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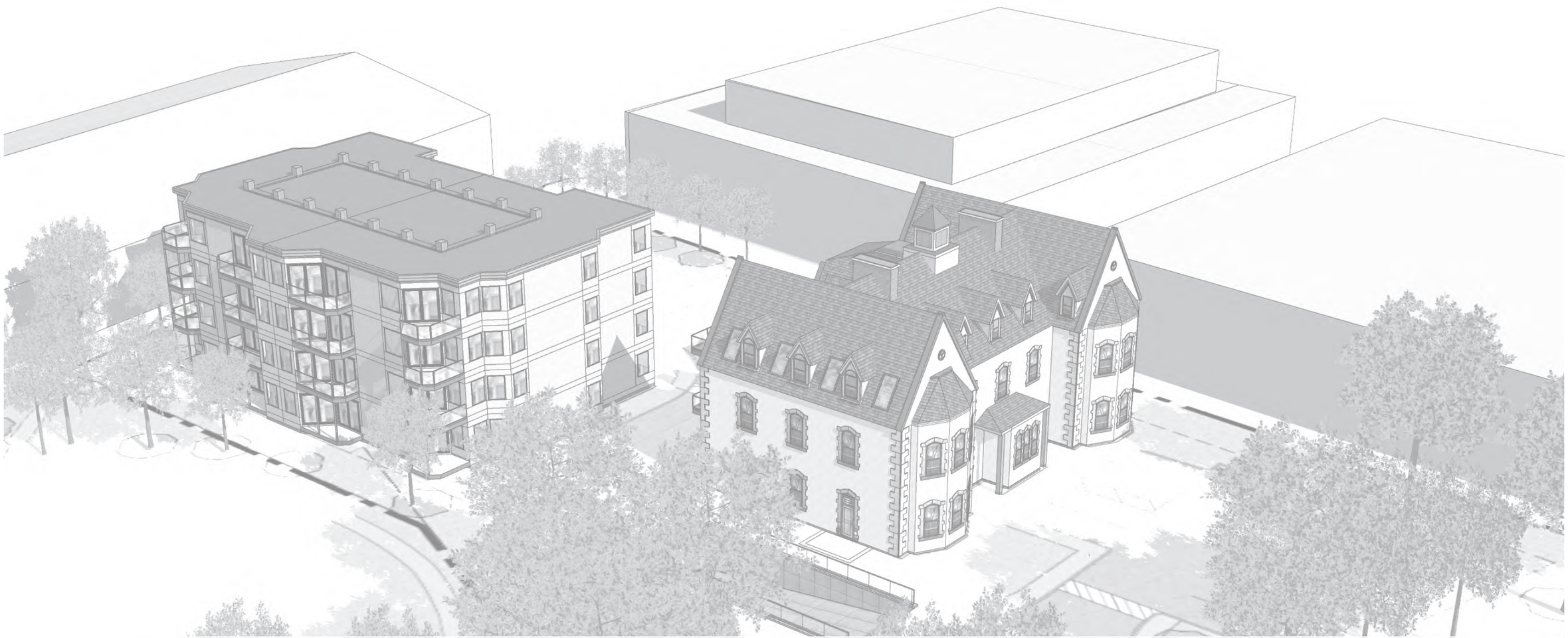

Revised submission Feb 06, 2023

Heritage and Land Use Report

Building and Site Redevelopment - 4 Merrymeeting Road, St. John's, NL

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Introduction

Preamble

Emerald Atlantic Group Inc. has purchased **Mount St. Francis Monastery** and associated land with the objective of redevelopment for condominium residential use.

A Project Team has been appointed to work with the owners to explore the opportunities and constraints, and to fashion a well balanced project.

The Owners and Team recognize the importance and historical context of the area, and the Monastery in particular. We understand that all new projects in the City Centre are sensitive and require an upfront engagement with all stakeholders and in particular the City.

The concepts as proposed show the design development to a level that supports meaningful review. Additional information including design, technical, and engineering detail will be provided as the project evolves.

This Report has two overlapping components, the **Rehabilitation of the Monastery**, and a **New Condominium Apartment Building**.

The information is presented in 3 parts; 1.0 *Heritage Report,* 2.0 *Land Use Report* and 3.0 *Appendices*

Project Team

Architecture and Planning

- Philip Pratt Architect
- Paul Chafe Architecture + Design
- Mast Project Planning
- Jewczyk Consulting

Engineering

- ABCostello Engineering
- MAE Design Ltd.
- DBA Consulting Engineers Ltd.
- RAN Engineering Ltd.

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1.0 Heritage Report

A. Introduction to Development Site

TERMS OF REFERENCE

- 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.

Location and Site

This is an important location in the heart of St. John's. In addition to its adjacent amenities, the site has very significant symbolic and heritage connections to the City.

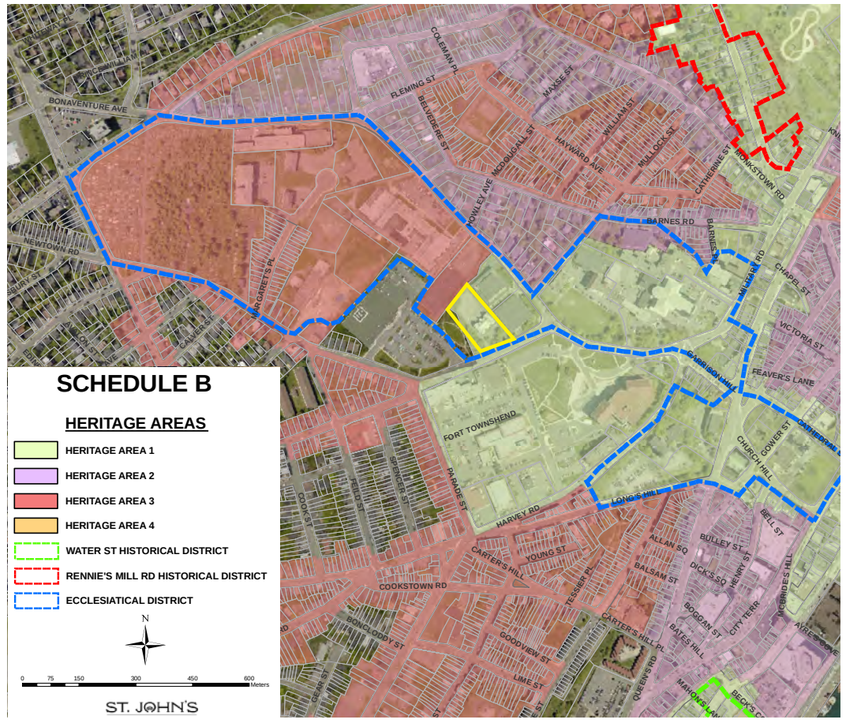
- Heritage Area 1
- Ecclesiastical District
- Institutional Core
- Listed Heritage Building

Existing Uses:

- Vacant Monastery
- Untended parking areas
- Residual open space and trees
- Pedestrian thoroughfare

Surrounding Uses Include:

- Condominium Apartment Buildings
- Arena
- City Open Space
- Commercial, Sobeys
- Institutional, RNC and The Rooms

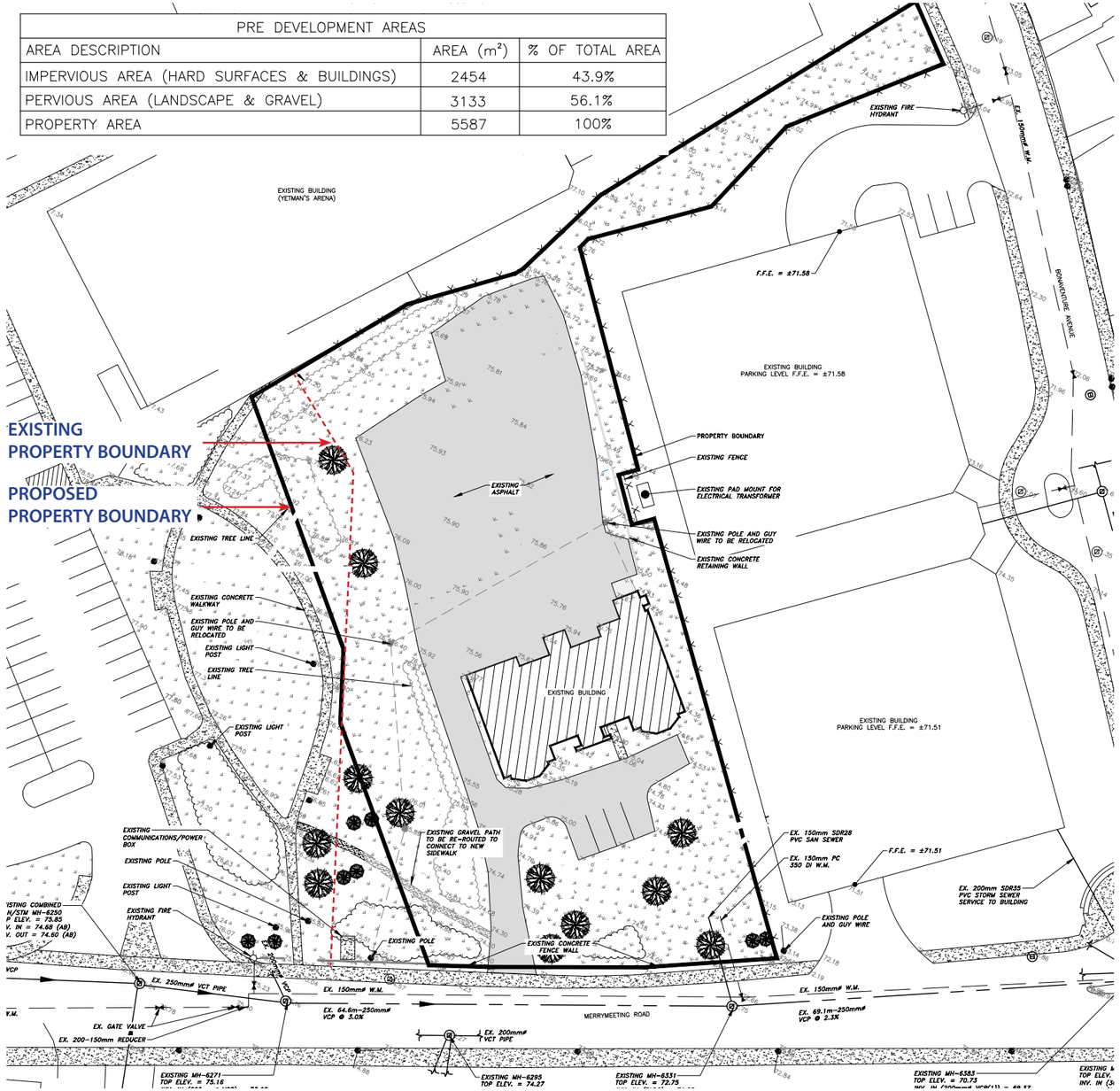


City of St. John's Heritage Areas

Aerial Photo of Site

***Refer to Appendix B** for Legal Survey*

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



Existing Site Plan

B. Background Research and Analysis

TERMS OF REFERENCE

- 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 Site

The Monastery building has been occupied by the Christian Brothers since August 21, 1880 and on a 999-year lease from the Archdiocese.

The property 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.

***Refer to Appendix A** for full report including a comprehensive review of the history of the property's development as documented and observed through archival, historical, archaeological, written and visual records.*

The property was first identified on the St. John's Insurance Plan in 1926.

Mount St. Francis Monastery Corner Stone

Heritage Significance of Monastery Building and Site

Property is situated within Heritage Area 1 and the St. John's Ecclesiastical District and is subject to the City's Heritage By-Law in addition to the Municipal Plan and Development Regulations.

The existing building is listed as a heritage building by the City and the designation applies to the building's footprint.

Heritage NL has also identified the property as a St. John's Heritage Site. The Character Defining Elements of the site as identified by Heritage NL relate to the exterior of the building, the building setback on the lot and positioning of the building within the St. John's Ecclesiastical District.

Every effort will be taken to maintain the heritage value of the site, the exterior of the building and to comply with the provisions of the City's Heritage By-Law

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
- Building height, two-and-one-half storey construction, roof shape and dimensions
- Bay windows with steep gabled roof on front façade

Construction (circa) 1877 - 1880

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

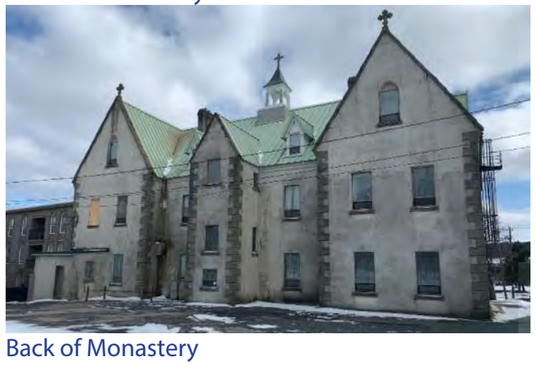
From Benevolent Irish Society (St. John's, NL), Centenary volume, Benevolent Irish Society of St. John's, NL, 1806-1906 (Cork, Ireland: Guy & Co., 1906) 66.

C. Assessment of Existing Condition

TERMS OF REFERENCE

- 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.

Front of Monastery



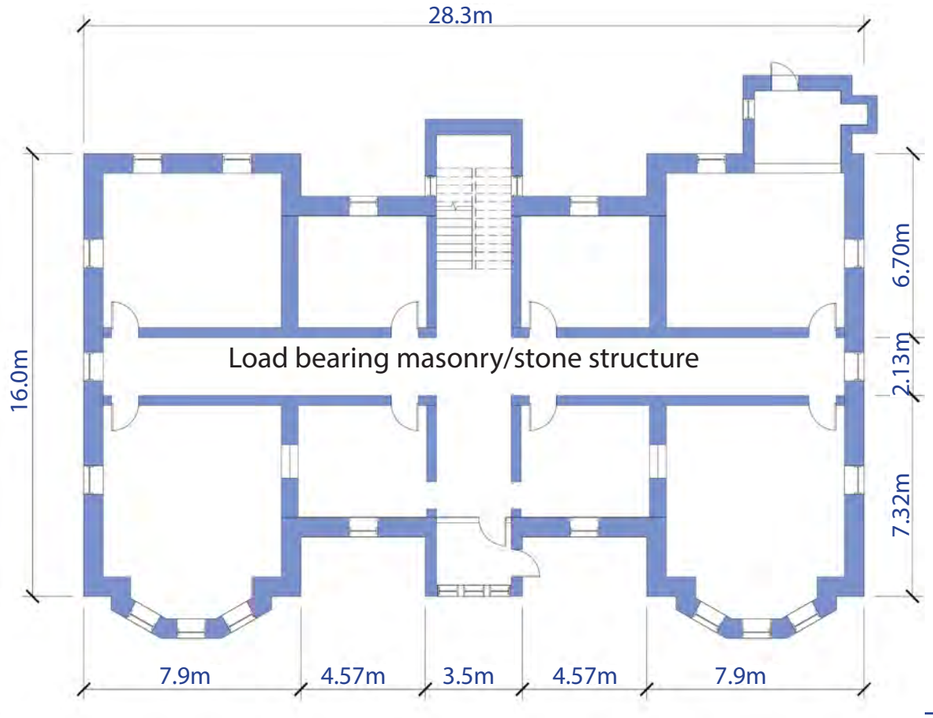
Back of Monastery

Structure Condition

The renovations to the existing monastery and proposed link will be carried out so as to not impair or depreciate the existing heavy masonry structure. It is our intent to keep the existing foundation wall intact. Field investigation near the existing walls will be completed initially to determine the depth and construction details. Underpinning and/or reinforcing of the existing wall will be completed if need be. This would involve constructing a new wall outside the existing to ensure no new loads are imposed on the existing walls.

The new Residence building and parking structure will be designed to meet NBCC 2015 and any additional local structural regulations. All structural modifications to the existing monastery building will be designed and detailed to meet current NBCC2015 requirements.

In general, the building, especially for its age is in fairly good condition. There is some evidence of failure in parts of the exterior masonry. Floors and walls are level and plumb.



Building Construction

Structure

- Masonry framed foundation, exterior and main interior walls
- Timber Roof Framing
- Wood framed dormers
- 2 Central masonry chimneys
- Wood floor joist floor system
- Part basement concrete floor, part unfinished crawl space uncovered
- Ceiling heights 4m (2.4m Level 3)
- Footprint 450 sqm
- Total area +/-1320 sqm

Shell

- Exterior walls, parging, masonry, wood framing, plaster or gypsum board
- Interior structural walls, masonry, plaster or gypsum board
- Roof, originally slate, now standing seam metal
- Wood framing
- Assorted finishes
- Windows, originally wood double hung, now replacement assorted styles and materials

Surrounding Context

Observations

- Mature trees, primarily on perimeter
- Otherwise untended parking lots and ground cover
- Place Bonaventure is a pleasant structure
- Arena is a utilitarian building
- City Park is very attractive and well tended
- Untended walkway to Bonaventure Avenue
- Walkway at side of Arena

Untended walkway to Bonaventure Avenue

Pedestrian path along boundary with Arena

Rear parking lot view towards Arena

Site entrance from Merrymeeting Road

Trees screen arena and path from site

Arena entrance

City Park between western property boundary and Sobeys parking lot

Place Bonaventure

Existing Exterior

In General

For its age, the building is in fairly good condition, a testament to its original construction. However many of its components are well beyond their useful life and a number of elements have been modernized over the years (ie. windows).

Initial Process

- Remove exterior surfaces: The existing exterior parging that has visually failed (spalling, etc) will be removed by a combination of hand tools and pressure washing, ensuring no damage to the substrate (brick). Any existing parging that remains bonded and in good condition will remain in place.
- Assess substrates in conjunction with interior removals
- Develop envelope strategy with objective of keeping exterior appearance

Exterior photos show:

- Parging on masonry/stone structure
- Masonry/stone quoins
- Standing Seam Metal roof
- Replacement windows
- Fire Escape







Existing Interior

In General

The following are obsolete or well below current standards

- Interior appointments
- Finishes
- Mechanical and Electrical Systems

Architectural Features

- To be protected and reused if possible
- Fireplaces
- Selected ceilings, flooring and mouldings
- Stair components
- Doors

Initial Process

- Monitored interior demolition
- Access condition of components
- Develop detailed renovation strategy

Finishes

- Some appear sound and original
- Many are covered with new such as T bar ceilings
- Most will have to be removed as part of the renovation process

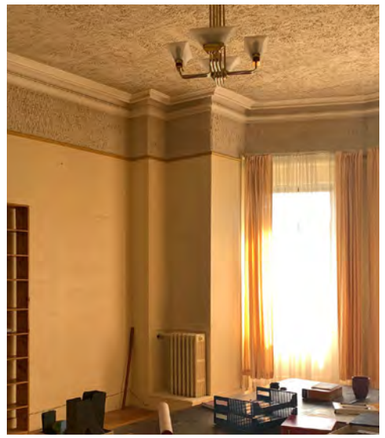
Mechanical and Electrical Systems

- All are obsolete and will be removed.

Code and Life Safety

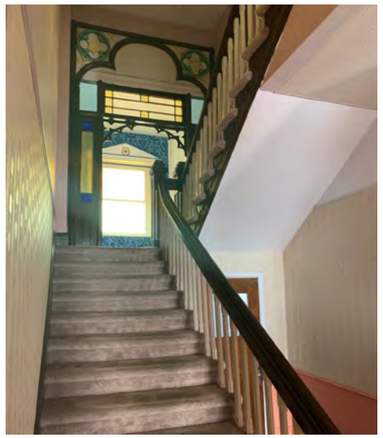
- Many deficiencies especially exiting
- Hazardous materials such as asbestos have been identified and will be removed

Wooden fireplace mantle



Decorative moldings and ceilings

Heavy timber roof structure

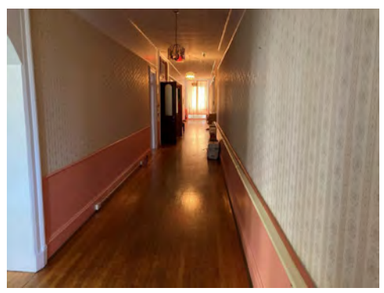


Main staircase

Many rooms originally equipped with fireplaces (no longer in use)

Typical drop ceiling over drywall or plaster

Fairly isolated occurrence of water damage



Typical hallway

Furnace room in basement

Main floor kitchen

D. Description of the Proposed Development or Site Alteration

TERMS OF REFERENCE

- 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.

Project Overview

Emerald Park is composed of two interrelated components, the renovation of the Monastery into six condominium apartments, and a new building containing sixteen condominium apartments. The Monastery is well suited for this reuse, and the site comfortably accommodates the new building. Parking in excess of requirements is provided. This includes underground parking linked to the Monastery. Both buildings support each other in terms of function and project viability.

Site development includes some additional parking and landscaping. Trees not immediately impacted by the work will be protected. Existing pedestrian walkways will be maintained. The new building is located as far as possible away from Place Bonaventure.

Legend

1. Monastery 6 Condominium Apartments
2. New Build 16 Condominium Apartments
3. Additional Surface Parking
4. Surface Parking
5. Under Ground Parking
6. Access to New Building and UG Parking
7. Access from UG Parking to Monastery
8. Maintain Pedestrian Route
9. Maintain Trees to Extent Practical

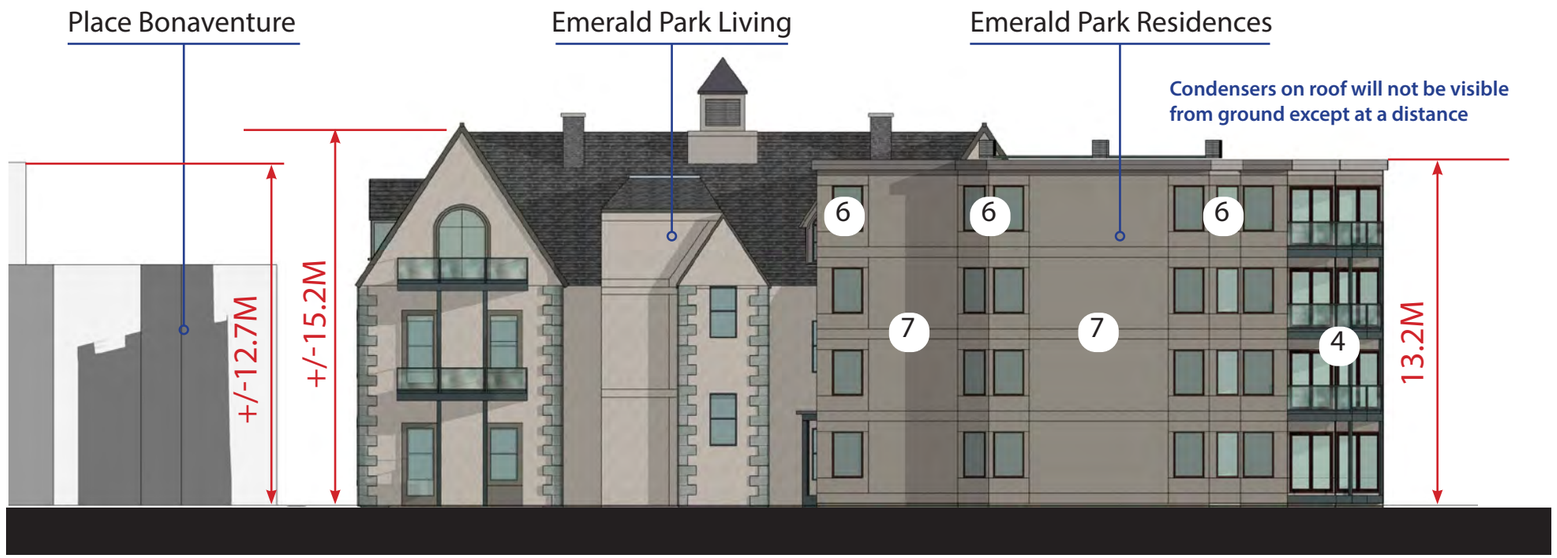
Proposed Elevations

Exterior Materials Legend

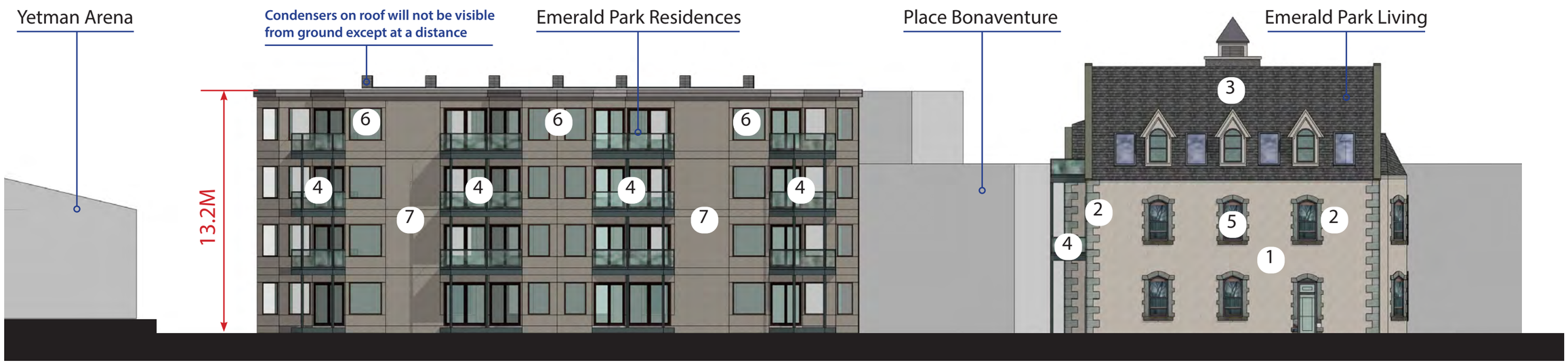
The proponent requests the opportunity to discuss the cladding materials for the New Building in more detail with the City and BHEP early in the "detailed design process".

This item, along with the dormer windows, is too important and cannot be addressed properly in this stage of the conceptual design.

1. Parging
2. Sandstone Quions/window trim (repaired)
3. Metal Shingles (slate style)
4. Painted galvanized metal balconies with glass guards
5. Windows - new double hung
6. Windows - fixed and double hung
7. Composite rainscreen cladding (color, texture and pattern to be determined)

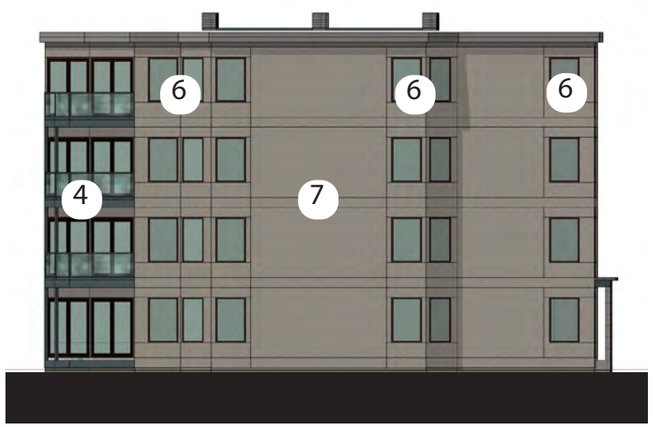


North Elevation - New Building with Monastery behind

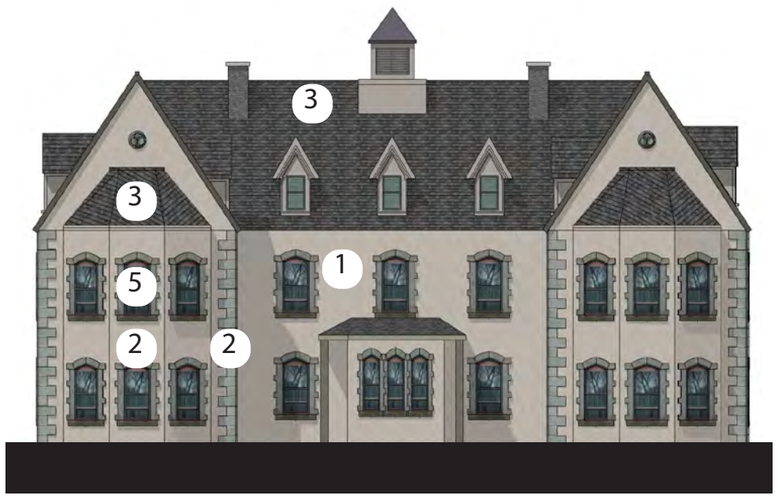


West Elevation - Monastery and New Building

Proposed Elevations - continued

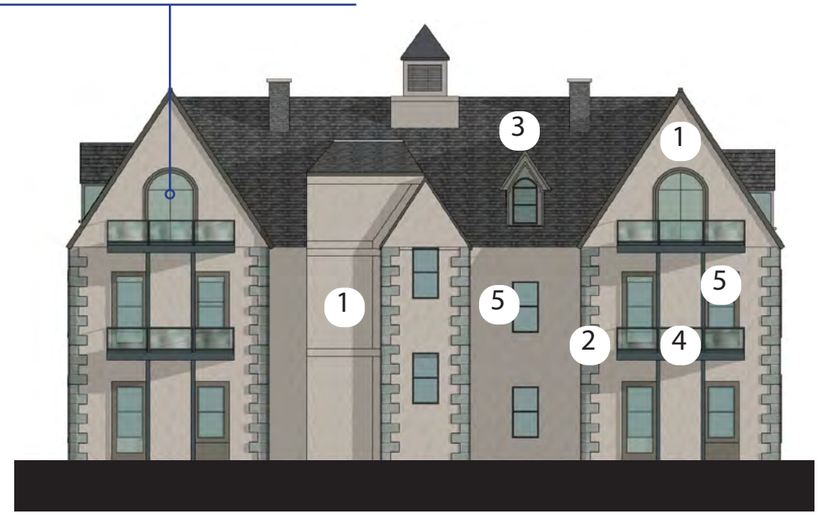


South Elevation - New Building



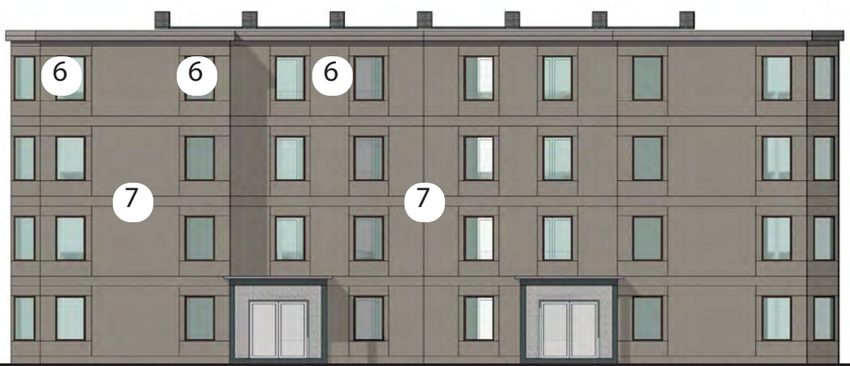
South Elevation - Monastery and New Building

While this door is larger than the other windows, it is designed as part of a organized facade with the balconies and windows below



North Elevation - Monastery

East Elevation - Monastery



East Elevation - New Building

Exterior Materials Legend

The proponent requests the opportunity to discuss the cladding materials for the New Building in more detail with the City and BHEP early in the "detailed design process".

This item, along with the dormer windows, is too important and cannot be addressed properly in this stage of the conceptual design.

1. Parging
2. Sandstone Quions/window trim (repaired)
3. Metal Shingles (slate style)
4. Painted galvanized metal balconies with glass guards
5. Windows - new double hung
6. Windows - fixed and double hung
7. Composite rainscreen cladding (color, texture and pattern to be determined)

Exterior Features

Exterior Materials - Monastery

- Walls, repair and new epoxy parged surface similar to existing
- Sandstone Quoins, repair, clean and new epoxy topcoat
- Roof, New Metal shingles.

Colours

- Walls; Warm Grey
- Quoins; Natural
- Roof; close to original slate
- Railings; gun metal blue

Balconies

- Painted galvanized steel, posts, railing.
- Glass Inserts

Rooftop structures

- Cupola

  The cupola will enclose 2 intake and exhaust ducts, and several plumbing stacks. It will be approximately the size of the existing. The cupola is not enclosed but the openings are covered with lovers to permit air flow.

  It will look similar to the existing with the exception that the cross is removed.

- Finials

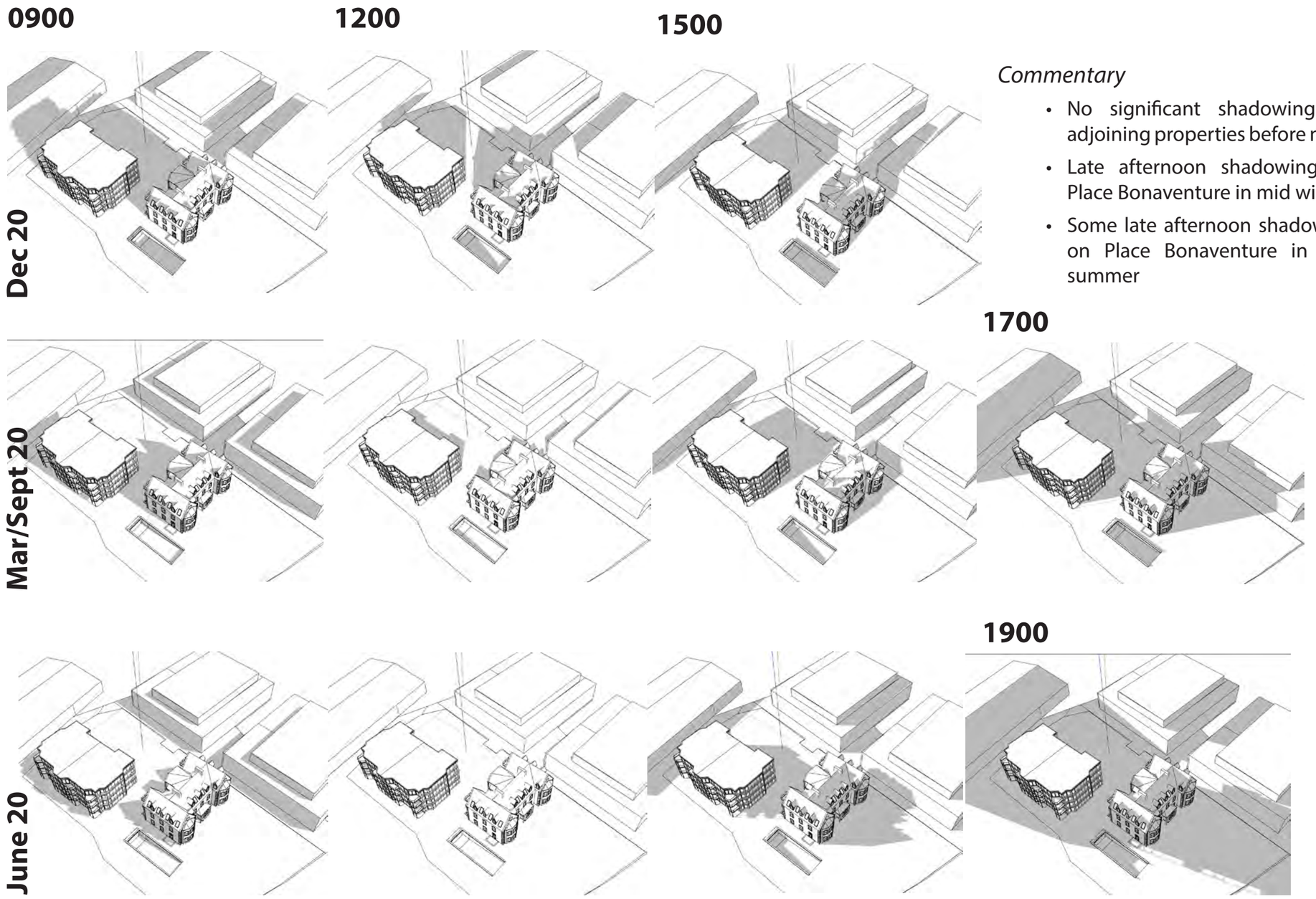
  The finials are approximately the same size as the existing. There is a simple decorative element and the crosses are removed.

- Chimneys will be repaired

Shadowing

TERMS OF REFERENCE

- Potential shadowing/ loss of sunlight on adjacent public and private properties, including sidewalks



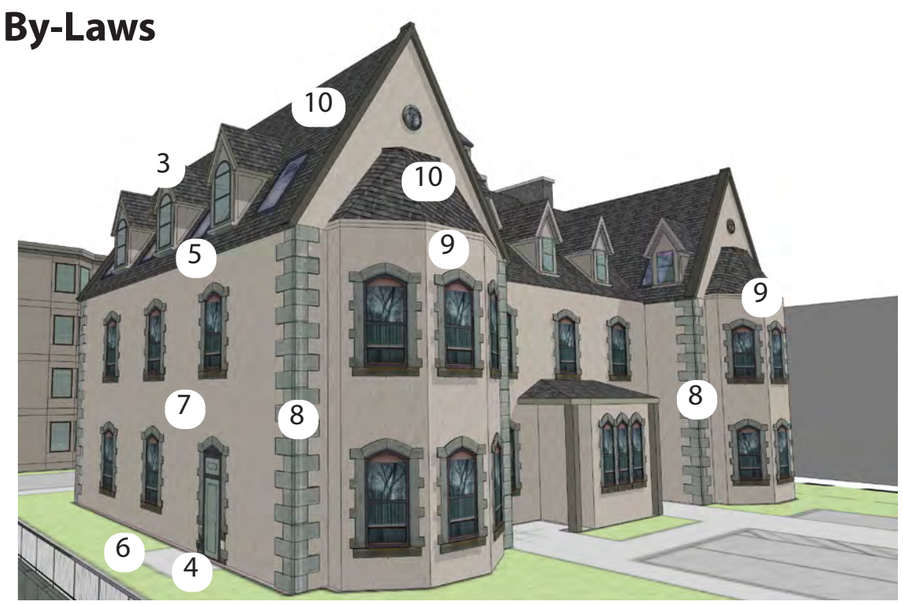
Commentary

- No significant shadowing on adjoining properties before noon
- Late afternoon shadowing on Place Bonaventure in mid winter
- Some late afternoon shadowing on Place Bonaventure in mid summer

Alignment with Heritage By-Laws

TERMS OF REFERENCE

- A description of how the proposed development aligns with the Heritage Design Standards of the St. John's Heritage By-Law.



*Relevant Parts of Design Standards - **Schedule D** - Designated Building, Heritage Area 1*

*In addition to matters of life safety, these Heritage Design Standards may be deviated in the opinion of the Inspector or at the discretion of Council.

Item	Key Requirement*
Cladding/Siding Materials	• Maintain original if possible • New permitted if it replicates the period architecture
Trim Style	• See above
Window Style/ Replacements	• Compatible with period architecture
Bay Windows	• To be maintained and see above
Specialty Windows (ie Skylights)	• Existing to be maintained • May be added and see above
Materials	• Modern permitted if replicating period style
Dormers	• Original shape, size and proportion to be maintained • Visually balanced in facade
Roof line	• Compatible with architectural style • May incorporate a flat roof

Item	Key Requirement
Roof Materials	• Modern materials including shingle style metal permitted if replicates the original style
Decks and Balconies	• Permitted other than on front facade • Style should not detract from the character defining elements

Additions to Existing Buildings and New Development

Item	Key Requirement
Additions	• Same or similar to original
New buildings on same lot in Heritage Area	• Designed with a traditional form; maintain elements of facade • Facade design shall respond to the adjacent buildings to establish a visual continuity • Traditional materials to be used; modern may be permitted

The modifications that are proposed for function, safety and viability are:

1. Rebuild exit stairways
2. New elevator shaft
3. Modifications to gable windows
4. Add several new doors
5. Add skylights
6. Add balconies

The main components that we are restoring or replacing to near original are:

7. Parging of exterior
8. Restoration of quoins
9. Installation of near original windows
10. Installation of near original roofing

Renderings

TERMS OF REFERENCE

- 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.

Merrymeeting Road along the front of the subject property

Merrymeeting Road along the front of the subject property

View from roof of Arena looking west toward the subject property

Sobeys parking lot looking east toward the subject property

E. Impact of Development on Heritage Features

TERMS OF REFERENCE

• 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.

Heritage NL , Character Defining Elements	As Proposed
1. Gothic Revival, 21/2 storey construction	1. No Change
2. Sandstone Construction, concrete façade	2. Repair, refinish with minimal change
3. Quoining	3. Repair, refinish with minimal change
4. Symmetry, front and back	4. No change to front elevator well has slight impact on rear.
5. Size, style, and placement of bay windows	5. No change other than windows themselves are replaced with period appropriate Double Hung
6. Size, style, and placement of arched windows	6. No change other than windows themselves are replaced with period appropriate Double Hung
7. Gable end trefoil windows	7. Trefoil windows are maintained
8. Size, style, and trim of central porch	8. Repair but no significant change
9. Size, style, and trim of exterior doorways	9. Front door replaced, period appropriate design. Several new doors, see elevations.
10. Exterior colours	10. Warmer version of existing dirty white, roof back to Slate Grey, trims emerald green
11. Granite foundation	11. Repair with epoxy top coat
12. Building height and massing	12. No change
13. Building set back on lot	13. No change
14. Large sheltered lot with mature trees	14. Some trees removed but only as absolutely required
15. Location relative to ecclesiastical district	15. No change

Other

- New building will impact sight lines from Place Bonaventure
- New building will be one more new structure in the vicinity of the Monastery
- No significant impact on grades and drainage that will not be mitigated or improved.

Top floor and windows

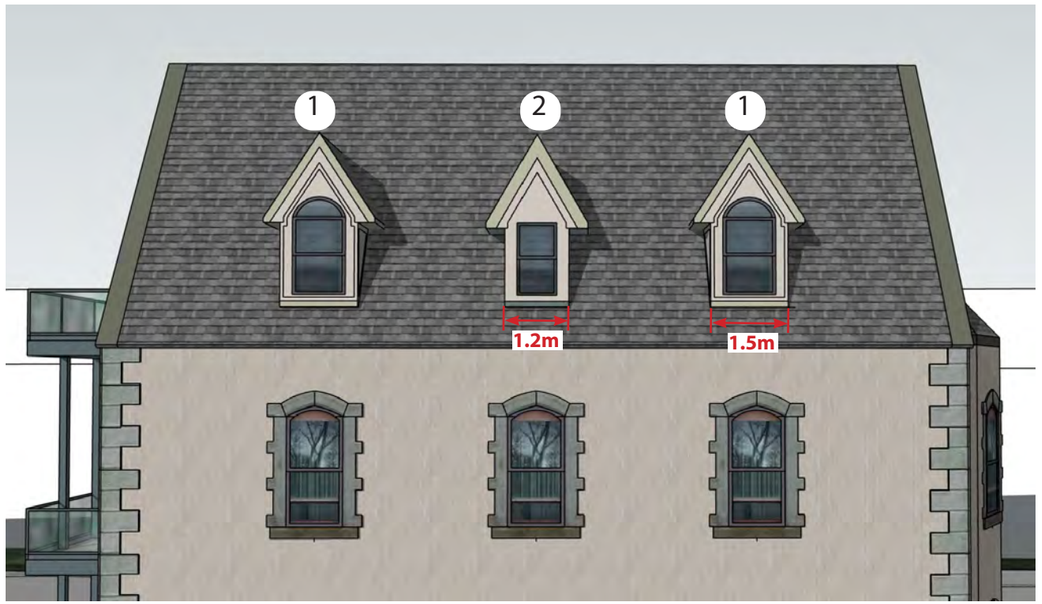
The top floor renovation is a strategic part of developing a viable reuse for the Monastery.

The dormer windows in addition to being an important part of the image of the Monastery are critical for the marketability of the top floor. At present the quality of the space is limited by their small size. We wish to enlarge the dormers, install skylights in selected locations, and open up the back gables.

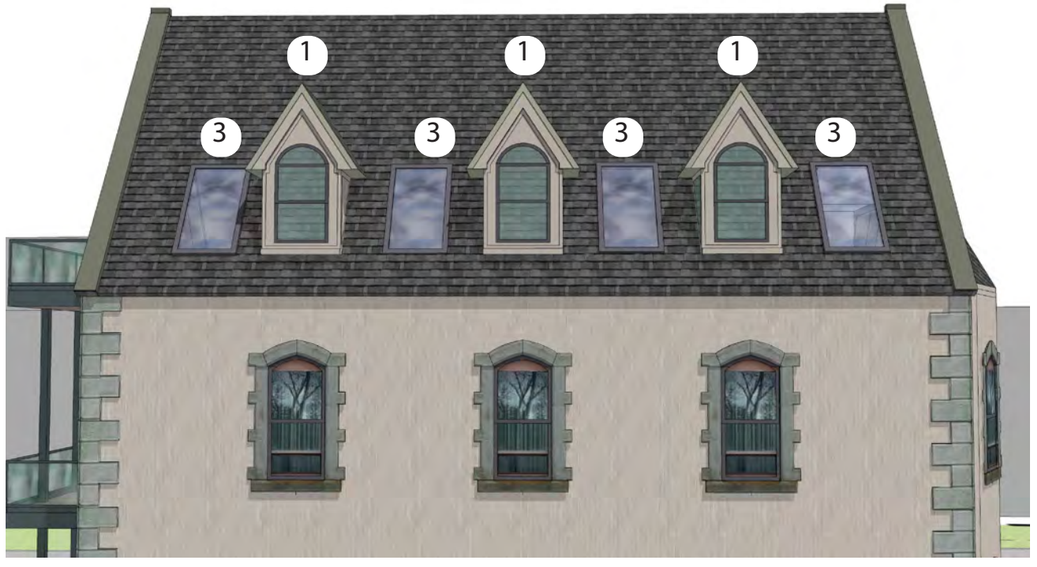
The size and proportion of the dormers on the front facade will remain unchanged.

Proposal for Dormers (sides and rear facade only)

1. Increase the size of the dormer so that window width matches windows below.
2. Shows the existing dormer (for reference)
3. Shows skylights in selected locations



The exact placement of any skylights, and redesign of dormers will be influenced strongly by what is revealed when interior demolition and demolition of the metal roof around the existing dormers is completed. The proponent requests the opportunity to revisit this when completed which can include a site visit with the City and the BHEP.



F. Recommendation

TERMS OF REFERENCE

- 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.

Overview

There are a large number of valuable institutional structures in Newfoundland and Labrador that are abandoned and at risk. It is crucial to find viable new uses so that they can be protected. These new uses have to find, for each structure, the right balance that is sensitive to its inherent character and at the same time sustainable financially.

Fortunately Mount St. Francis Monastery is adaptable for conventional residential use. Complex technical and functional interventions will be challenging and expensive. The recommendations for both the Monastery and the New Building are a balanced approach to meeting the challenge.

Overall approach

Where possible repair, rebuild, or new build to original.

Where new construction is required it should defer to, but be distinctive from the original .

Mitigation

Install technically sound repairs and renovations that extend the useful life of the building.

Conservation

This is a commercial, not a 'conservation' project. Having said that, all work should conserve as much of the original as possible.

Lighting, landscaping, and signage

In alignment with the overall approach, tasteful, low key, unobtrusive and functional.

Interpretation and commemoration

The building will be commemorated by the careful protection of its inherent historic character. The cornerstone near the main entrance will be maintained.

The original owners, the Catholic Church, may provide interpretation if they desire. Design and location of any panels will be subject to approval by the Architects.

In Reference to comments by BHEP and Staff relative to the New Building

Reflect richness of the area

In keeping with the overall approach, it is intended to reflect not replicate, be distinct but in balance. For example warming up the colours of the Monastery, and using complementary colours in the New Building.

Flat Roof

Options were explored for gable roof, but in addition to causing functional problems, the imagery was clashing. The flat roof avoids this clash, relates better to Bonaventure Place, and keeps roof height as low as possible.

Exterior Materials

The surface material of the Monastery and the Quoins are distinctive. Replicating either in the New Building will be visually incompatible. There are no strong corners or trims, strong textures such as stone or clapboard patterns. The strong 'planar' feeling of the surfaces is maintained.

Balconies

These are a visually strong feature on both buildings. The approach is to use a simple steel and glass structure, obviously a distinct material. The balcony design is borrowed 'backwards' to the Monastery.

Scale and Form

The New Building relates well to the scale of the site and other than the roof form to the form of the Monastery.

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atlantic group

2.0 Land Use Report

Building and Site Redevelopment - 4 Merrymeeting Road, St. John's, NL

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A. Public Consultation

TERMS OF REFERENCE

- 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.

The following adjacent property owners were contacted on August 1, 2022 by email and were requested to provide feedback or commentary by Friday August 15, 2022. These responses as well as the original notice are included in **Appendix C**.

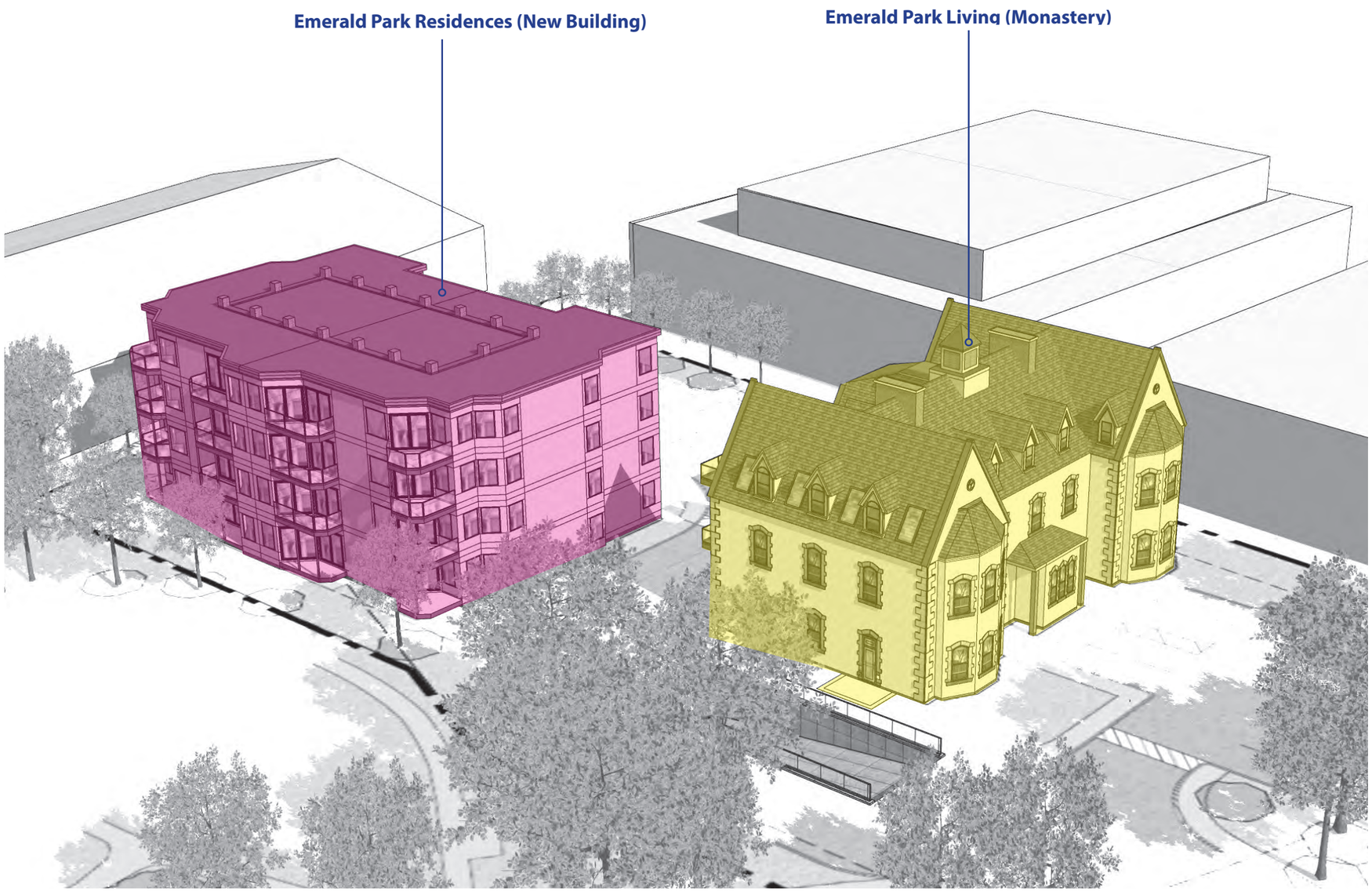
1. Place Bonaventure (Perennial Management to distribute to condominium residents)
2. Yetman's Arena (Owner)
3. Sobeys Merrymeeting Road (Owner)
4. The ROOMS (CEO)
5. RNC (GNL Transportation and Infrastructure Deputy Minister (property owner of RNC property)

	Summary of Responses	*Addressing the Concerns*
1. Place Bonaventure	*Key issues include: car lights; snow storage; exhaust fans; lighting; location of heat pumps; tree protection*	*Addressed in this revised submission, in particular condensers moved to parking garage. Pedestals and generator relocated. Privacy fence to be coordinated with residences.*
2. Yetman's Arena	*No issues*	-
3. Sobeys	*Concern that new residents may complain about their existing operation. Would like this issue addressed in subsequent updates. (Not in this LUR)*	*Arena is located between the New Building and Sobeys Loading Area*
4. The Rooms	*Expressed concern that proper procedures be followed during construction phase*	*Construction as per all City By Laws*
5. RNC - GNL	*No issues*	-

B. Building Use

TERMS OF REFERENCE

- 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).



BUILDING SIZE (GROSS AREAS - SQ.M.)			
	EP RESIDENCES	EP LIVING	TOTAL
FOOTPRINT	615	450	1065
SITE AREA			5587
SITE COVER			19%

TOTAL FLOOR AREA (GROSS AREAS - SQ.M.)			
	EP RESIDENCES	EP LIVING	TOTAL
LEVEL 1	615	450	1065
LEVEL 2	615	442	1057
LEVEL 3	615	428	1043
LEVEL 4	615	-	615
TOTAL	2460	1320	3780
FAR = TOTAL FLOOR AREA / SITE AREA =			0.68

C. Building Location

TERMS OF REFERENCE

- 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;

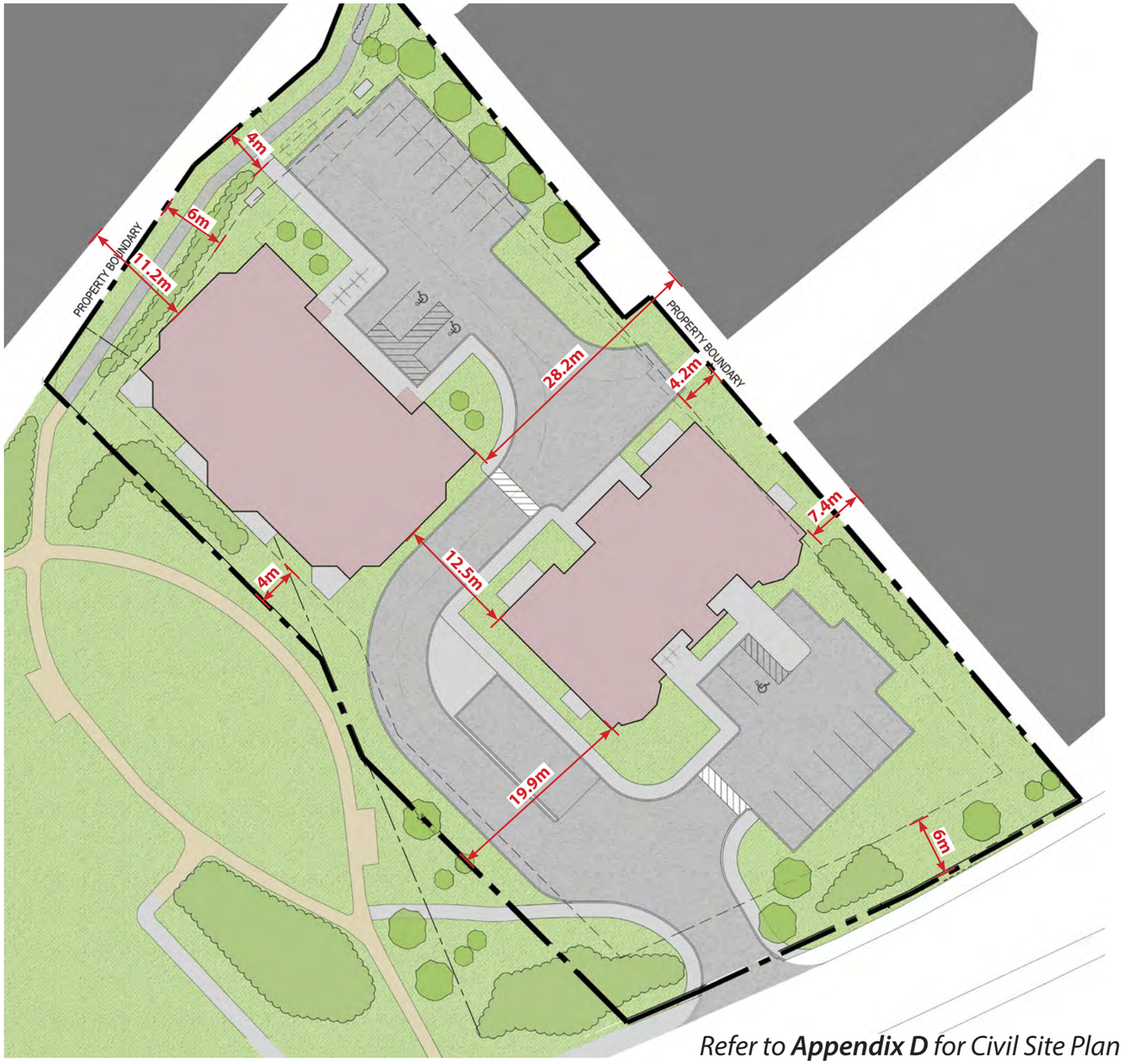
- Identify any stepbacks of higher storeys from lower storeys (if applicable);

- Identify any encroachment over property lines (if applicable).

- Provide a Legal Survey of the property.

- Provide information on the proposed land exchange.

Note: Western development limits of the property includes the areas of the City approved exchange of land between the City and Emerald Atlantic Group



*Refer to **Appendix D** for Civil Site Plan*

Land Exchange

In March 2022, the property owner approached the City for land exchange in the area of the western open space abutting the subject property.

This will allow a better configuration and rationalize both property boundaries between the City and Emerald Park.

Council approved the exchange on March 28, 2022 and land transfer will form a condition of any development approval.

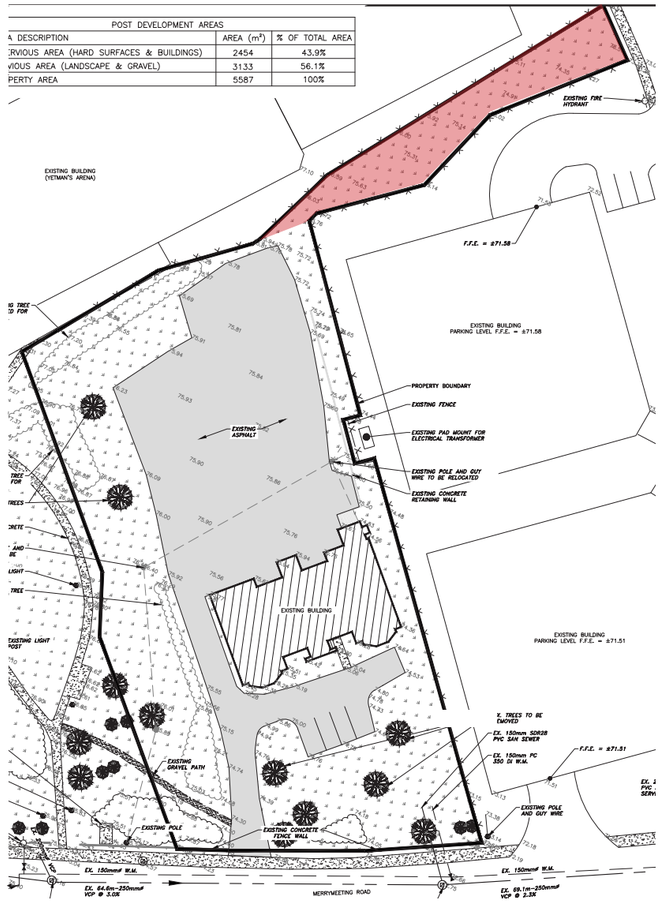
Bonaventure Walkway

The untended path from Bonaventure Avenue to the site will be upgraded to an asphalt walkway, 1.8m wide. The walkway will continue along the north boundary to connect to the existing City paths.

Subject to legal requirements, the proponent will grant a 4m easement to the City for the purpose of City responsibility and maintenance.

The upgraded walkway and connection to the project pedestrian pathways is indicated on the proposed site plan presented in this report.

Current condition of path

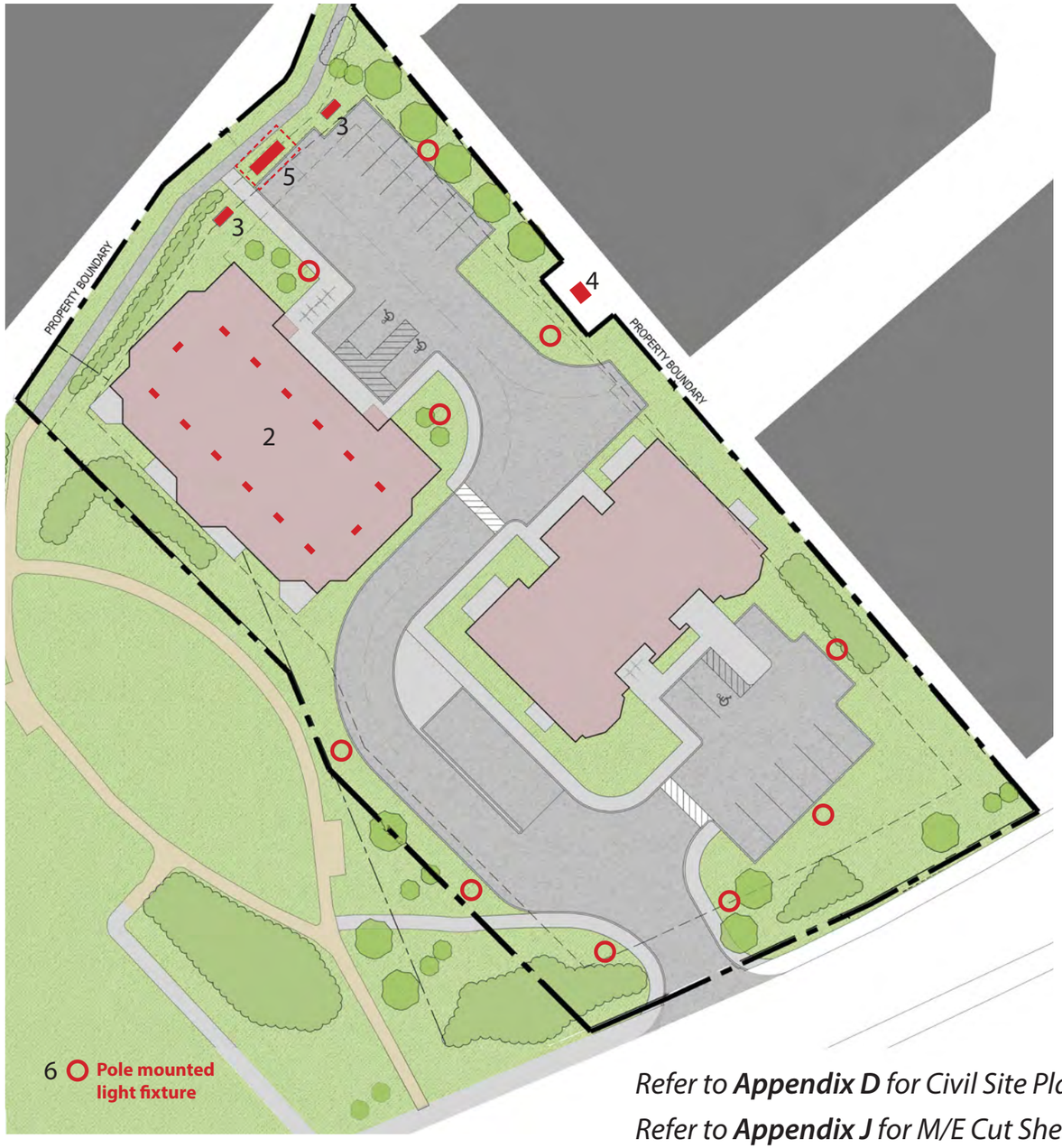


D. Exterior Equipment and Lighting

TERMS OF REFERENCE

- 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.

1. There is very little exterior mechanical equipment.
2. All dwelling units will have individual split heat pump systems. Each of these heat pump outside units will be generally located as shown on the site plan; that is on the roof of the new building and in the indoor parking garage for the monastery. These heat pump units are to be provided with acoustic attenuating covers and will be ultra quiet. Noise Criteria will be carefully reviewed on the actual proposed equipment.
3. Air will be exhausted from the underground parking garage into two above ground concrete pedestals. These pedestals will be acoustically attenuated. There will be no objectionable noise or fumes from these two exhaust air streams. Air flows will exceed NBCC and ASHRAE.
4. Preliminary correspondence with the electric power utility have indicated that the building's electrical service will share the pad-mount transformer at the neighboring condominium development.
5. The pad mounted electrical generator will be small and located as indicated. This generator unit will be acoustically insulated, have a built in double walled oil tank, and have the products of combustion directed up and away; consistent with ULC standards.
6. All exterior lighting will be designed with full cut-off optics and housings in order to eliminate upward light pollution. Lighting calculations will be performed to ensure that light trespass from the building does not cross property boundaries, except where required for safety reasons. Light will be allowed to spill over the property boundary at entries, exits, and intersections, in order to keep such high traffic areas safe for residents and neighbors. Exterior lighting will be a combination of building and pole mounted. All poles used to support light fixtures will be checked by a Professional Engineer licensed to practice in this Province as meeting the City's required standards for safety.



*Refer to **Appendix D** for Civil Site Plan*

*Refer to **Appendix J** for M/E Cut Sheets*

E. Landscaping & Buffering

TERMS OF REFERENCE

- 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.

The main landscape components will be:

- The protection of all trees not directly affected by the work
- Low key hard surface areas with textured surfaces
- Maintain and enhance existing paths
- Robust landscape maintenance program

Legend

1. Connection to adjoining walkways
2. Visitor Parking
3. Pedestrian Walk
4. Existing Trees to be maintained
5. Planting/fence screen to be coordinated with Place Bonaventure
6. Private patios and planters
7. Ramp down to Parking Garage
8. Bike Racks (1/2units, 11 total)
9. Snow Storage
10. 1.8m Asphalt walkway w/ 4m easement (see pg. 29 for additional detail)
11. New tree planting

Materials

- On-site Walking Surfaces (Concrete)
- Driving/ Walking Surfaces (Asphalt)
- Residual Landscaping (Low maintenance ground cover and grasses)
- Pathways City Park (Compacted Gravel)
- 1.8m Privacy Fence

*Refer to **Appendix I** for Landscape Plan*

For additional information including parking setbacks see Appendix D Civil Site Plans C2 and C3

F. Snow Clearing/Snow Storage | G. Off-street Parking and Site Access

TERMS OF REFERENCE

- 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 on-site curb/structure.
- Indicate how garbage will be handled on-site. The location of any exterior bins must be indicated and access to the bins must be provided.

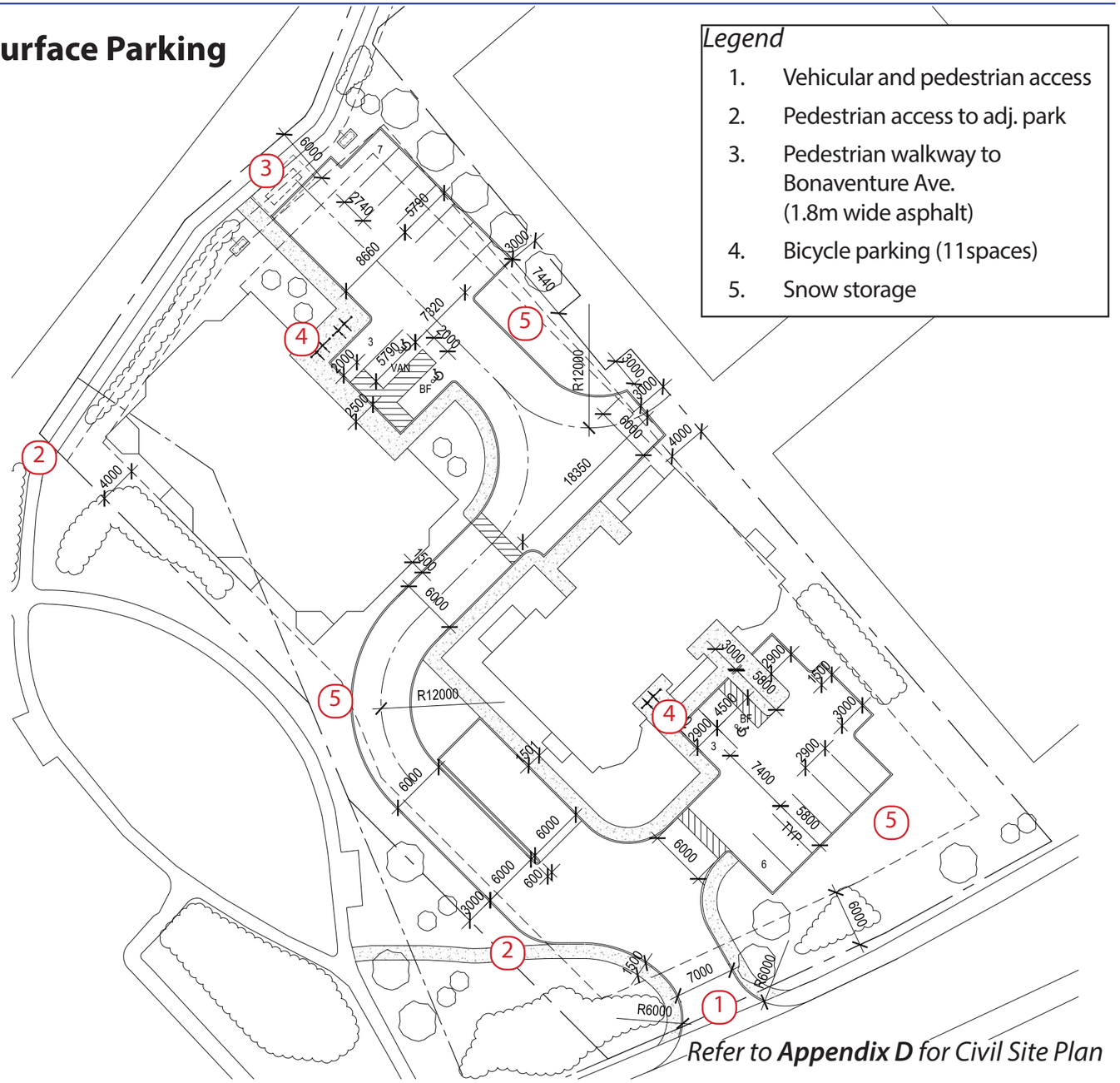
Parking Over Supply

While we appreciate the objective of reducing the impart of cars in the downtown, and in general, there is also reality to consider.

Emerald Park has relatively large condominiums that will attract down-sizers from the suburbs. This is an objective of the Municipal Plan. Most will continue to have 2 cars. Restricting the number of spaces will not change this. Without adequate on-site parking these potential residents will go somewhere else, or park on the street or adjoining properties.

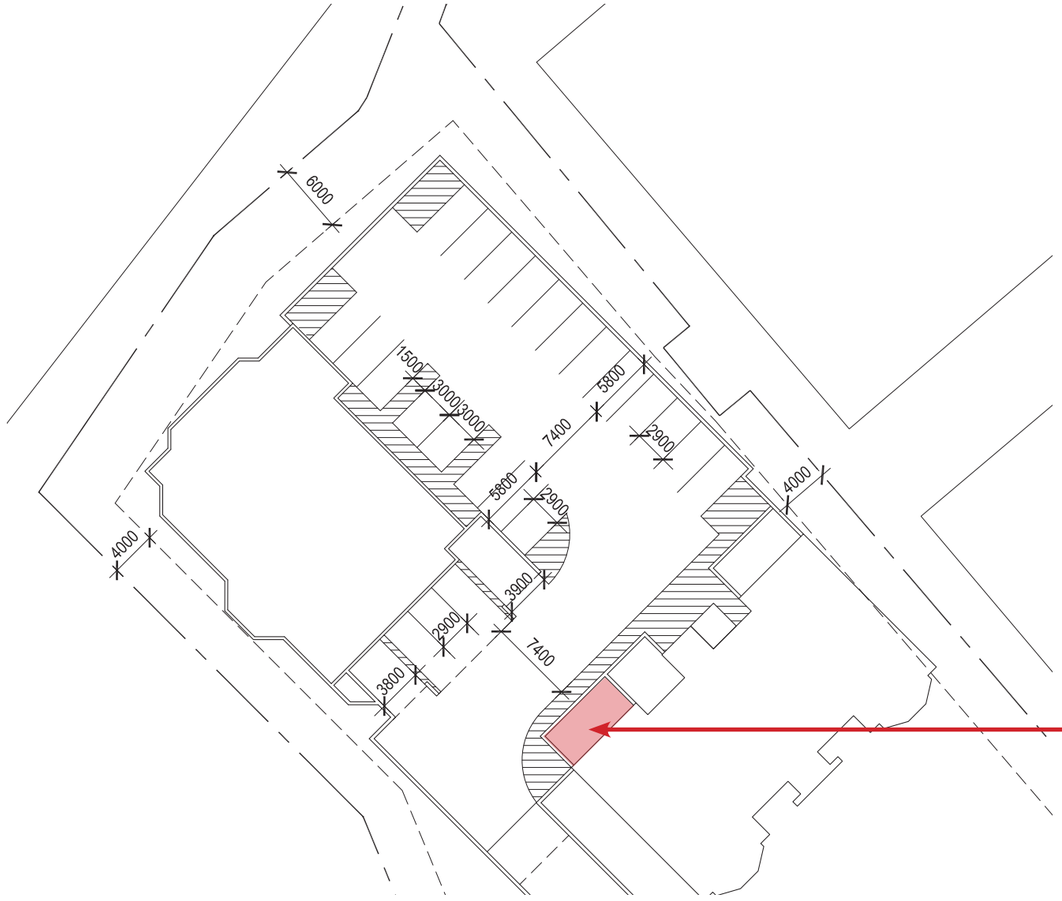
Our approach is to provide the bulk of the parking underground. Surface spaces allow for over flow, visitor parking and courier parking.

Surface Parking



*Refer to **Appendix D** for Civil Site Plan*

Parking Garage (below grade)



Parking Summary

- Resident Parking (covered) 25 Spaces
- Visitor Parking (surface) 19 Spaces
- Total Parking 44 Spaces

- Bicycle Parking 11 spaces (1space/2units)

Parking Minimum Dimensions

- Stall, 5.6x2.74m
- Aisle, 7.32 m
- Accessible 5.6x3.9m
- Van, 7.6x4.6

All parking and accessibility standards will be met or exceeded.

Garbage and Recycling

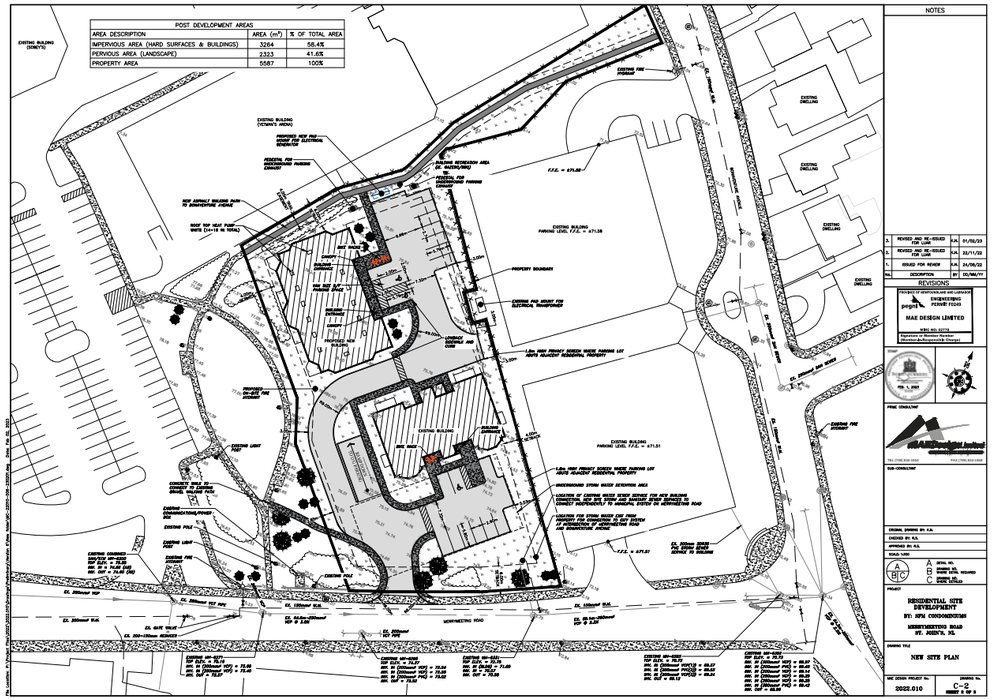
- An active waste management and recycling program will be developed in coordination with local licensed operators
- No surface bins.
- Internal dedicated and segregated storage and sorting will be provided in the underground parking garage
- Pick up operations will be programmed to suit including appropriate size trucks

H. Municipal Services

TERMS OF REFERENCE

- 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 storm water detention policy. Provide information on how on-site storm water detention will be managed.

1. The two dwelling buildings and the underground parking structure will all be provided with automatic sprinkler systems. The two dwelling buildings systems to NFPA 13R, and the underground parking will be provided with a dry system to NFPA 13.
2. Flow tests have been carried out. A fire pump is not required.
3. A fire hose standpipe will be provided in all stairwells. The available water pressure and flow satisfy the hose requirements in concert with the City pumper trucks.
4. A preliminary civil engineering investigation has been completed in association with City staff. This included investigation and review of sewerage pipes along Bonaventure Avenue, and a video investigation of same. Sanitary and storm water piping from the new development will be tied into this combined sewer pipe.
5. Storm water modeling has been carried out and is included as an appendix. An underground retention chamber is proposed and is indicated on the site plan.
6. The drainage from the interior parking garage is being considered sanitary. An oil and sediment interceptor will be provided.
7. The storm drainage from the site and the roof of the new building will be collected into the storm water retention chamber.
8. A new private fire hose hydrant will be provided on the site as required by the NBCC for fully sprinklered buildings. Refer to the site plan for location. A CSA listed back flow preventer will be provided in a heated space below the new building for the back flow preventer.
9. Each building will have new separate fire and domestic water mains. The proposed locations and sizes are indicated on the site plan. Each of these water mains will have individual prevention to CSJ requirements. The dry automatic sprinkler system for the parking structure will be serviced from the new building.



*Refer to **Appendix D** for enlarged Civil Site Plan*

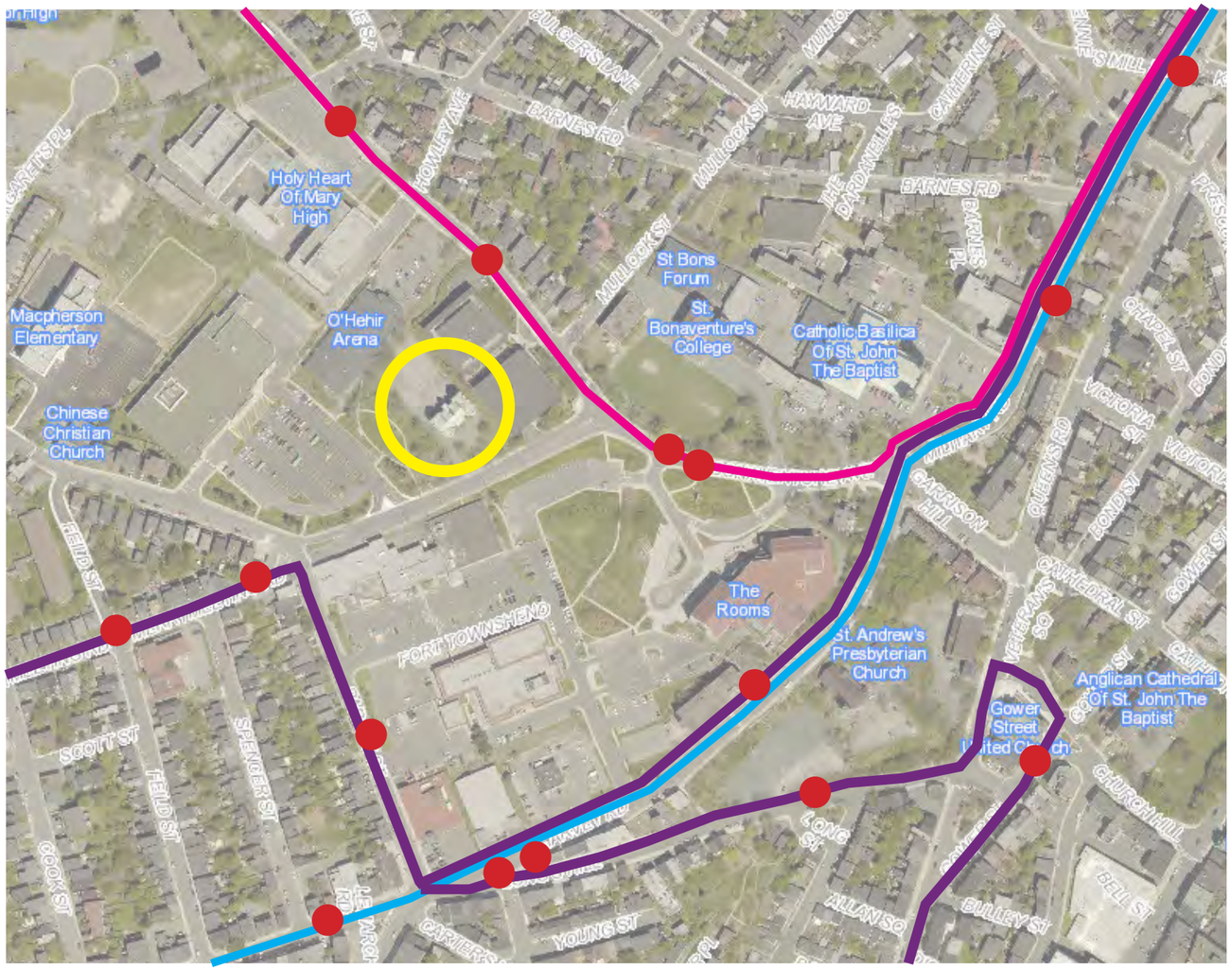
I. Public Transit

TERMS OF REFERENCE

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

While there are no bus routes directly in front of building along this portion of Merrymeeting Road the site is well situated for transit use.

Route 15 along Bonaventure Avenue and Routes 2 and 10 along Harvey Road are accessible from bus stops located a short walk from the site.



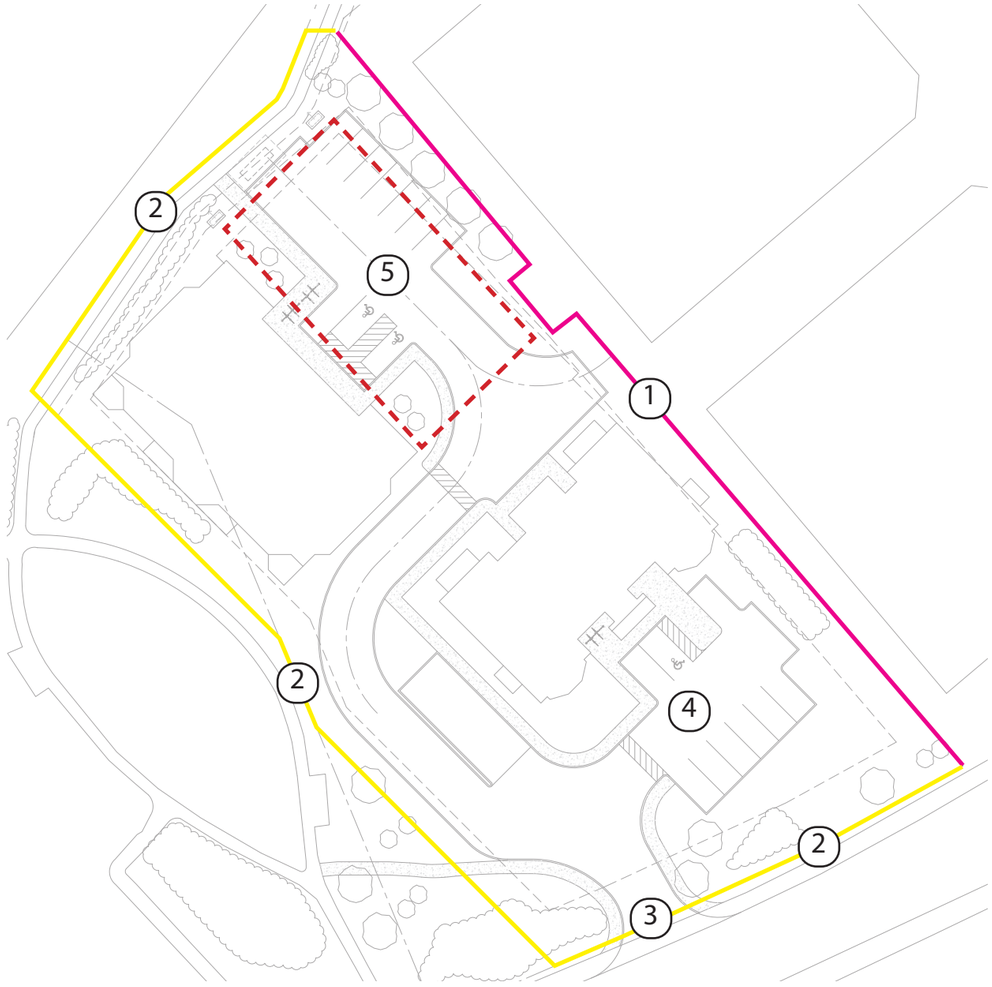
Legend

Site | Bus stop | Route 2 | Route 10 | Route 15

J. Construction Timeline

TERMS OF REFERENCE

- 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.



PROPOSED PROJECT SCHEDULE

The Owners are anxious to start and finish construction as soon as feasible. The team understands the constraints of the approval process and are prepared to work with the City to expedite this as much as possible.

Ideally

- Interior and exterior demolition and repairs to Monastery — *Starts October 2022 with permit for existing building*
- Excavations and Foundations — *Starts as soon as approved. Hopefully early 2023*
- General Construction — *Proceeds for 18 months*

CONSTRUCTION AREAS

- This is a fairly large site with options for laydown areas
- Civil works will be coordinated with the City
- Otherwise it is not anticipated that there will be significant interference with traffic

Legend

1. Solid Construction Fence
2. Standard Construction Fence
3. Construction Gate
4. On-site Parking During Construction
5. Equipment/Material Laydown Area

K. Engineering

Overview

a. The Engineering team have been working with the Architects and Owner; to offer fully integrated design solutions.

b. Municipal and civil engineering components have been advanced quite a bit. A full topographic survey and water hydrant flow test have been completed.

c. Preliminary meetings with the City engineering department have confirmed preliminary locations and elevations for water, storm and sewerage piping.

d. Preliminary discussions with the SJRFD have confirmed that the road access proposed is acceptable for fire fighting apparatus. An additional Hydrant with back-flow protection will be provided.

e. Automatic sprinkler systems will be provided in all areas. Standpipes will be provided in all stairwells.

f. Preliminary meetings and coordination with Newfoundland Power have been carried out. Preliminary site electrical servicing has been determined.

g. A back up electrical generator will be provided for the three elevators, the parking garage ventilation system, the garage door, and some strategic lighting.

h. The renovations to the monastery and proposed underground link will be carried out so as to not impair or depreciate the existing heavy masonry structure. Any new penetrations or openings will be duly engineered.

i. It is our intent to keep the existing foundation wall of the Monastery at the interface with the new parking garage intact. Field investigation near the existing walls will be completed initially to determine the depth and construction details. Underpinning and/or reinforcing of the existing wall will be completed if need be. This would involve constructing a new wall outside the existing to ensure no new loads are imposed on the existing walls.

j. Structural construction methods for the new building will likely be a combination of steel and concrete. Sound and fire proofing between floors and walls are best achieved with concrete and insulation. Great attention will be paid to this in the new and the existing building.

k. The parking structure will be unheated and will consist of cast-in-place reinforced concrete. The new building will be carried by the parking structure with a common elevator and stair shaft. There will be a link structure between the parking structure and the proposed new building.

l. Preliminary construction methods have been reviewed. The objective being to provide new and refurbished buildings which meet or exceeds all criteria for energy efficiency and sustainability. And to provide quiet, safe and reduced maintenance living.

m. The turn around for the fire fighting apparatus is achieved with a “hammer head” type arrangement.

Structural

a. The proposed new building structure will be a combination of steel and concrete, designed to meet or exceed NBCC 2015 requirements.

b. The proposed parking structure will consist of cast-in-place reinforced concrete, designed to meet, or exceed NBCC 2015 requirements. The structure will be designed to carry emergency vehicular load as required by the Authorities having jurisdiction.

c. The Link structure between the parking structure and the proposed new building and attachment to the existing monastery building will, designed to meet or exceed NBCC 2015 requirements. The Link structure will be designed with careful consideration to not impair the existing monastery structure.

Civil

Site Access

- Access to the property will be via Merrymeeting Road. There is an existing site access that will be improved and utilized for the site access. Only one access is proposed. The access will be finished with new asphalt surface and will have perimeter curb. Sidewalk will be incorporated into the access to provide pedestrian access to the site.

Firefighting Access Provision

- Fire equipment and emergency vehicle access to the monastery building and the new building will be provided by way of the site access. The emergency vehicle path will be a minimum 6 metres wide with a 12 metre center line radius. The distance to each building will be 90 metres or less and a hammerhead turn around will be provided for the portion of the new parking lot that exceeds 90 metres. An on-site fire hydrant with back-flow prevention and isolation will also be provided to satisfy the regulatory requirement that the building fire department connection be located within 45 metres of a fire hydrant.

Domestic and Fire Fighting Water Supply

- There is an existing 150mm water main in Merrymeeting Road and an existing 150mm water line services the monastery building. A new water service will be provided for the new building and will connect to either the existing monastery building service near Merrymeeting Road or the Merrymeeting Road system along the property frontage.

Parking Lot

- It is proposed to provide up to 2 parking spaces per residential unit. There will be underground parking under the building and there will be surface parking both adjacent to the new build and in front of the monastery building. The parking lot will be asphalt surfaced with perimeter curb.

Sanitary and Storm Sewer

- A new sanitary and storm sewer service is proposed for the new building and will connect to the Merrymeeting Road system along the property frontage. It is proposed to install new storm water infrastructure on the site such as manholes, piping and catch basins to collect the property storm water and direct it to the City infrastructure. Storm water modeling will be completed in the City XPSWMM storm water model software and the development flows will be provided to the City for review. Underground storm water detention will be provided to meet City requirements.

Landscape

- A landscape plan will be developed for the property and will include grassed areas, new tree plantings, preservation of existing trees, planting beds and access connection to the adjacent community park. Areas will be identified for snow storage to protect the landscape features.

Mechanical

a. The total domestic water and sanitary sewerage load for the development is approximately three hundred (300) fixture units (2.5 litres per second).

b. Separate water mains will be provided for the automatic sprinkler systems.

c. Reduced pressure back flow prevention and metering to the City requirements will be provided.

d. The drainage from the inside parking garage is considered sanitary sewerage. This floor drainage will be collected into a solids interceptor and then directed into a new sanitary yard main.

e. Sump pumps for elevator pits may be required.

f. The roof of the new condominium will be flat. Roof drains will be provided to collect rain and snow melt. The expected peak flow is eighteen (18) mm of rain in fifteen (15) minutes as defined by the NBCC; onto a roof area of 700 square meters.

g. The condominium building and monastery automatic sprinklers will be designed to the requirements of NFPA for dwelling units.

h. The parking garage will be equipped with a dry sprinkler system. This dry system defines the water required for fire protection for the site. It has been determined that the municipal water supply is adequate and a fire pump is not required.

i. Water pressure and flow for hose standpipes is more the adequate considering that the City of St. John's uses pumper trucks.

j. The parking garage will be ventilated to NBCC and ASHRAE. Make up air will be introduced through the louvered garage door. The exhaust air will be discharged into two louvered plenum constructed of concrete and above grade. Acoustic linings will be provided in each plenum.

k. Each individual dwelling unit will have stand alone, and fully autonomous heating and ventilation systems. Each dwelling unit will also have mechanical cooling.

l. Fresh air and exhaust air to ASHRAE 62 will be provided through individual energy recovery ventilators (HRVs). Supplemental exhaust fans will be supplied in washrooms.

m. Each dwelling unit will have a single zone fan coil unit; with a full back up electric resistance heating coil. A high efficiency filter (MERV 14) will be provided in each fan coil unit.

n. Each dwelling unit will require a dedicated outside unit. These outside units will be ultra quiet; using variable refrigerant flow technology. Additional acoustic attenuation shields will be supplied with each outside unit. In the new building these outside units will be mounted on the roof.

o. The outdoor heat pump units for the monastery will be located within the below grade parking garage. Catalogue cuts of typical heat pump outdoor units are included in Appendix J.

p. Laundry drier exhaust will be through the wall. Booster fans and lint traps will be provided.

q. Kitchen hoods will be ducted through to the outside wall. All range tops will be induction type.

r. Consideration is been given to installing new wood burning fireplaces in the monastery building; subject to discussions with the Insurer. These new fireplaces will have airtight fireboxes to be consistent with air pollution Code requirements. The existing open fireplaces are not consistent with current standards for urban use.

s. A rebuilt cupola on the monastery will house mechanical services. Plumbing vents will be extended up the roof of the new cupola. Four small (150mm by 250mm) louvers for HRVs will be built into the sides.

t. The pedestals will be designed to match the landscaping and architecture.

Electrical

a. The building will be equipped with a complete addressable fire alarm system. The system will in installed in full accordance with the National Building Code of Canada, and NFPA 101, the Life Safety Code. Signaling devices located inside of dwelling units will be equipped with a temporary silencing button.

b. Receptacles inside of dwelling units will be installed as required by the Canadian Electrical Code. Arc-fault circuit interrupting type breakers will be used where required. Ground fault type receptacles will be used in all locations within 1.5m of a source of water.

c. A lighting layout for each unit will be proposed to tenants, but final lighting arrangements and installations will be modified by tenants during the sales process. All such modifications will be made by qualified electricians, and in line with the Canadian Electrical Code. Common area lighting will include emergency lighting fixtures to provide egress illumination in the even of a power outage.

d. An access control system will be installed to enable tenants to grant access to visitors. One such device will be located in each main entrance.

e. All exterior lighting will be designed with full cut-off optics and housings in order to eliminate upward light pollution, refer to Appendix J. Lighting calculations will be performed to ensure that light trespass from the building does not cross property boundaries, except where required for safety reasons. Light will be allowed to spill over the property boundary at entries, exits, and intersections, in order to keep such high traffic areas safe for residents and neighbors. Exterior lighting will be a combination of building and pole mounted. All poles used to support light fixtures will be checked by a Professional Engineer licensed to practice in this Province as meeting the City's required standards for safety.

f. Preliminary correspondence with the electric power utility have indicated that the building's electrical service will share the pad-mount transformer at the neighboring condominium development. The existing transformer will be removed and replaced by the utility, and our building's service conduits and wires installed from this building's electrical room to the pad-mount location.

g. Each unit will have a separate metered electrical service, fed from a common meter center in the main electrical room. Each unit's panel will be located in a safe, serviceable location. Along with the electrical panel, a telecommunications conduit from each unit back to the main electrical room. Tenants will be free to have the telecommunications provider of their choice install backbone cabling in this conduit.

h. The backup generator (refer to Appendix J) will be a self-contained diesel fueled assembly with a sub-base fuel tank that will fit within the footprint of the generator above. The fuel tank will be installed above grade on a structural concrete slab, and the generator will sit on top of the fuel tank. The products of combustion will be vented consistent with CSA for this application. A full height stack will not be required. The generator will be exercised monthly approximately an hour, and four hours once annually. The generator enclosure will be built from powder-coated aluminum or stainless steel, and will be complete with an integral acoustic silencer to limit noise.

i. It is currently intended that each unit's parking space will be provided with means of connecting an electric vehicle charger. A dynamic charge management system will be installed in order to prevent such charging loads from overloading the building's electrical service.

Engineering Summary

a. This is a straight forward project from an engineering perspective. There are no engineering issues or risks that require additional commentary.

b. This development will adhere to, or exceed all required Engineering Standards, Codes and CSJ directives.

c. These two buildings will also exceed the NBCC requirements for energy efficiency and "green" buildings elements and construction methods.

L. Summary

As drawn/Proposed

New Building

- 4 Floors, 13.2m high
- 16 Condominium Apartments
- Net floor area 2060m^2
- Gross area 2460m^2
- Coverage 615m^2

Monastery

- 6 Condominium Apartments
- Net floor area 1074m^2
- Gross area 1320m^2
- Coverage 450m^2

Parking

- Surface 19 spaces
- Underground 25 spaces
- Total 44 spaces

Potential Issues

It is anticipated that all of the objectives for the New Building can be met with A1 Zoning, and that Heritage Requirements for both can be met with possible exceptions.

For the Monastery

- Increase size of dormers
- Elevator and stair shaft on back
- Balconies on the back
- Skylights

For the New Build

- Minor variance for maximum height from 12m to 13.2m (+10%)
- How will exterior form and imagery be arbitrated?

Rezoning

- For 2 multi-unit residential buildings
- Conditional Use Heritage/Residential for Monastery
- A1 for the property