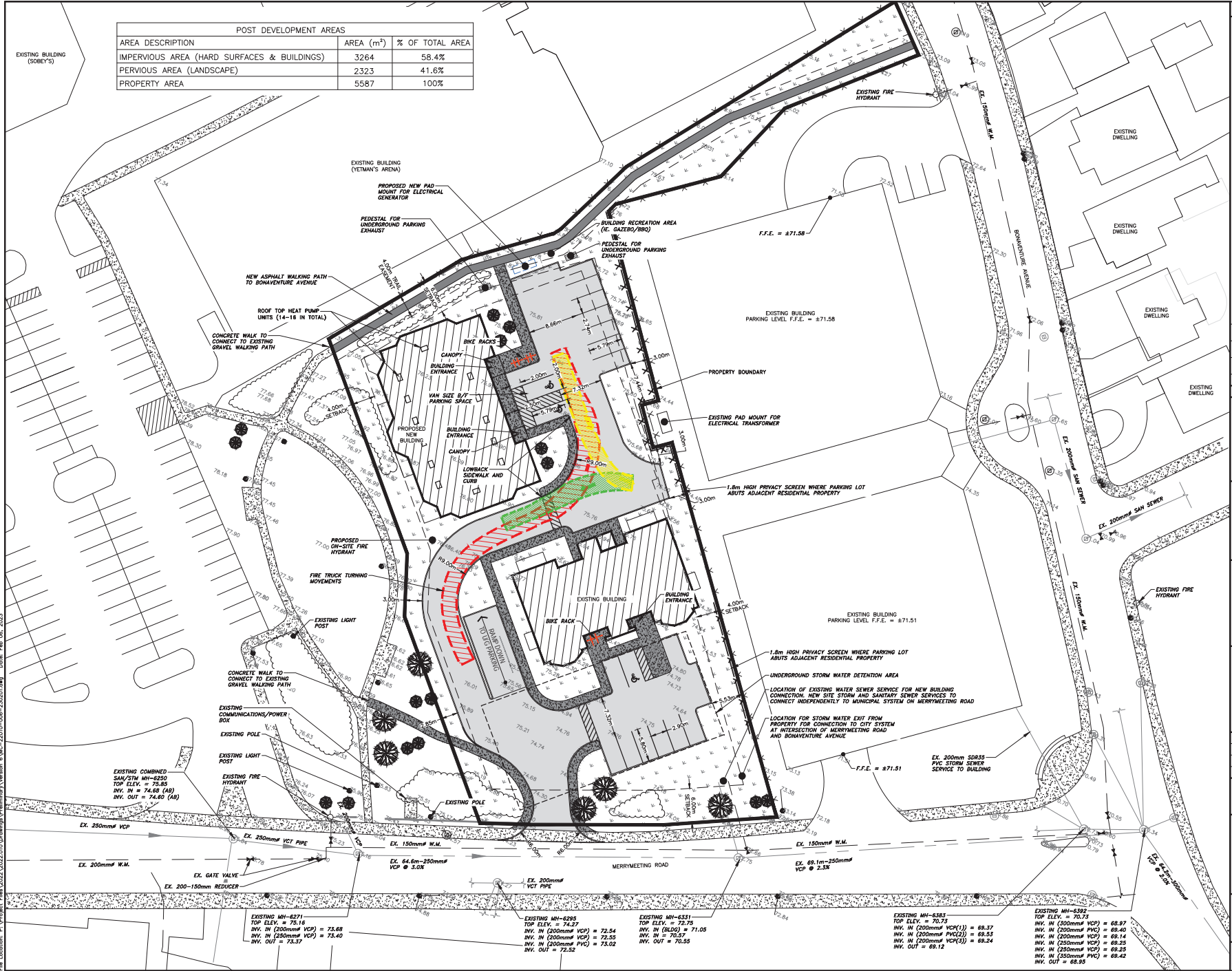
PRIME CONSULTANT	
TEL: (709) 634-1554	FAX: (709) 634-1558
SUB-CONSULTANT	

ORIGINAL DRAWING BY: K.N.	
CHECKED BY: R.S.	
APPROVED BY: R.S.	
SCALE: 1:300	
PROJECT	RESIDENTIAL SITE DEVELOPMENT BY: SPM CONDOMINIUMS MERRIMEETING ROAD ST. JOHN'S, NL
DRAWING TITLE	EXISTING SITE PLAN
MAE DESIGN PROJECT No. 2022.010	DRAWING No. C-1 SHEET 1 OF 3

File Location: P:\Project\_Files\2022\010\Drawings\ Preliminary\Version 6\WC-20210-006-230201.dwg Date: Feb. 05, 2023

POST DEVELOPMENT AREAS		
AREA DESCRIPTION	AREA (m <sup>2</sup> )	% OF TOTAL AREA
IMPERVIOUS AREA (HARD SURFACES & BUILDINGS)	3264	58.4%
PERVIOUS AREA (LANDSCAPE)	2323	41.6%
PROPERTY AREA	5587	100%



**NOTES**

- REVISED AND RE-ISSUED FOR LUAR K.N. 06/02/23
- REVISED AND RE-ISSUED FOR LUAR K.N. 22/11/22
- ISSUED FOR REVIEW K.N. 24/08/22

NO. DESCRIPTION BY DD/MM/YY

**REVISIONS**

PROVINCE OF NEW SOUTH WALES AND LABRADOR  
**ENGINEERING PERMIT F0249**  
**MAE DESIGN LIMITED**  
 MIRC NO: 02778  
 Signature of Member Number (Member-Responsible Charge)

PRIME CONSULTANT  
  
 TEL (755) 634 1554 FAX (755) 634 1558

SUB-CONSULTANT

ORIGINAL DRAWING BY: H.N.  
 CHECKED BY: R.S.  
 APPROVED BY: R.S.  
 SCALE: 1:300

PROJECT  
**RESIDENTIAL SITE DEVELOPMENT**  
 BY: SPM CONDOMINIUMS  
 MERRYMEETING ROAD  
 ST. JOHN'S, NL

DRAWING TITLE  
**NEW SITE PLAN**

MAE DESIGN PROJECT No. 2022.010 DRAWING No. C-2  
 2022.010 SHEET 2 OF 3

File Location: P:\Project\_Files\2022\_010\Drawings\Preliminary\Version 4\WC-20210-006-20201.dwg Date: Feb. 05, 2023

**TERMS OF REFERENCE  
HERITAGE AND LAND USE REPORT  
APPLICATION FOR TWO APARTMENT BUILDINGS AT  
4 MERRYMEETING ROAD  
PROPONENT: BROOKFIELD PLAINS INC.  
JUNE 30, 2022**

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

**Heritage Report Component**

**A. Introduction to Development Site**

- A location and current site plan of the property;
- A brief description of the property and its location, identifying significant features, buildings, landscapes and vistas;
- A brief description of the context of the property, including adjacent properties and cultural resources, their recognition at the municipal, provincial, and/or federal level, and any as yet unidentified or unrecognized potential heritage resources.

**B. Background Research and Analysis**

- A comprehensive review of the history of the property's development as documented and observed through archival, historical, archaeological, written and visual records;
- A description of the structure, including mention of original construction, and any additions, alterations, removals, conversions etc.
- An evaluation of the heritage significance of the site with emphasis on important architectural/physical features, historical associations within the City, and the situation of the site in local context;
- Reference to, or inclusion of, any relevant research materials including (but not limited to) maps, atlases, drawings, photographs, permit records, land title records, tax assessment rolls, etc.
- Include a copy of the City's and Province's Statement of Significance for 4 Merrymeeting Road.

**C. Assessment of Existing Condition**

- A description of the physical condition of the structures on the site, including their exterior and interior;
- Current photographs of the property including:
  - Views of the area surrounding the property to show it in context with adjacent properties;
  - Exterior views of each elevation of the building;
  - Close-up views of all significant heritage features.

#### **D. Description of the Proposed Development or Site Alteration**

- A description of the proposed development or site alteration;
- Drawings of all building elevations;
  - The description and drawings should note which heritage feature(s) are considered for retention and which are considered for removal or alteration.
  - Building elevations to include current and proposed elevations and:
    1. Identify the height of the buildings;
    2. Identify the finish and colour of exterior building materials;
    3. Provide information on the proposed construction of patios/balconies (if applicable);
    4. Identify any rooftop structures;
    5. Include immediately adjacent buildings and spaces to inform scale/massing/context.
- Potential shadowing/loss of sunlight on adjacent public and private properties, including sidewalks;
- A description of how the proposed development aligns with the Heritage Design Standards of the St. John's Heritage By-Law.
- Provide a rendering of the proposed building from the following locations:
  - Merrymeeting Road along the front of the subject property; and
  - Merrymeeting Road near the Sobeys entrance, looking east toward the subject property.

#### **E. Impact of Development on Heritage Features**

- A discussion identifying any impact the proposed development or site alteration may have on the heritage features of the site and character-defining elements of the building;
  - Negative impacts on heritage resources may include, but are not limited to:
    1. The destruction of any, or part of any, significant heritage feature;
    2. Alteration that is not sympathetic to the heritage feature;
    3. Isolation of a heritage feature from its surrounding environment, context, or significant relationship;
    4. Direct or indirect obstruction of significant views or vistas;
    5. A change in land use which negates the property's cultural heritage value;
    6. Land disturbances such as a grade change that alters soils and drainage patterns that adversely affect a cultural heritage resource.

#### **F. Recommendation**

- Provide clear recommendations for the most appropriate course of action for the subject property and any heritage resources within it. This may include, but not limited to:
  - A mitigation strategy;

- A conservation scope of work;
- Lighting, landscaping and signage;
- Interpretation and commemoration.

### **Land Use Report Component**

#### **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
  - Floor Area Ratio (FAR).
- Identify all proposed uses/occupancies within the building by their respective floor area.
- Identify Apartment Building dwelling sizes (number of bedrooms).

#### **C. Building Location**

- Identify graphically the exact location with a dimensioned civil site plan:
  - Location of the proposed building in relation to neighbouring buildings;
  - Proximity of the building to property lines and identify setbacks, frontage and lot coverage;
  - Identify distance between the buildings;
  - Identify any setbacks of higher storeys from lower storeys (if applicable);
  - Identify any encroachment over property lines (if applicable).
- Provide a Legal Survey of the property.
- Provide information on the proposed land exchange.

#### **D. 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.

#### **E. Landscaping & Buffering**

- Identify with a landscaping plan, details of site landscaping (hard and soft).
  - Consideration should be given to tree preservation and incorporating existing trees into future site development. 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.

**F. Snow Clearing/Snow Storage**

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

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

- 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.
- Provide a minimum 6.0m buffer between the property boundary and any onsite curb/structure.
- Indicate how garbage will be handled onsite. The location of any exterior bins must be indicated and access to the bins must be provided.

**H. 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.
- Provide the proposed sanitary and storm sewer generation rates.
- The proposed development will be required to comply with the City's stormwater detention policy. Provide information on how on-site stormwater detention will be managed.

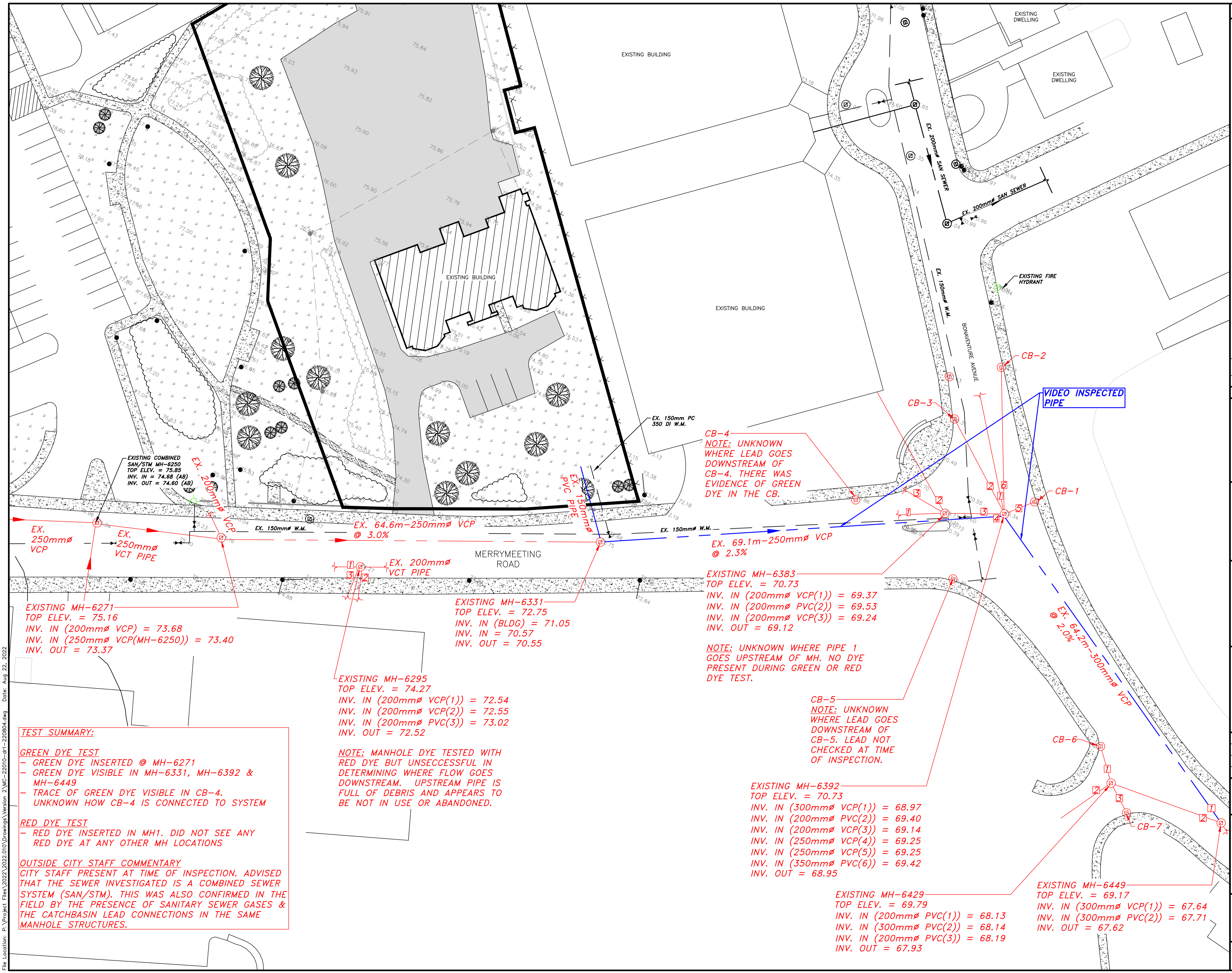
**I. Public Transit**

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

**J. 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.





**TEST SUMMARY:**

**GREEN DYE TEST**  
 - GREEN DYE INSERTED @ MH-6271  
 - GREEN DYE VISIBLE IN MH-6331, MH-6392 & MH-6449  
 - TRACE OF GREEN DYE VISIBLE IN CB-4.  
 UNKNOWN HOW CB-4 IS CONNECTED TO SYSTEM

**RED DYE TEST**  
 - RED DYE INSERTED IN MH1. DID NOT SEE ANY RED DYE AT ANY OTHER MH LOCATIONS

**OUTSIDE CITY STAFF COMMENTARY**  
 CITY STAFF PRESENT AT TIME OF INSPECTION. ADVISED THAT THE SEWER INVESTIGATED IS A COMBINED SEWER SYSTEM (SAN/STM). THIS WAS ALSO CONFIRMED IN THE FIELD BY THE PRESENCE OF SANITARY SEWER GASES & THE CATCHBASIN LEAD CONNECTIONS IN THE SAME MANHOLE STRUCTURES.

**NOTE: MANHOLE DYE TESTED WITH RED DYE BUT UNSECESSFUL IN DETERMINING WHERE FLOW GOES DOWNSTREAM. UPSTREAM PIPE IS FULL OF DEBRIS AND APPEARS TO BE NOT IN USE OR ABANDONED.**

**CB-4 NOTE: UNKNOWN WHERE LEAD GOES DOWNSTREAM OF CB-4. THERE WAS EVIDENCE OF GREEN DYE IN THE CB.**

**EXISTING MH-6383**  
 TOP ELEV. = 70.73  
 INV. IN (200mm VCP(1)) = 69.37  
 INV. IN (200mm PVC(2)) = 69.53  
 INV. IN (200mm VCP(3)) = 69.24  
 INV. OUT = 69.12

**NOTE: UNKNOWN WHERE PIPE 1 GOES UPSTREAM OF MH. NO DYE PRESENT DURING GREEN OR RED DYE TEST.**

**CB-5 NOTE: UNKNOWN WHERE LEAD GOES DOWNSTREAM OF CB-5. LEAD NOT CHECKED AT TIME OF INSPECTION.**

**EXISTING MH-6392**  
 TOP ELEV. = 70.73  
 INV. IN (300mm VCP(1)) = 68.97  
 INV. IN (200mm PVC(2)) = 69.40  
 INV. IN (200mm VCP(3)) = 69.14  
 INV. IN (250mm VCP(4)) = 69.25  
 INV. IN (250mm VCP(5)) = 69.25  
 INV. IN (350mm PVC(6)) = 69.42  
 INV. OUT = 68.95

**EXISTING MH-6429**  
 TOP ELEV. = 69.79  
 INV. IN (200mm PVC(1)) = 68.13  
 INV. IN (300mm PVC(2)) = 68.14  
 INV. IN (200mm PVC(3)) = 68.19  
 INV. OUT = 67.93

**EXISTING MH-6449**  
 TOP ELEV. = 69.17  
 INV. IN (300mm VCP(1)) = 67.64  
 INV. IN (300mm PVC(2)) = 67.71  
 INV. OUT = 67.62

**NOTES**

1.	ISSUED FOR REVIEW	K.N.	03/05/22
No.	DESCRIPTION	BY	DD/MM/YY

**REVISIONS**

PROVINCE OF NEWFOUNDLAND AND LABRADOR  
**ENGINEERING PERMIT F0249**  
  
**MAE DESIGN LIMITED**  
 MIRC NO: 02778  
 Signature or Member Number (Member-In-Responsible Charge)

STAMP  
  
 ROBIN SUMMERS  
 SIGNATURE  
 AUG. 04, 2022  
 DATE



PRIME CONSULTANT  
  
**MAE Design Limited**  
 CONSULTING ENGINEERS  
 TEL (709) 834-1554 FAX (709) 834-1558

SUB-CONSULTANT

ORIGINAL DRAWING BY: K.N.  
 CHECKED BY: R.S.  
 APPROVED BY: R.S.  
 SCALE: 1:300

A B C	DETAIL NO.
	WHERE DETAIL REQUIRED
	WHERE DETAILED

PROJECT  
**RESIDENTIAL SITE DEVELOPMENT**  
 BY: SPM CONDOMINIUMS  
 MERRYMEETING ROAD  
 ST. JOHN'S, NL

DRAWING TITLE  
**EXISTING INFRASTRUCTURE INVESTIGATION**

MAE DESIGN PROJECT No. 2022.010	DRAWING No. C-1 SHEET 1 OF 1
------------------------------------	------------------------------------

File Location: P:\Project Files\2022\2022-010\Drawings\Version 2\MC-22010-d1-220804.dwg Date: Aug 22, 2022



## Project

Project 26461-23 Mae Design Merrymeeting and Bonaventure Ave 005  
8/18/2022

## Client

Name Mae Design  
City

## Remarks



## Table of Contents

Project		
26461-23 Mae Design Merrymeeting and Bonaventure Ave 009		8/18/2022

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## Project Information

Project		
26461-23 Mae Design Merrymeeting and Bonaventure Ave 009		8/18/2022

### Client

Name: Mae Design

:  
:  
:

City:

:  
:  
:  
:

### Manager

Name: MAE Design Limited

:  
:  
:

City:

: 709 834-1554  
: 709 834-1558  
:  
:

### Contractor

Name: Afonso Group

:  
:  
:

City:

: 14 Robin Hood Bay Road  
: 5V3  
:  
:  
:  
:



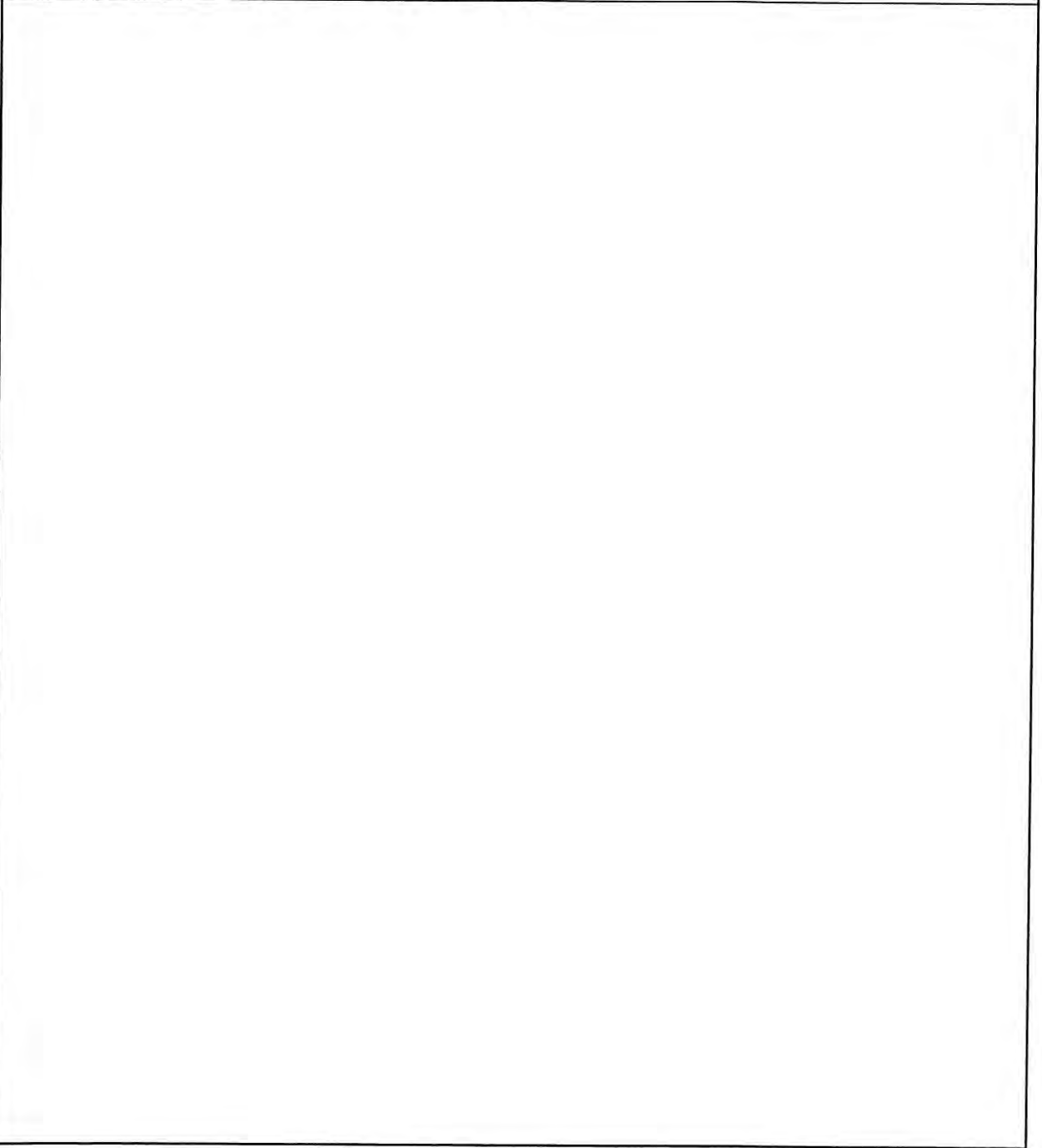
## Section Profile

Project	
26461-23 Mae Design Merrymeeting and Bonaventure Ave 009	8/18/2022

Nr.	Upstream MH	Downstream MH	Date	Street	Media Label	Material	Total Length	Length Surveyed
2	6331	6392	8/18/2022	Merrymeeting Rd		Vitrified Clay Pipe	69.27	69.27

1 x Circular 250 = 69.27 Total Length ( 69.27 Length Surveyed )

Total: 1 = 188.07 Total Length ( 69.27 Length Surveyed )





## Section Summary

Project <b>26461-23 Mae Design Merrymeeting and Bonaventure Ave 009</b>	<b>8/18/2022</b>
--	------------------

Number of sections	4
Total length of sections	188.07 m
Total length of inspected sections	188.07 m
Total length of not inspected sections	0.00 m
Total abandoned inspections	3
Number of section inspection photos	0
Number of section inspection videos	4
Number of section inspection scans	0
Number of section inclination measurements	0

Lateral Segment Reference	8/18/2022 9:16:44 AM	Upstream MH	Towards Bldg
City	St Johns	Downstream MH	6331
Street	Merrymeeting Rd		Circular 200mm
Total Length	55.0	Material	Polyvinyl Chloride

	Distance	LACP Code	Observation
1	0.00	AMH	Manhole
2	0.00	MWL	Water Level, 10% of the vertical dimension
3	1.40	MWLS	Water Level, Sag in pipe, 10% of the vertical dimension
4	13.97	OBZ	Obstacles Other, 5% of cross sectional area at 6 o'clock
5	25.62	LL	Alignment Left, 5% changed
6	54.98	MSA	Survey Abandoned

Lateral Segment Reference	8/18/2022 9:53:04 AM	Upstream MH	6331
City	St Johns	Downstream MH	6392
Street	Merrymeeting Rd		Circular 250mm
Total Length	69.3	Material	Vitrified Clay Pipe

	Distance	LACP Code	Observation
1	0.00	AMH	Manhole
2	0.00	MWL	Water Level, 0% of the vertical dimension
3	33.58	CM	Crack Multiple from 3 o'clock to 9 o'clock
4	42.08	CM	Crack Multiple from 12 o'clock to 12 o'clock
5	44.67	CM	Crack Multiple from 12 o'clock to 12 o'clock
6	48.27	CM	Crack Multiple from 12 o'clock to 12 o'clock
7	61.36	JOM	Joint Offset Medium
8	61.37	RPP	Repair Patch from 12 o'clock to 12 o'clock
9	61.95	OBR	Obstacles Rocks, 10% of cross sectional area from 5 o'clock to 7 o'clock
10	64.51	JOM	Joint Offset Medium
11	65.31	CM	Crack Multiple from 12 o'clock to 12 o'clock
12	69.27	AMH	Manhole



## Section Summary

Project <b>26461-23 Mae Design Merrymeeting and Bonaventure Ave 009</b>	8/18/2022
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Lateral Segment Reference	8/18/2022 10:24:22 AM	Upstream MH	6392
City	St Johns	Downstream MH	6449
Street	Merrymeeting Rd	Material	Circular 300mm Vitrified Clay Pipe
Total Length	1.7		

	Distance	LACP Code	Observation
1	0.00	AMH	Manhole
2	0.00	MWL	Water Level, 5% of the vertical dimension
3	1.30	OBZ	Obstacles Other, 10% of cross sectional area from 5 o'clock to 7 o'clock
4	1.72	MSA	Survey Abandoned

Lateral Segment Reference	8/18/2022 10:51:50 AM	Upstream MH	6392
City	St Johns	Downstream MH	6449
Street	Merrymeeting Rd	Material	Circular 300mm Vitrified Clay Pipe
Total Length	62.1		

	Distance	LACP Code	Observation
1	0.00	AMH	Manhole
2	0.00	MWL	Water Level, 0% of the vertical dimension
3	0.37	RMB	Roots Medium Barrell from 3 o'clock to 7 o'clock, 10% lost
4	0.40	TBI	Tap Break-In Intruding at 10 o'clock, 150mm dim, 25mm intrusion
5	3.62	TBI	Tap Break-In Intruding at 10 o'clock, 150mm dim, 25mm intrusion
6	7.47	H	Hole at 10 o'clock
7	14.60	LR	Alignment Right, 10% changed
8	20.06	TB	Tap Break-In at 10 o'clock, 100mm dim
9	33.61	TB	Tap Break-In at 10 o'clock, 150mm dim
10	43.74	TBI	Tap Break-In Intruding at 10 o'clock, 150mm dim, 25mm intrusion
11	60.56	TF	Tap Factory Made at 10 o'clock, 150mm dim
12	60.56	CM	Crack Multiple from 12 o'clock to 12 o'clock
13	61.81	OBN	Obstacles Construction Debris, 5% of cross sectional area from 5 o'clock to 7 o'clock
14	62.11	MSA	Survey Abandoned



## Inspection report

Date: <b>8/18/2022</b>	Work Order: <b>26461-23</b>	Weather: <b>Dry</b>	Surveyed By: <b>Scott Strickland</b>	Certificate Number: <b>U-1212-15234</b>	Pipe Segment Ref.: <b>8/18/2022 9:16:44 AM</b>
Year laid:	Pre-cleaning: <b>No Pre-Cleaning</b>	Direction: <b>Upstream</b>	Pipe Joint Length:	Total Length: <b>54.98 m</b>	Length Surveyed: <b>54.98 m</b>

City: <b>St Johns</b>	Drainage Area:	Upstream MH: <b>Towards Bldg</b>
Street: <b>Merrymeeting Rd</b>	Media Label:	Up Rim to Invert: <b>0.0</b>
Location Code:	Flow Control: <b>Not Controlled</b>	Downstream MH: <b>6331</b>
Location Details:	Sheet Number:	Down Rim to Invert: <b>0.0</b>
Pipe shape: <b>Circular</b>	Sewer Use: <b>Sanitary</b>	Total gallons used: <b>0.0</b>
Pipe size: <b>200 mm</b>	Sewer Category: <b>SEC</b>	Joints passed: <b>0</b>
Pipe material: <b>Polyvinyl Chloride</b>	Purpose: <b>Maintenance Related</b>	Joints failed: <b>0</b>
Lining Method:	Owner:	

Additional Info:

1:415	Distance	Code	Observation	Counter	Photo	Grade
<b>6331</b>						
	0.00	AMH	Manhole / 6331	00:00:00		
	0.00	MWL	Water Level, 10% of the vertical dimension	00:00:00		
	1.40	MWLS	Water Level, Sag in pipe, 10% of the vertical dimension	00:00:23		
	13.97	OBZ	Obstacles Other, 5% of cross sectional area at 6 o'clock / silt	00:01:50		
	25.62	LL	Alignment Left, 5% changed	00:03:09		
	54.98	MSA	Survey Abandoned / wheels are slipping on pipe	00:21:28		

QSR	QMR	QOR	SPR	MPR	OPR	SPRI	MPRI	OPRI
2100	2111	2211	2.0	3.0	5.0	2.0	1.5	1.7





## Inspection report

Date: <b>8/18/2022</b>	Work Order: <b>26461-23</b>	Weather: <b>Dry</b>	Surveyed By: <b>Scott Strickland</b>	Certificate Number: <b>U-1212-15234</b>	Pipe Segment Ref.: <b>8/18/2022 9:53:04 AM</b>
Year laid:	Pre-cleaning: <b>No Pre-Cleaning</b>	Direction: <b>Downstream</b>	Pipe Joint Length:	Total Length: <b>69.27 m</b>	Length Surveyed: <b>69.27 m</b>

City: <b>St Johns</b>	Drainage Area:	Upstream MH: <b>6331</b>
Street: <b>Merrymeeting Rd</b>	Media Label:	Up Rim to Invert: <b>0.0</b>
Location Code:	Flow Control: <b>Not Controlled</b>	Downstream MH: <b>6392</b>
Location Details:	Sheet Number:	Down Rim to Invert: <b>0.0</b>
Pipe shape: <b>Circular</b>	Sewer Use: <b>Combined</b>	Total gallons used: <b>0.0</b>
Pipe size: <b>250 mm</b>	Sewer Category: <b>SEC</b>	Joints passed: <b>0</b>
Pipe material: <b>Vitrified Clay Pipe</b>	Purpose: <b>Maintenance Related</b>	Joints failed: <b>0</b>
Lining Method:	Owner:	

Additional Info: **on video wrong mh # should be 6392**

1:523	Distance	Code	Observation	Counter	Photo	Grade
<b>6331</b>						
	0.00	AMH	Manhole / 6331	00:00:00		
	0.00	MWL	Water Level, 0% of the vertical dimension	00:00:33		
	33.58	CM	Crack Multiple from 3 o'clock to 9 o'clock	00:03:21		
	42.08	CM	Crack Multiple from 12 o'clock to 12 o'clock	00:04:45		
	44.67	CM	Crack Multiple from 12 o'clock to 12 o'clock	00:05:16		
	48.27	CM	Crack Multiple from 12 o'clock to 12 o'clock	00:05:56		
	61.36	JOM	Joint Offset Medium	00:07:06		
	61.37	RPP	Repair Patch from 12 o'clock to 12 o'clock	00:07:21		
	61.95	OBR	Obstacles Rocks, 10% of cross sectional area from 5 o'clock to 7 o'clock	00:08:04		
	64.51	JOM	Joint Offset Medium	00:08:21		
	65.31	CM	Crack Multiple from 12 o'clock to 12 o'clock	00:08:51		
	69.27	AMH	Manhole / 6392	00:10:34		
<b>6392</b>						

QSR	QMR	QOR	SPR	MPR	OPR	SPRI	MPRI	OPRI
3512	2100	3521	17.0	2.0	19.0	2.4	2.0	2.4



## Inspection report

Date: <b>8/18/2022</b>	Work Order: <b>26461-23</b>	Weather: <b>Dry</b>	Surveyed By: <b>Scott Strickland</b>	Certificate Number: <b>U-1212-15234</b>	Pipe Segment Ref.: <b>8/18/2022 10:24:22 AM</b>
Year laid:	Pre-cleaning: <b>No Pre-Cleaning</b>	Direction: <b>Downstream</b>	Pipe Joint Length:	Total Length: <b>1.72 m</b>	Length Surveyed: <b>1.72 m</b>

City: <b>St Johns</b>	Drainage Area:	Upstream MH: <b>6392</b>
Street: <b>Merrymeeting Rd</b>	Media Label:	Up Rim to Invert: <b>0.0</b>
Location Code:	Flow Control: <b>Not Controlled</b>	Downstream MH: <b>6449</b>
Location Details:	Sheet Number:	Down Rim to Invert: <b>0.0</b>
Pipe shape: <b>Circular</b>	Sewer Use: <b>Combined</b>	Total gallons used: <b>0.0</b>
Pipe size: <b>300 mm</b>	Sewer Category: <b>SEC</b>	Joints passed: <b>0</b>
Pipe material: <b>Vitrified Clay Pipe</b>	Purpose: <b>Maintenance Related</b>	Joints failed: <b>0</b>
Lining Method:	Owner:	

Additional Info:

1:50	Distance	Code	Observation	Counter	Photo	Grade
	0.00	AMH	Manhole / 6392	00:00:00		
	0.00	MWL	Water Level, 5% of the vertical dimension	00:10:36		
	1.30	OBZ	Obstacles Other, 10% of cross sectional area from 5 o'clock to 7 o'clock / debri	00:00:59		
	1.72	MSA	Survey Abandoned / cant pass debri	00:01:55		

QSR	QMR	QOR	SPR	MPR	OPR	SPRI	MPRI	OPRI
0000	2100	2100	0.0	2.0	2.0	0.0	2.0	2.0



## Inspection report

Date: <b>8/18/2022</b>	Work Order: <b>26461-23</b>	Weather: <b>Dry</b>	Surveyed By: <b>Scott Strickland</b>	Certificate Number: <b>U-1212-15234</b>	Pipe Segment Ref.: <b>8/18/2022 10:51:50 AM</b>
Year laid:	Pre-cleaning: <b>No Pre-Cleaning</b>	Direction: <b>Downstream</b>	Pipe Joint Length:	Total Length: <b>62.11 m</b>	Length Surveyed: <b>62.11 m</b>

City: <b>St Johns</b>	Drainage Area:	Upstream MH: <b>6392</b>
Street: <b>Merrymeeting Rd</b>	Media Label:	Up Rim to Invert: <b>0.0</b>
Location Code:	Flow Control: <b>Not Controlled</b>	Downstream MH: <b>6449</b>
Location Details:	Sheet Number:	Down Rim to Invert: <b>0.0</b>
Pipe shape: <b>Circular</b>	Sewer Use: <b>Combined</b>	Total gallons used: <b>0.0</b>
Pipe size: <b>300 mm</b>	Sewer Category: <b>SEC</b>	Joints passed: <b>0</b>
Pipe material: <b>Vitrified Clay Pipe</b>	Purpose: <b>Maintenance Related</b>	Joints failed: <b>0</b>
Lining Method:	Owner:	

Additional Info:

1:469	Distance	Code	Observation	Counter	Photo	Grade
<b>6392</b>						
	0.00	AMH	Manhole / 6392	00:00:00		
	0.00	MWL	Water Level, 0% of the vertical dimension	00:00:22		
	0.37	RMB	Roots Medium Barrell from 3 o'clock to 7 o'clock, 10% lost	00:01:01		
	0.40	TBI	Tap Break-In Intruding at 10 o'clock, 150mm dim, 25mm intrusion	00:01:35		
	3.62	TBI	Tap Break-In Intruding at 10 o'clock, 150mm dim, 25mm intrusion	00:02:04		
	7.47	H	Hole at 10 o'clock	00:02:45		
	14.60	LR	Alignment Right, 10% changed	00:03:22		
	20.06	TB	Tap Break-In at 10 o'clock, 100mm dim	00:04:00		
	33.61	TB	Tap Break-In at 10 o'clock, 150mm dim	00:05:35		
	43.74	TBI	Tap Break-In Intruding at 10 o'clock, 150mm dim, 25mm intrusion	00:06:47		
	60.56	TF	Tap Factory Made at 10 o'clock, 150mm dim	00:09:31		
	60.56	CM	Crack Multiple from 12 o'clock to 12 o'clock	00:09:48		
	61.81	OBN	Obstacles Construction Debris, 5% of cross sectional area from 5 o'clock to 7 o'clock	00:10:12		
	62.11	MSA	Survey Abandoned / were we ended coming down	00:10:46		

QSR	QMR	QOR	SPR	MPR	OPR	SPRI	MPRI	OPRI
3100	4124	4131	3.0	13.0	16.0	3.0	2.2	2.3

100 Year						
Duration	Runoff (l/s)			Volume (m <sup>3</sup> )		
				Post Development		
	Pre Development	Post Development	Increase	Pre Development	Post Development	Increase
1 hr	266	285	19	554	556	3
2 hr	207	217	10	723	726	3
6 hr	125	126	1	1112	1115	3
12 hr	105	105	0	1490	1493	3
24 hr	51	51	0	1775	1778	3

50 Year						
Duration	Runoff (l/s)			Volume (m <sup>3</sup> )		
				Post Development		
	Pre Development	Post Development	Increase	Pre Development	Post Development	Increase
1 hr	235	254	19	496	499	3
2 hr	184	193	9	648	651	3
6 hr	112	113	1	1001	1004	3
12 hr	94	95	1	1339	1341	3
24 hr	46	46	0	1584	1586	3

25 Year						
Duration	Runoff (l/s)			Volume (m <sup>3</sup> )		
				Post Development		
	Pre Development	Post Development	Increase	Pre Development	Post Development	Increase
1 hr	205	222	17	437	440	3
2 hr	160	169	9	573	575	3
6 hr	99	101	2	891	894	3
12 hr	84	84	0	1187	1189	3
24 hr	41	41	0	1394	1397	3

2 Year						
Duration	Runoff (l/s)			Volume (m <sup>3</sup> )		
				Post Development		
	Pre Development	Post Development	Increase	Pre Development	Post Development	Increase
1 hr	92	100	8	207	209	3
2 hr	72	77	5	274	276	3
6 hr	49	51	2	449	451	3
12 hr	41	42	1	582	585	3
24 hr	20	20	0	674	677	3

Summary of Storm Detention Requirements

2022-08-22

Project: Residential Development - Merrymeeting Road

100 Year									
Duration	Detention Flows				2 Year Development Peak Flows (l/s)	Max Water Surface Elevation (m)	Flow Thru Emergency Overflow (l/s)	Design Detention Volume (m <sup>3</sup> )	Max Design Detention Elevation (m)
	Inflow (l/s)	Peak Outflows (l/s)							
	Total	Orifice 1	Orifice 2	Total					
1 hr	285	12	0	12	100	71.326	0	872.100	72.476
2 hr	217	14	0	14	77	71.536	0	872.100	72.476
6 hr	126	18	0	18	51	72.007	0	872.100	72.476
12 hr	105	21	5	26	42	72.579	0	872.100	72.476
24 hr	51	20	0	20	20	72.381	0	872.100	72.476

50 Year									
Duration	Detention Flows				2 Year Development Peak Flows (l/s)	Max Water Surface Elevation (m)	Flow Thru Emergency Overflow (l/s)	Design Detention Volume (m <sup>3</sup> )	Max Design Detention Elevation (m)
	Inflow (l/s)	Peak Outflows (l/s)							
	Total	Orifice 1	Orifice 2	Total					
1 hr	254	12	0	12	100	71.250	0	872.100	72.476
2 hr	193	13	0	13	77	71.431	0	872.100	72.476
6 hr	113	16	0	16	51	71.787	0	872.100	72.476
12 hr	95	19	0	19	42	72.297	0	872.100	72.476
24 hr	46	18	0	18	20	72.031	0	872.100	72.476

25 Year									
Duration	Detention Flows				2 Year Development Peak Flows (l/s)	Max Water Surface Elevation (m)	Flow Thru Emergency Overflow (l/s)	Design Detention Volume (m <sup>3</sup> )	Max Design Detention Elevation (m)
	Inflow (l/s)	Peak Outflows (l/s)							
	Total	Orifice 1	Orifice 2	Total					
1 hr	222	11	0	11	100	71.173	0	872.100	72.476
2 hr	169	12	0	12	77	71.330	0	872.100	72.476
6 hr	101	15	0	15	51	71.624	0	872.100	72.476
12 hr	84	18	0	18	42	71.958	0	872.100	72.476
24 hr	41	16	0	16	20	71.749	0	872.100	72.476

COMPUTATIONS FOR CAPACITIES OF SANITARY SEWER

CITY OF ST. JOHN'S

For: Merrymeeting Road (Mae Design Project No. 2022.0010)

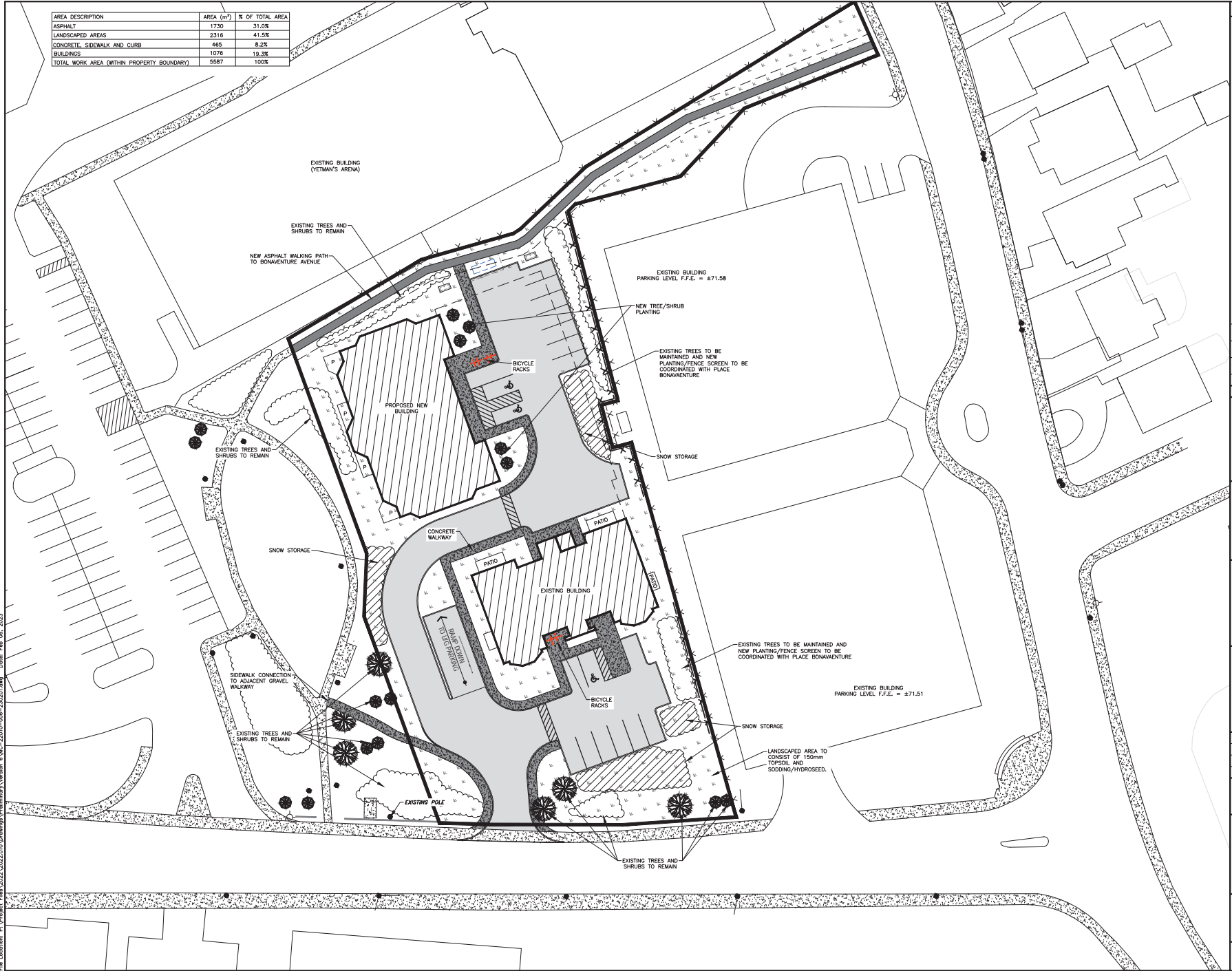
Date: August 22, 2022

Dwg No. (1)	Location (2)	Manhole Number		Length (m) (5)	Area		Land Use (8)	Equivalent Population p (9)	Peak Flow Factor (10)	Peak Design Flow			Pipe Capacity					
		From (3)	To (4)		Increment (ha) (6)	Total (ha) (7)				Peak Sewage (L/s) (11)	Infiltration (L/s) (12)	Total (L/s) (13)	Diameter (mm) (14)	Slope (m/m) (15)	Manning's n (16)	Full Velocity (m/s) (17)	Full Capacity (L/s) (19)	Additional Capacity (L/s) (20)
C-2	Property Area	STUB	Ex. MH	-	0.56	0.56	Res	55.0	3.44	0.60	0.16	0.76	150	0.0100	0.015	0.75	13.20	12.44

**Note**

1. Design Average Sewage Flow Rate Based 275 l/c/d
2. Equivalent Population 2.5 Persons per Unit x 22 Units = 55 Persons
3. Peaking Factor Taken as 80%
4. Infiltration Based on 24,000 l/ha/day

AREA DESCRIPTION	AREA (m <sup>2</sup> )	% OF TOTAL AREA
ASPHALT	1730	31.0%
LANDSCAPED AREAS	2316	41.5%
CONCRETE, SIDEWALK AND CURB	465	8.2%
BUILDINGS	1076	19.3%
TOTAL WORK AREA (WITHIN PROPERTY BOUNDARY)	5587	100%



NOTES

3.	REVISED AND RE-ISSUED FOR LUAR	K.N.	06/02/23
2.	REVISED AND RE-ISSUED FOR LUAR	K.N.	22/11/22
1.	ISSUED FOR REVIEW	K.N.	24/08/22
No.	DESCRIPTION	BY	DD/MM/YY

REVISIONS

PROVINCE OF NEWFOUNDLAND AND LABRADOR  
**ENGINEERING PERMIT F0249**  
**MAE DESIGN LIMITED**  
 MIRC NO: 02778  
 Signature or Member Number (Member-Responsible Charge)

PROFESSIONAL ENGINEER  
 FEB. 6, 2023

PRIME CONSULTANT  
  
 TEL: (709) 534-1554 FAX: (709) 534-1555

SUB-CONSULTANT

ORIGINAL DRAWING BY: K.N.  
 CHECKED BY: R.S.  
 APPROVED BY: R.S.  
 SCALE: 1:300

REVISIONS  

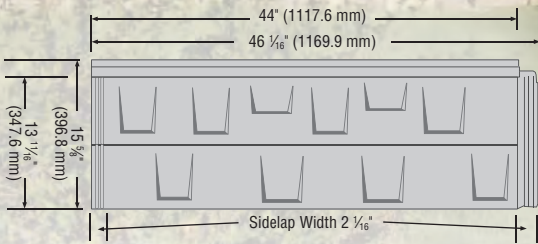
A	DETAIL NO.
B	WHERE DETAIL REQUIRED
C	WHERE DETAILED

PROJECT  
**RESIDENTIAL SITE DEVELOPMENT**  
 BY: **SFM CONDOMINIUMS**  
**MERRYMEETING ROAD**  
**ST. JOHN'S, NL**

DRAWING TITLE  
**LANDSCAPE PLAN**

MAE DESIGN PROJECT No. **2022.010** DRAWING No. **C-3**  
**SHEET 3 OF 3**

The great pretender... they won't know it's metal,  
they'll just know it's beautiful!



**NEW**  
Granite Ridge  
colours with  
enhanced  
definition

## GRANITE RIDGE

THE RESIDENTIAL METAL ROOFING COLLECTION BY VICWEST



Barclay



Charcoal



English Suede



Ironwood



Timberwood

**Granite Ridge** Metal Shingles are designed to outlast and outperform traditional roofing materials. Precision engineered from 26-gauge aluminum-zinc alloy and triple-coat finished, they're one of the strongest metal shingles available in the industry. The interlocking design tightens on all four sides giving them a 120MPH wind rating which enables them to withstand hurricane force winds, as well as fire, hail and heavy snow. And because they can be installed over your existing shingles with the use of Vicwest Synthetic Underlayment, they keep your old shingles from a landfill, making them a good choice for the environment.

**Granite Ridge** will enhance your home's visual appeal for years to come, are backed by a 50-year limited transferable warranty and they won't have to be replaced... ever!

**Boral STEEL**  
STONE COATED ROOFING  
Vicwest Building Products is a distributor of  
Granite Ridge, a Boral Steel Roofing product.

vicwest.com



BUILDING FOR TOMORROW

Colours shown above may vary from actual colours due to printing process. We recommend you ask your Vicwest distributor for actual samples before making a colour selection.



# GRANITE RIDGE

THE RESIDENTIAL METAL ROOFING COLLECTION BY VICWEST

Granite Ridge, our beautiful stone-coated metal shingle, now offers even more curb appeal! With enhanced definition, deeper shadow lines and an expanded colour selection, Granite Ridge doesn't look like metal so it suits every home style and blends seamlessly into any neighbourhood. With all of the superior protection values metal provides and backed by a 50-year limited transferable warranty, Granite Ridge is a roof investment that looks as good as it performs! With the appearance of traditional shingles, your neighbours won't know it's metal, they'll just know it's beautiful. A classic Granite Ridge Metal Roof offers superior protection and beauty... a winning combination!

Undaunted by nature, **Granite Ridge** can withstand hurricanes, earthquakes, tornadoes, fire, hail and blizzards and remain looking like new.

WITHSTANDS:

- WIND DRIVEN RAIN
- IMPACT
- HAIL DAMAGE
- FIRE
- HIGH WINDS



INSTALLS QUICKLY

ENGINEERED FROM 26-GAUGE ZINC ALUM STEEL AND TRIPLE-COAT FINISHED

2 1/2" HAILSTONE WARRANTY

INTERLOCKING DESIGN PREVENTS WIND UPLIFT AND LEAKS

LIGHTWEIGHT: LESS THAN HALF THE WEIGHT OF WOOD SHAKES

120 MPH WIND WARRANTY

COLOUR-MATCHED TRIMS & ACCESSORIES

WON'T CURL, CRACK, PEEL, OR BURN



## Why Metal is worth the investment

Ordinary roofing materials have shorter life spans and will need to be replaced regularly, especially in areas that see an influx of hot and cold temperatures coupled with high weather activity. With constantly increasing material and labour costs, this could result in significant expense over the life of your home. A roof purchase isn't something you plan on, so why do it twice? With warranties up to 50 years, a Vicwest metal roof will save you money and future financial worry since you'll never have to re-roof again! In addition, the enhanced curb appeal and durability it provides can help increase resale value should you decide to sell your home.