

DECISION/DIRECTION NOTE

Title: Request for Additional Height for Seniors' Apartment Building
DEV1800217
45 East White Hills Road

Date Prepared: November 27, 2019

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Councillor Maggie Burton

Ward: 2

Decision/Direction Required:

Seek approval for additional height for a Seniors' Apartment Building.

Discussion – Background and Current Status:

An application has been submitted to the City requesting permission to develop an eight storey Seniors' Apartment Building in an Institutional (INST) Zone at 45 East White Hills Road. The building was formerly used as offices of the provincial Forestry Division. The site is adjacent to several 3-storey apartment buildings which are in the Low Density (A1) Zone. The proposed development is also close to the Apartment Medium Density (A2) Zone where 6-storey buildings are permitted. In the Institutional Zone, a Seniors' Apartment Building is permitted up to a height of 3 storeys. Subject to a Land Use Assessment Report (LUAR) the building height may be increased to 10 storeys.

Council approved the Terms of Reference for the LUAR at its meeting of January 21, 2019. The proposal at the time was for a new building with 7 storeys and 72 residential units. The LUAR submitted on August 16, 2019 showed the development revised to 8 storeys and 101 units.

In accordance with Section 5.6.6 of the St. John's Development Regulations, the application was publicly advertised and referred to a public meeting. The meeting was held on October 30, 2019 (minutes attached) chaired by facilitator, Glenn Barnes.

As previously noted, the development was originally proposed for 72 residential units, later amended to 101 units because of the change in number of units, the City sent out a second notice with the revised information. The development is proposed to have the majority of its apartments as two-bedroom units. There will be an indoor parking garage with 32 parking stalls plus 70 outdoor parking spaces. This meets the parking requirements in Section 9 of these regulations, where one (1) parking space is required for each self-contained Apartment Unit.

ST. JOHN'S

The application meets the requirements for a development in the Institutional Zone for an 8-storey Seniors' Apartment Building. Density requirements have been met and the design is similar to nearby apartment buildings but several stories taller. As noted above, where the building height is proposed to be 8 storeys, Council can exercise its discretion to allow or not allow this development.

At the public meeting, area residents expressed concern over the following: building height, traffic, parking, the concentration of senior citizens in the Pleasantville area and lack of needed services, and the notice and disruption of construction. While a taller building will block some views, such views are not protected by municipal regulations. Parking is contained on-site and while traffic will increase, the City's Transportation Engineer is satisfied that the local roads can handle it. Seniors do live nearby, and more will follow, however, people require different levels of service at different stages of life and each resident must decide for themselves if a building is right for them. As for construction, the City has by-laws in place to deal with noise, worker parking, dust, and other effects.

There were also comments about a need for an overall plan for Pleasantville, and complaints about the noise of the temporary Iceberg Alley performance tent each September. The City has zoning in place for all of Pleasantville and Council is considering future performance dates and other aspects of Iceberg Alley.

Approval Process

The proposed building height is 8 storeys. Because the development exceeds the standard height, a mandatory LUAR was required. The submitted report satisfies the Terms of Reference set by Council.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Area residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:
A Sustainable City – plan for land use.
4. Legal or Policy Implications:
Encourage greater density in appropriate areas, as per the St. John's Municipal Plan. Section 10.32.3(e) of the St. John's Development Regulations.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations:
Public meeting was held.
7. Human Resource Implications: Not applicable.

8. Procurement Implications: Not applicable.

9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

Recommendation:

It is recommended that Council approve-in-principle to the proposed development at 45 East White Hills Road for a building 8 storeys in height containing 101 residential units, subject to all City requirements.

Prepared by/Signature:

Gerard Doran – Development Supervisor

Signature: _____

Approved by/Date/Signature:

Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering & Regulatory Services

Signature: _____

GJD/dlm

Attachments:

Location Map

TOR

LUAR

Minutes of Public Meeting

Public Submissions

Carrick Engineering in Collaboration with Collective Architecture + Design Inc.

LAND USE ASSESSMENT REPORT

For an Application to Develop Eight Story Seniors' Apartment Building in
Institutional Zone at 45 East White Hills Road, St. John's, NL.



Prepared for

City of St. John's

Prepared by

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August 09, 2019

Revision A

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Introduction

The owner, P.A.I. Holdings, is proposing to construct a 101-unit seniors' apartment building, eight-stories tall, at 45 East White Hills Road. Development of this land would require the demolition of an existing and vacant structure, pending approval for development and issuance of all necessary permits. The existing structure and adjacent buildings can be seen in Figures 1-4.

This plot is currently zoned Institutional (INST Zone) which permits the development of seniors' apartment buildings up to three-stories tall, and up to ten stories tall subject

to a Land Use Assessment Report (LUAR), see [Appendix A](#) for INST Zone requirements. At the request of the City of St. John's planning staff and council, this document has been prepared to identify potential impacts of the proposed development on adjoining lands. This LUAR has been prepared by Carrick Engineering in collaboration with Collective Architecture in accordance with the Terms of Reference established by the City of St. John's, see [Appendix B](#).



Figure 1 – 819 Veterans Rd Looking West



Figure 2 – 809 Veterans Rd Looking North



Figure 3 – Existing Structure Looking North-West



Figure 4 – Existing Structure Looking South-West

A. Building Size, Height and Location

Location

The proposed eight-storey 101-unit apartment building is in the City's east end, in the Pleasantville neighbourhood, approximately 300 m from the northern banks of Quidi Vidi Lake. Surrounding land use includes low density apartments to the north-west and south-west; provincially run storage buildings to the north; commercial-industrial operations to the south east; and,

recreational space to the south. Notable landmarks in the area include Eastern Health Long-term Care Pleasantville Towers, Country Ribbon, Techniplex, Quidi Vidi Lake and the Grand Concourse walking trails. A location map for the proposed development can be found on drawing C1 in [Appendix C](#) and images of the surroundings can be seen in Figures 5-7.



Figure 5 - NE Vantage Looking SW towards Pleasantville Neighbourhood



Figure 6 - Eastern Health Pleasantville Towers



Figure 7 – Typ. Midrise Apartment Buildings in Pleasantville

Building Style

3D renderings have also been generated to identify the view of the building from north-east and north-west vantage points as shown in Figures 9 & 11 and in [Appendix D](#). These renderings can be compared to Figures 8 & 10 which present the current views of the existing structure from similar vantages. Loss of sightlines from civic numbers 809 & 819 Veteran's Road will be limited considering their orientation and

height relative to the existing structure at 45 East White Hills Rd. The impact on sightlines from civic number 819 Veteran's Road will be limited to the south-east building face, whose windows are limited in size and number, as seen in Figure 1. Loss of sightlines at civic address 809 Veteran's Rd will be limited to the east half of the south building face shown in Figure 2.



Figure 8 – Existing Structure Looking South-East



Figure 9 – 3D Rendering Looking South-East



Figure 10 – Existing Structure Looking South-West



Figure 11 – 3D Rendering Looking South-West

Shadow Analysis

A shadow study of the proposed building was generated to identify impacts of shadowing on neighbouring properties. Shadowing has been identified for three periods of the day at 9:00, 12:00 and 15:00 during summer and winter solstice, and for spring and autumn equinox. Graphical results of the analysis can be seen on

Size

Site and architectural plans are provided in [Appendix C and D](#), respectively. These drawing present lot location; general site arrangement; typical floor plans; and, building elevations. The building's lowest level will be occupied by a parking garage. The ground level features a lobby, two

drawings A6.1 and A6.2 in [Appendix D](#). Results of the analysis indicate low impact for most periods identified, apart from moderate shadowing during the morning period of spring and autumn equinox, and with heavy shadowing for the morning period of winter solstice.

administrative offices, 9 two-bedroom units and a single one-bedroom unit. Levels two through eight are slated to house 13 two-bedroom units, for a total of 101 dwelling units in the apartment building. Relevant development data regarding building size, height and location is summarized in Table 1.

Table 1 – Development Data – 45 East White Hills Road

Description		Institution	Proposed
Lot Area (min)	m ²	900	5483
Floor Area (Level 1)	m ²	-	1300
Floor Area (Levels 2-8)	m ²	-	1430
Net Floor Area	m ²	-	11310
Area of Amenity Space	m ²	-	1460
Gross Floor Area	-	-	9850
Floor Area Ratio (max)	-	2.00	1.8
Lot Frontage (min)	m	30	103
Lot Coverage (max)	%	50	24
Number of Units	-	-	101
Building Height (max)	Storeys	10	8
Building Height	m	-	28.45
Building Line	m	6	28
South Side Yards (min)	m	6	6
North Side Yards (min)	m	6	18
Rear Yard (min)	m	6	6
Landscaping (min)	%	20	25
No of Parking Spaces	-	101	102
Accessible Parking (6%)	-	6	6

B. Elevation & Building Materials

Building elevations are attached in [Appendix D](#) of this report. The proposed building is envisioned as one linear form with small reliefs/recess along the front façade to break up the linear mass of the building. Several exterior material options are combined to bring visual interest to the overall linear form of the building.

Durable and low maintenance exterior building materials have been chosen to minimize overall maintenance schedules and increase the usable life of the building. The main exterior material proposed is red or brown face brick, which was chosen to emulate the existing brick character of the mid-rise apartments to the north-west of the

site as well as the nearby Eastern Health Long-Term Care Pleasantville Towers. The objective was to use a material that would fit within the character and look of the existing neighbourhood, but at the same time present a contemporary aesthetic to the building. To break up the mass of the brick, strips of light grey composite metal panel is used in between the punched windows to “lighten” the overall mass of the building on the site. The punched windows and entrances are black anodized aluminum systems with double glazed glass units, which closely complement the brick facade. The height of the entrance canopy and overhangs is set at a human scale to create a more residential feel for the inhabitants.

C. Exterior Equipment and Lighting

Consideration has been given to the placement of exterior lighting and equipment to minimize disruption to the neighbouring residential and recreational spaces. Potential sources of light and noise pollution have been identified below, along with steps to mitigate potential impacts on the surrounding environment

Mechanical Equipment

The building's HVAC systems will be housed on the rooftop, thereby eliminating potential sources of light and noise pollution, and visual obstructions.

Electrical Transformer

An exterior pad mounted electrical transformer will be required for the building's electrical systems. This piece of equipment will occupy an area of approximately 2x2 m² as shown on drawing C2 in [Appendix C](#). Screening of the pad and transformer will be achieved through fencing and landscaping.

Exterior Lighting

Exterior lighting will be mounted to the building's façade to provide a soft and subtle level of illumination to highlight the buildings architectural features. Lighting at the main entrance, emergency exists and to

the parking garage will be recessed under canopies and designed to provide a safe level of illumination. The parking lot and sidewalk areas will be illuminated by light standards to ensure safety and ease of access to the building, see drawing C2 in [Appendix C](#). All exterior lighting will be designed in a

contemporary residential style and equipped with internal baffles to direct light down and minimize light spillage on to adjacent properties. Pole mounted fixture height will be limited to 4.5 m and controlled by photocells.

D. Landscaping & Buffering

All surfaces exclusive of the asphalt parking lot, concrete sidewalks and building footprint will be landscaped with topsoil and nursery sod, interspersed with trees, shrubs, flower beds and mulching as per site drawing C4 in [Appendix C](#). Plant species have not yet been finalized but will be chosen to withstand site specific conditions and exposure to salt, snow, ice and wind loads. A

mix of deciduous and coniferous trees will provide organic breaks to hard building lines.

A concrete pad with a fenced enclosure will be located on the north west corner of the property for refuse storage and collection, managed by a reputable waste management contractor. Similarly, a fenced enclosure will be provided for screening of the concrete pad-mounted electrical transformer.

E. Snow Clearing/Snow Storage

Snow clearing and storage will conform to the City of St. John's by-laws and regulations. Snow clearing operations will be provided by a private contractor, whose efforts will minimize inconveniences to both the

buildings users and neighbourhood residents. Snow storage will be limited to areas of soft landscaping, and excess snow will be trucked off-site, by a private contractor, as necessary.

F. Municipal Service

Site services will meet the City of St. John's department of planning and engineering policy requirements. Proposed service laterals can be seen on drawing C2 in [Appendix C](#) and will enter the building's utility room on the north side of the building.

Detailed design calculations and storm water modeling, using XPSWMM software, will ensure post-development runoff rates do not exceed existing runoff rates as per the City of St. John's stormwater detention policy. Stormwater detention methods will

include maximizing the area of soft landscaping and incorporating a network of piping and catch-basins with subterranean

detention tanks as required through detail design.

G. Off-street Parking and Access

Two entrances/exits are provided for pedestrian and vehicular access to the apartment building via East White Hills Road, as per drawings C2 in [Appendix C](#). City of St. John's development regulations indicate parking stall requirements at a rate of one stall per dwelling unit, and thus a total of 101 parking spaces are required for this development. The proposed design allows for 32 below grade parking stalls in the building's lowest level in addition to 70-

exterior grade-level stalls, for a total of 102 parking spaces.

Service NL dictates accessible parking requirements stating 6% of all spaces must be designed per accessible standards, with one in six accessible stalls designed as a van sized parking space. The proposed development allows for a total of five regular size and one van size accessible parking stall.

H. Traffic

Trip generation rates have been assessed for the proposed development based on the *Institute of Transportation Engineers' Trip Generation* manual. This assessment used the rates associated with land use code LU 220 for apartment buildings which is defined as three or more rental units within a multi-dwelling building. Results of the analysis

indicate a total of 672 daily weekday trips, including 52 trips during the morning peak hours, and 63 trips during the pm peak hours. These values are less than the 100 trips per hour during peak hours which typically constitutes a full traffic study. Results of the analysis are presented below in Table 2.

Table 2 - Trip Generation Rates

ITE Land Use Code	Time Period	Trip Rate (Per Dwelling Unit)	% Trips In	% Trips Out	Total Trips	Trips In	Trips Out
101 Apartment Units ITE Code LU 220	Weekday	6.65	50%	50%	672	336	336
	AM Peak	0.51	20%	80%	52	10	41
	PM Peak	0.62	65%	35%	63	41	22

I. Public Transit

Consultation with Metrobus resulted in the addition of a paraplegic accessible concrete pad for a future bus-shelter, located adjacent to the sidewalk on East White Hills

Rd, see drawing C2 in [Appendix C](#). Metrobus did not otherwise have any comments regarding this development.

J. Construction Time Frame

Following development approval, the proposed build-out is anticipated to be completed within 18 months. Site construction will conform to municipal regulations and all necessary permits will be acquired prior to commencing work. On-site materials will be hoarded so as not to impact

adjacent properties, and management by a reputable construction team will ensure safe and appropriate building practices. Parking for construction personnel will be contained onsite. See drawing D1 in [Appendix E](#) for a schematic showing the contractor's laydown and parking areas.

Conclusion

The proposed development by PAI Holdings has been assessed based on the Land Use Assessment Report terms of reference as dictated by the City of St. John's. Results of this assessment, for the 101-unit seniors' apartment building at 45 East White Hills Rd, has shown the development to be a net benefit to the community and does not pose a significant impact on the neighbouring properties. This development has been carefully designed to ensure it's fit in the Pleasantville neighbourhood where surrounding land uses include a mix of residential, apartment, recreational and industrial uses. Construction of the proposed senior's apartment building, to replace the deteriorating and vacant structure at this

address, would compliment and add to this already diverse community.

Appendix A

Institutional Zone Requirements

10.32 INSTITUTIONAL (INST) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

10.32.1 Permitted Uses

Residential:

- (a) Accessory Dwelling Unit
- (b) Seniors' Apartment Building (subject to Section 7.18) **(1995-06-09)**

Public:

- (c) Administrative Buildings for Government Offices and Non-profit Organizations
- (d) Adult Day Care Facility (subject to Section 7.2)
- (e) Church
- (f) Clinic
- (g) Commercial School **(1996-03-22)**
- (h) Cultural Center
- (i) Day Care Center (subject to Section 7.6)
- (j) Hospital
- (k) Home for the Aged
- (l) Institution
- (m) Library
- (n) Parish Hall or Center
- (o) Place of Assembly
- (p) Public Use
- (q) Public Utility
- (r) School
- (s) Undertaker's Establishment
- (t) University or other Institution of Higher Learning

Recreation:

- (u) Park

10.32.2 Discretionary Uses

- (a) Uses complementary to a Seniors' Apartment Building (subject to Section 7.18) **(2007-02-09)**
- (b) Office **(2010-02-12)**
- (c) Private Park **(2007-10-05)**
- (d) Small Scale Wind Turbine **(2012-06-01)**

10.32.3 Zone Requirements

The following requirements shall apply to all Permitted Uses except those at Civic Number 9-11 Carew Street where Council shall determine the requirements:

- (a) Lot Area (minimum) 900 square metres
- (b) Lot Frontage (minimum) 30 metres

INST

(c)	Lot Coverage (maximum)	50%	
(d)	Floor Area Ratio (maximum)	1.0, (subject to a Land Use Impact Assessment Report the F.A.R. may be increased to 2.0)	
(e)	Building Height (maximum)	3 storeys (Subject to a Land Use Assessment Report, may be increased to 10 storeys; and for property located at 50 Tiffany Lane ("Tiffany Village")), may be increased to 16 storeys.	(2015-05-15)
(f)	Building Line (minimum)	6 metres	
(g)	Side Yards (minimum)	1 metre per Storey with a maximum of 6 metres	
(h)	Side Yards on Flanking Road (min)	6 metres	
(i)	Rear Yard (minimum)	6 metres	
(j)	Landscaping of Lot (minimum)	20%	(2010-07-02)

INST

Appendix B

City of St. John's LUAR Terms of Reference

TERMS OF REFERENCE
LAND-USE ASSESSMENT REPORT (LUAR)
APPLICATION TO DEVELOP SEVEN (7) STOREY BUILDING
IN INSTITUTIONAL (INST) ZONE
45 EAST WHITE HILLS ROAD

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (include an electronic PDF version with a maximum file size of 15MB). A list of those persons/agencies who prepared the Land Use Assessment Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

A. Building Size, Height and Location

- Identify graphically the location and height of the proposed building.
- Identify how the buildings style and scale fits into the developed area.
- Using renderings and cross-section drawings, identify the effect of the proposed building on properties in the vicinity of the site in terms of the following criteria:
 - Identify the distance of the proposed building to properties lines.
 - Identify the view of the proposed building from properties located at 809 & 819 Veteran's Road.
 - Possible shadowing and loss of privacy on adjacent properties.
 - Information on proposed patios or balconies and exterior lighting.
 - Identify any rooftop structures.

B. Elevation & Building Materials

- Provide elevations of the proposed building.
- Identify the materials, finish and colour of exterior building materials.

C. 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 residential properties and measures to be instituted to minimize these impacts.

D. Landscaping & Buffering

- Identify with a landscaping plan, details of site landscaping (hard and soft).
- Identify the location and proposed methods of screening of any electrical transformers on the site.
- Identify the location for refuse storage to be used at the site and buffering.
- Identify pedestrian connections (both onsite and to New Gower Street and/or Springdale Street) and how they are designed: landscaping, lighting, bicycle parking for retail space, street furniture, etc.

E. Snowclearing/Snow Storage

- Identify proposed method of snow clearing and/or location of snow storage area(s) on the site.

F. Municipal Services

- Identify points of connection to the City's water and sewer system and the re-routed services across the site in order to accommodate the development.
- The proposed development will be required to comply with the City's stormwater detention policy. Provide information on how onsite stormwater detention will be managed.

G. Off-street Parking and Access

- Identify the number of parking spaces required for the overall proposal.
- Identify parking area(s), the number of off street (underground) spaces to be provided subject to the current Service NL requirements. Identify vehicular ingress and egress, traffic circulation and any loading areas.

H. Traffic

- Provide the anticipated traffic generation rates associated with the proposed development.

I. Public Transit

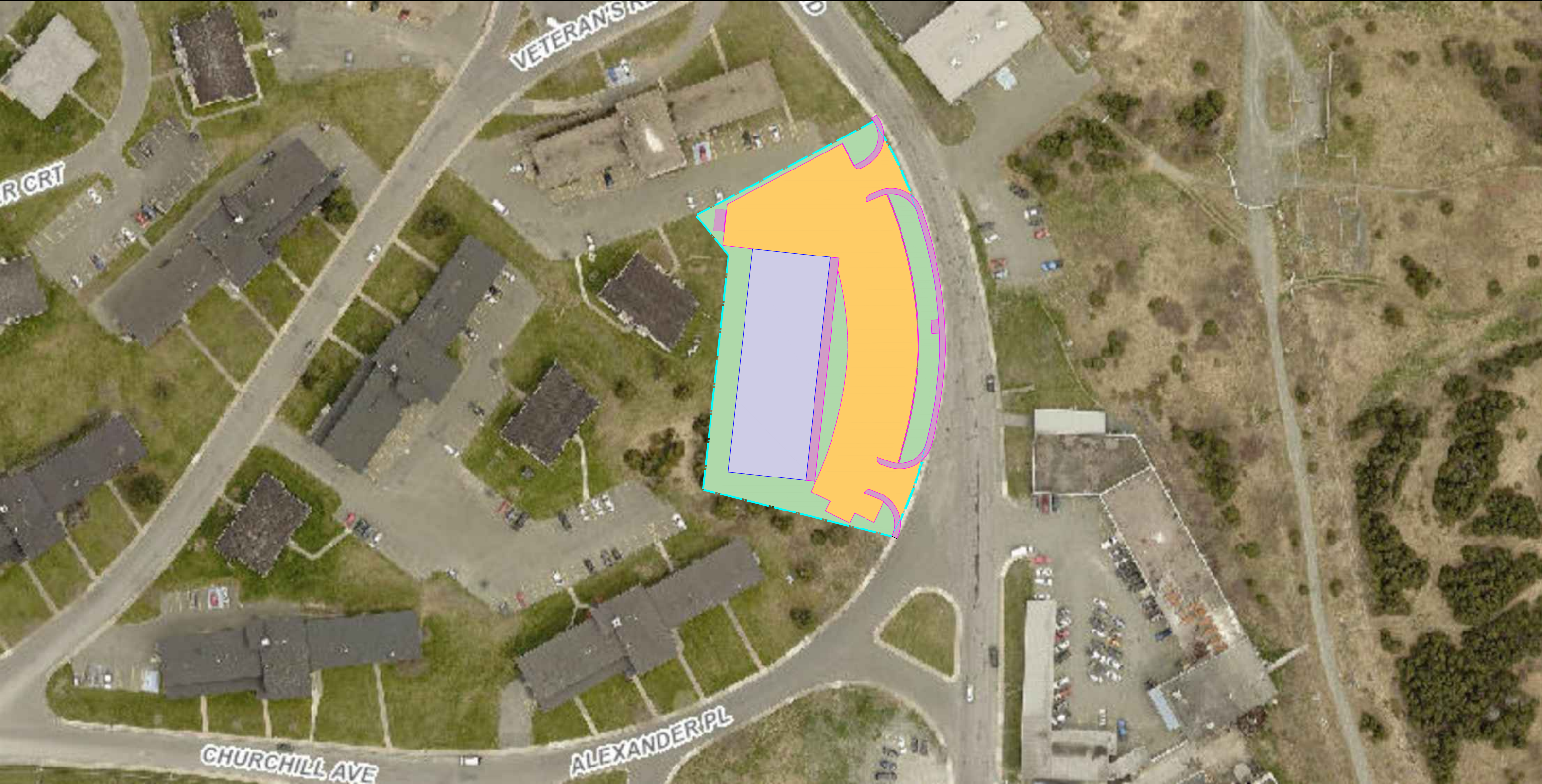
- Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements.

J. Construction Timeframe

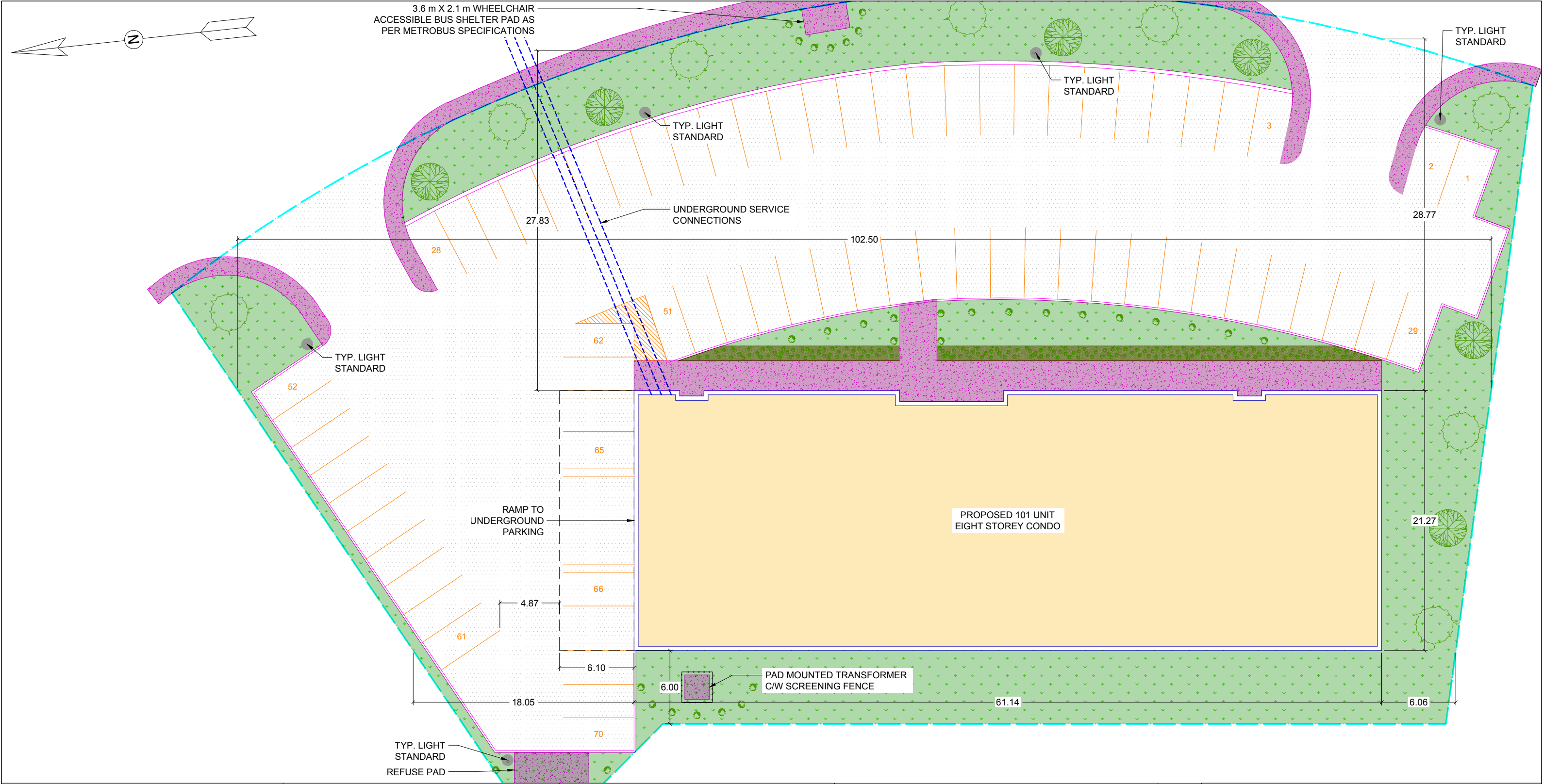
- Indicate any phasing of the project and approximate timelines for beginning and completion of each phase or overall project.
- Indicate on a site plan where workers' parking is to be accommodated during the construction period and designated areas for equipment and materials during the construction period.

Appendix C

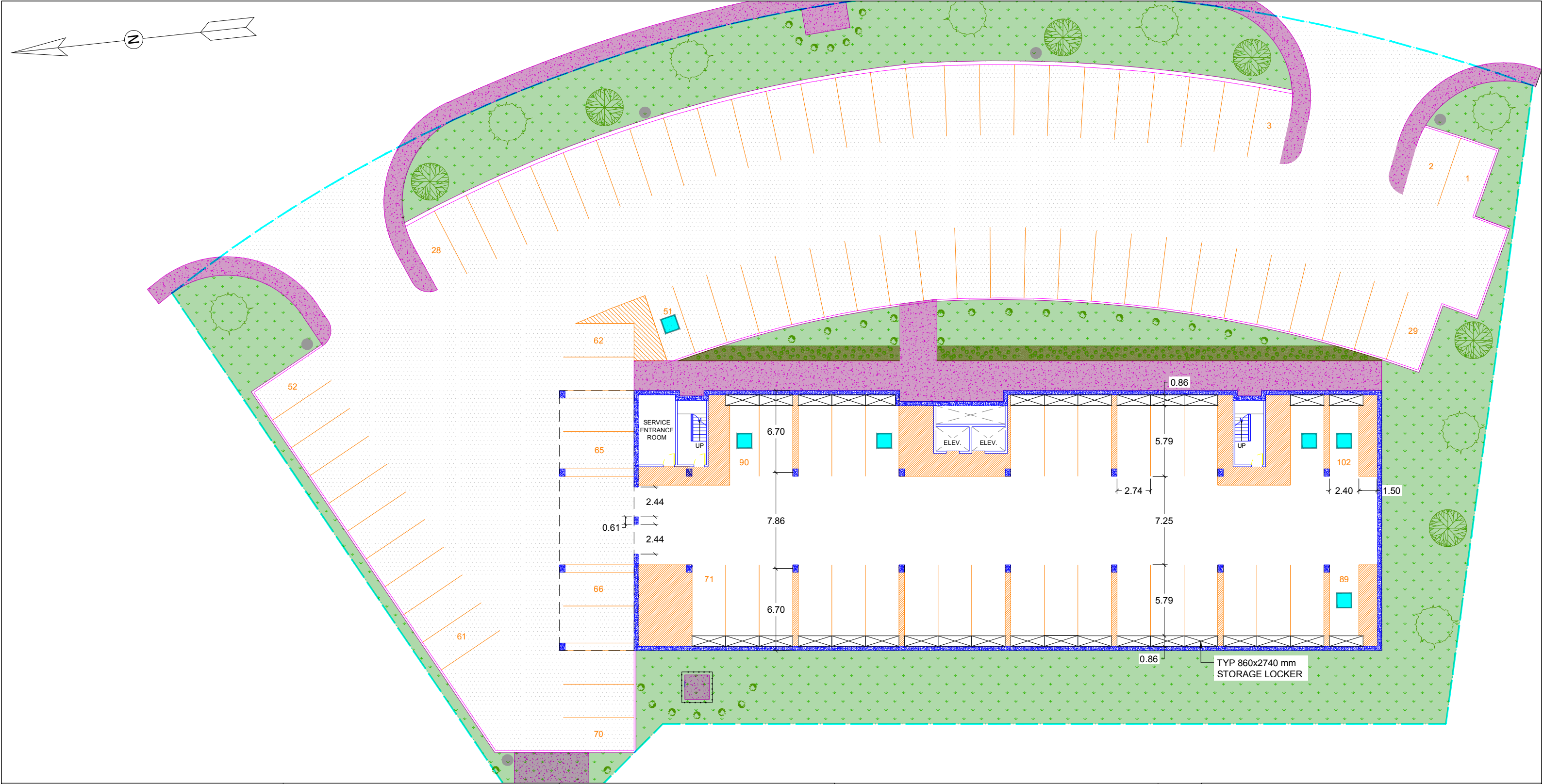
Civil Site Plans



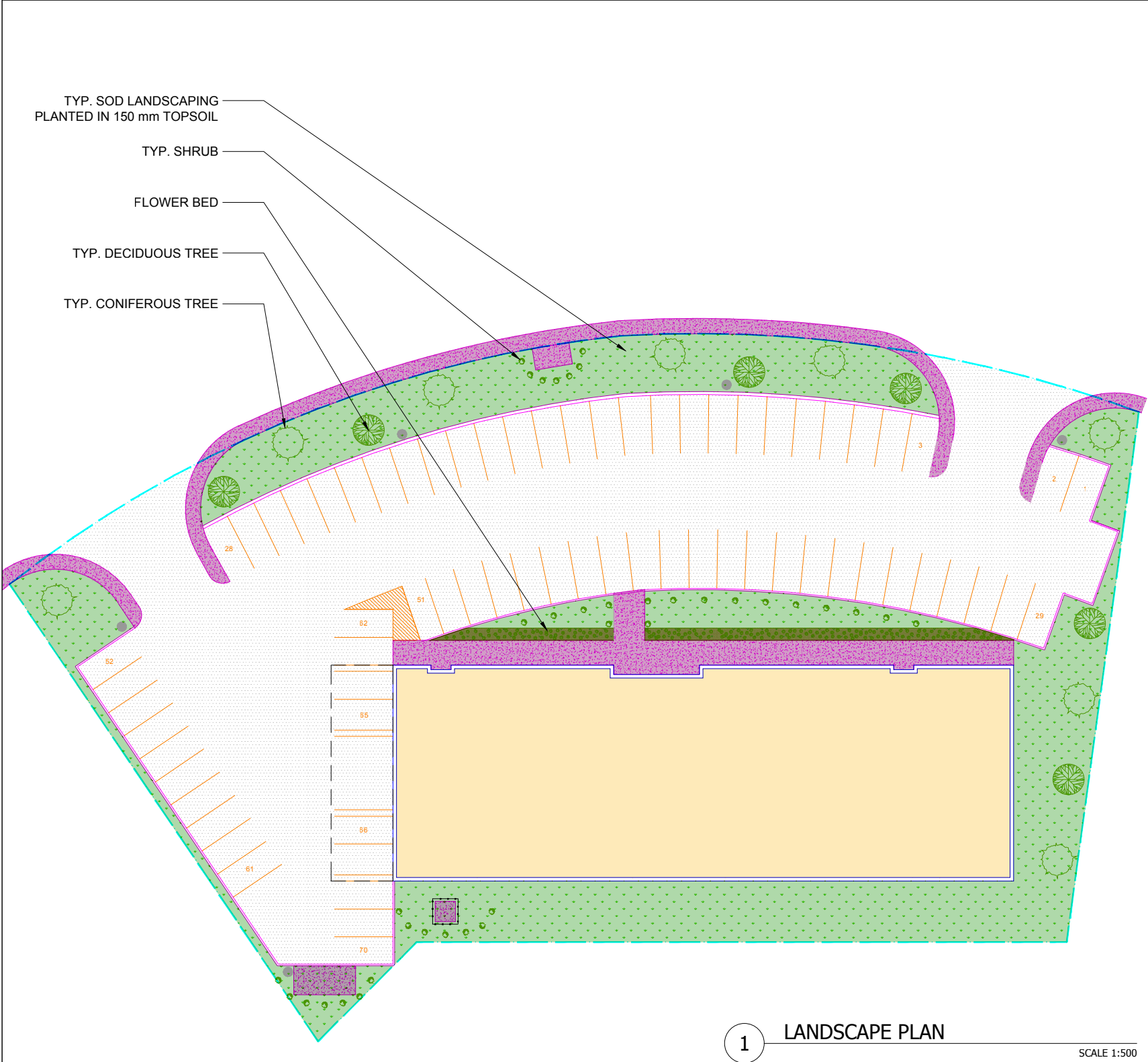
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<div>1. DRAWN FOR REVIEW PURPOSES ONLY.</div> <div>2. DO NOT SCALE FROM PRINT.</div> <div>3. ALL WORK SHALL BE CARRIED IN ACCORDANCE WITH THE LATEST PROVINCIAL OCCUPATIONAL HEALTH & SAFETY ACT AND REGULATIONS.</div> <div>4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO ENGINEER.</div> <div>5. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST MUNICIPAL STANDARDS AND SPECIFICATIONS, PROVINCE OF NEWFOUNDLAND & LABRADOR STANDARDS AND SPECIFICATIONS AND THE NATIONAL BUILDING CODE OF CANADA.</div> <div>6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED TO PERFORM WORK.</div> <div>7. ALL WORKS WITHIN MUNICIPAL RIGHT-OF-WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING.</div>							<div>C1Location Map</div> <div>SCALE 1:1000</div>
							CONSULTANT:
							CARRICK ENGINEERING INC.
							PO BOX 4029, PEARLGATE POST OFFICE
							MOUNT PEARL, NL.
							A1N0A1
							TEL. (709) 691-0260
							JOB NAME/CLIENT:
			T.O.R.	A	ISSUED FOR DISCUSSION	July 18, 2019	45 EAST WHITE HILLS RD
			DRAWN BY:	REV:	DESCRIPTION:	REV DATE:	ST. JOHN'S, NL
							PROPOSED SENIORS' APARTMENT



GENERAL NOTES		PERMIT TO PRACTICE	STAMP	REVISION STATUS:			DRAWING TITLE:			
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								CONSULTANT: CARRICK ENGINEERING INC. PO BOX 4029, PEARLGATE POST OFFICE MOUNT PEARL, NL. A1N0A1 TEL. (709) 691-0260		
								JOB NAME/CLIENT:		
								45 EAST WHITE HILLS RD ST. JOHN'S, NL PROPOSED SENIORS' APARTMENT		
								T.O.R.	A	ISSUED FOR DISCUSSION
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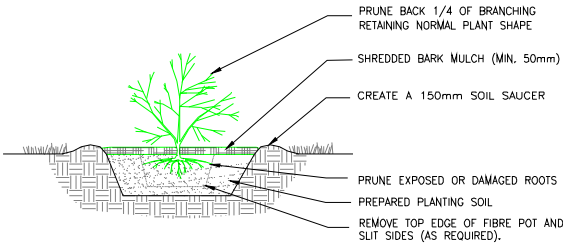
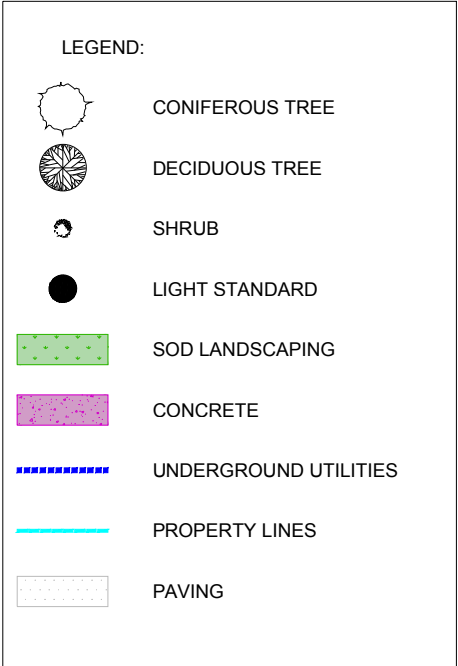


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								CONSULTANT:			
								CARRICK ENGINEERING INC.			
								PO BOX 4029, PEARLGATE POST OFFICE			
								MOUNT PEARL, NL.			
								A1N0A1			
								TEL. (709) 691-0260			
					JOB NAME/CLIENT:						
					T.O.R.	A	ISSUED FOR DISCUSSION	AUG 01, 2019	45 EAST WHITE HILLS RD		
					DRAWN BY:	REV:	DESCRIPTION:	REV DATE:	ST. JOHN'S, NL		
									PROPOSED SENIORS' APARTMENT		



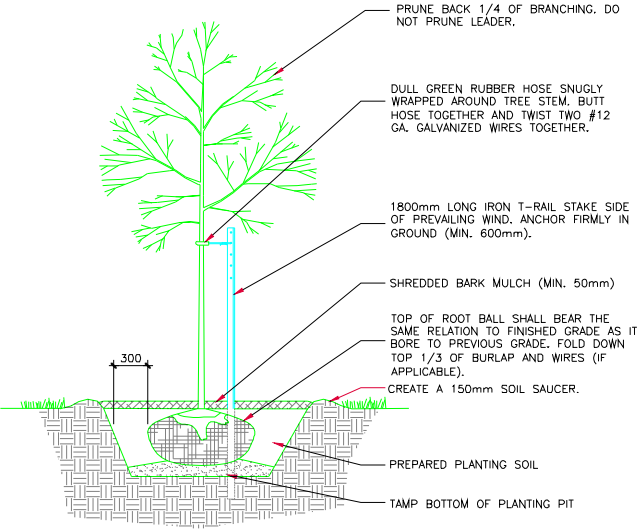
1 LANDSCAPE PLAN

SCALE 1:500



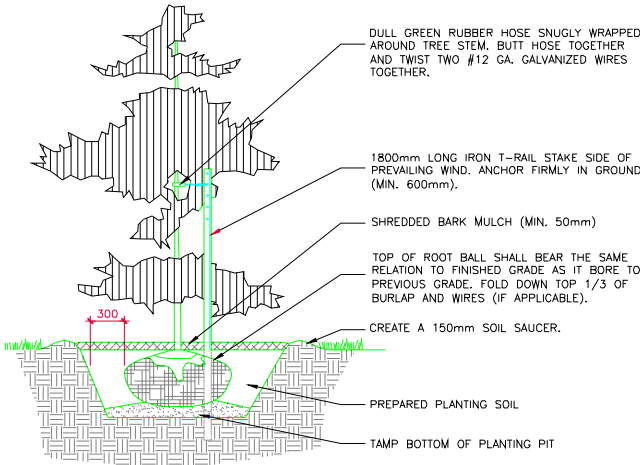
3 SHRUB PLANTING DETAIL

NTS



2 DECIDUOUS TREE PLANTING DETAIL

NTS



4 CONIFEROUS TREE PLANTING DETAIL

NTS

GENERAL NOTES		PERMIT TO PRACTICE	STAMP	REVISION STATUS:		DRAWING TITLE:			
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							CONSULTANT:		
							CARRICK ENGINEERING INC. PO BOX 4029, PEARLGATE POST OFFICE MOUNT PEARL, NL. A1N0A1 TEL. (709) 691-0260		
									JOB NAME/CLIENT:
			T.O.R.	A	ISSUED FOR DISCUSSION	AUG 01, 2019	45 EAST WHITE HILLS RD ST. JOHN'S, NL PROPOSED SENIORS' APARTMENT		
			DRAWN BY:	REV:	DESCRIPTION:	REV DATE:			

Appendix D

Architectural Plans

ARCHITECTURAL CONSULTANT



SUBCONSULTANT - STRUCTURAL

SUBCONSULTANT - MECHANICAL & ELECTRICAL

SUBCONSULTANT - CIVIL

DRAWN	K.N.	CHECKED	K.N.
DESIGNED	K.N.	APPROVED	K.N.

CONSULTANT'S PROJECT NO.
2018-12

PROFESSIONAL STAMP & PERMIT

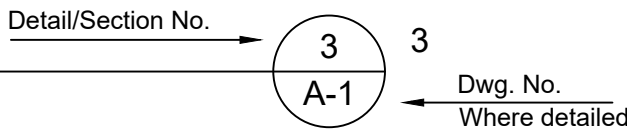
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NOT FOR CONSTRUCTION

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2	ISSUED FOR REVIEW	19/05/23	KN
1	ISSUED FOR REVIEW	18/12/21	KN

REVISIONS

DRAWING NOMENCLATURE



PROJECT TITLE

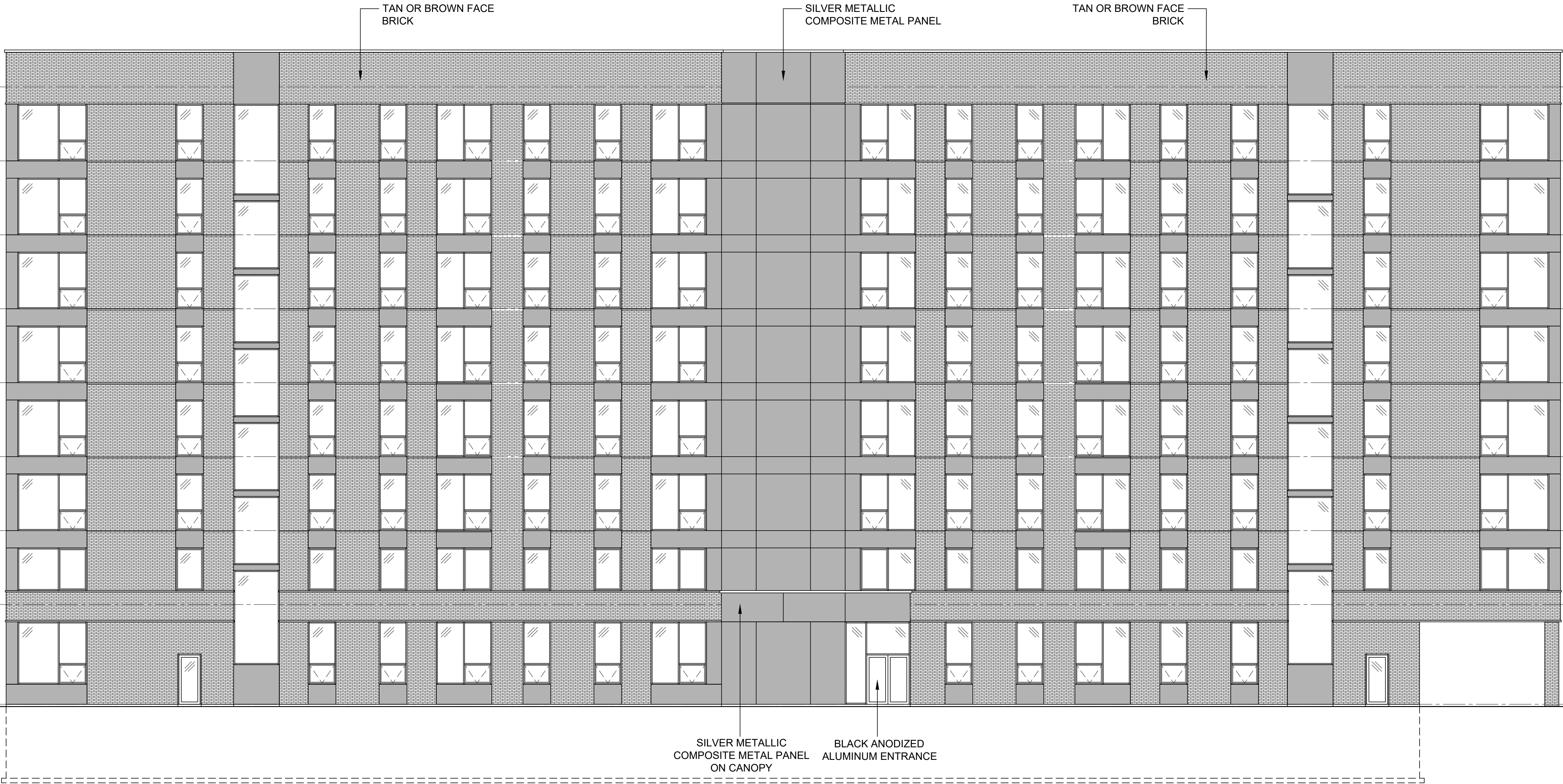
**45 EAST WHITE HILLS
ROAD APARTMENTS**

ST. JOHN'S, NL

DRAWING TITLE

**PROPOSED FRONT
ELEVATION**

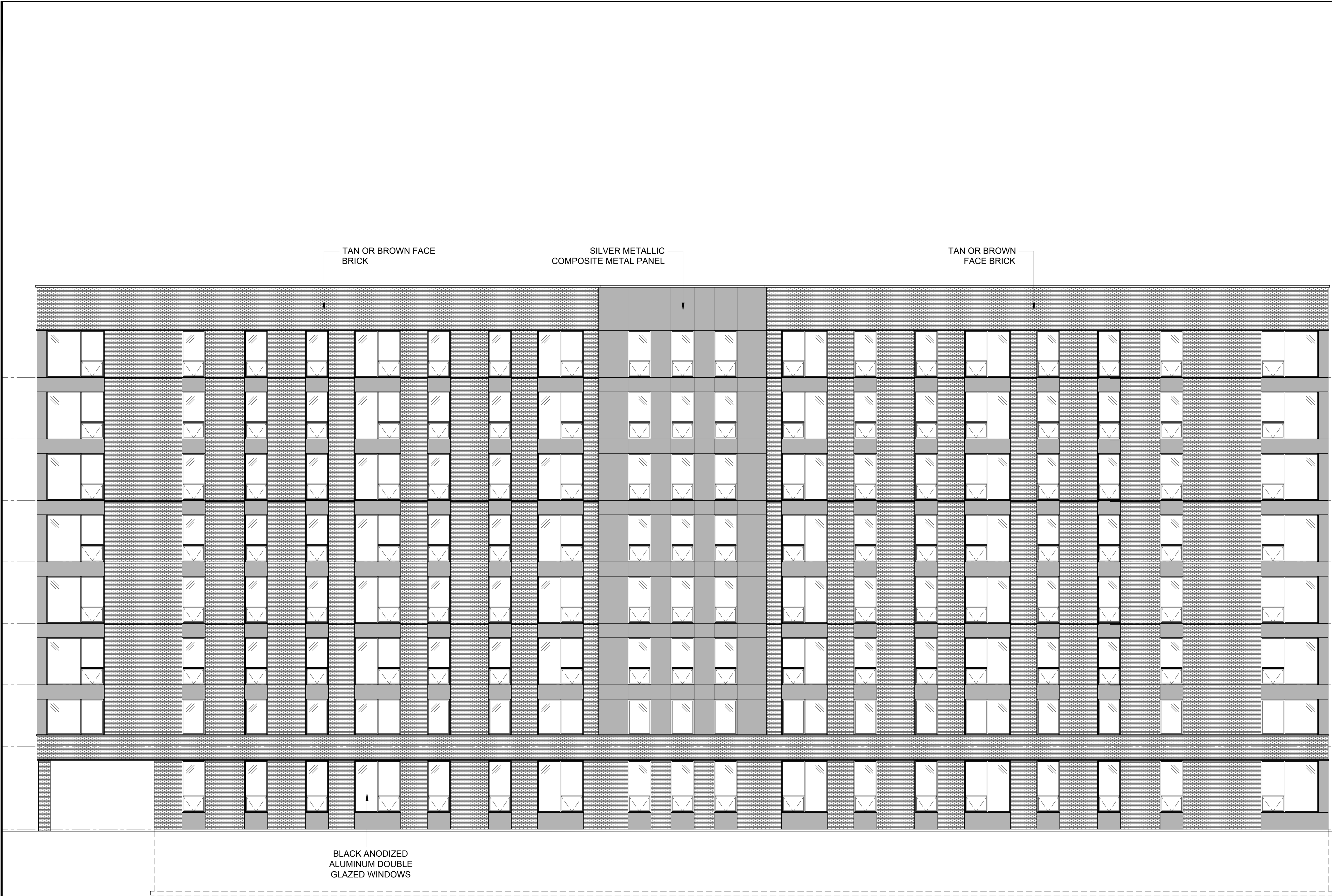
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DATE	A-4.1
REVISION NO.	



PROPOSED FRONT ELEVATION

SCALE 1:100 (1: 200 WHEN PRINTED ON A 11" X 17" SHEET)

1
A-4.1



PROPOSED BACK ELEVATION

SCALE 1:100 (1: 200 WHEN PRINTED ON A 11" X 17" SHEET)

ARCHITECTURAL CONSULTANT

collective
ARCHITECTURE + DESIGN

SUBCONSULTANT - STRUCTURAL

SUBCONSULTANT - MECHANICAL & ELECTRICAL

SUBCONSULTANT - CIVIL

DRAWN K.N. CHECKED K.N.

DESIGNED K.N. APPROVED K.N.

CONSULTANT'S PROJECT NO.
2018-12

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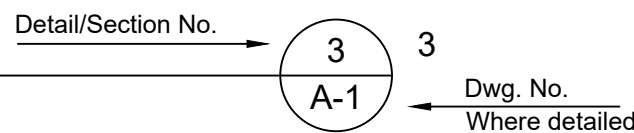
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REVISIONS

DRAWING NOMENCLATURE



PROJECT TITLE

**45 EAST WHITE HILLS
ROAD APARTMENTS**

ST. JOHN'S, NL

DRAWING TITLE

**PROPOSED BACK
ELEVATION**

SCALE SHEET NUMBER

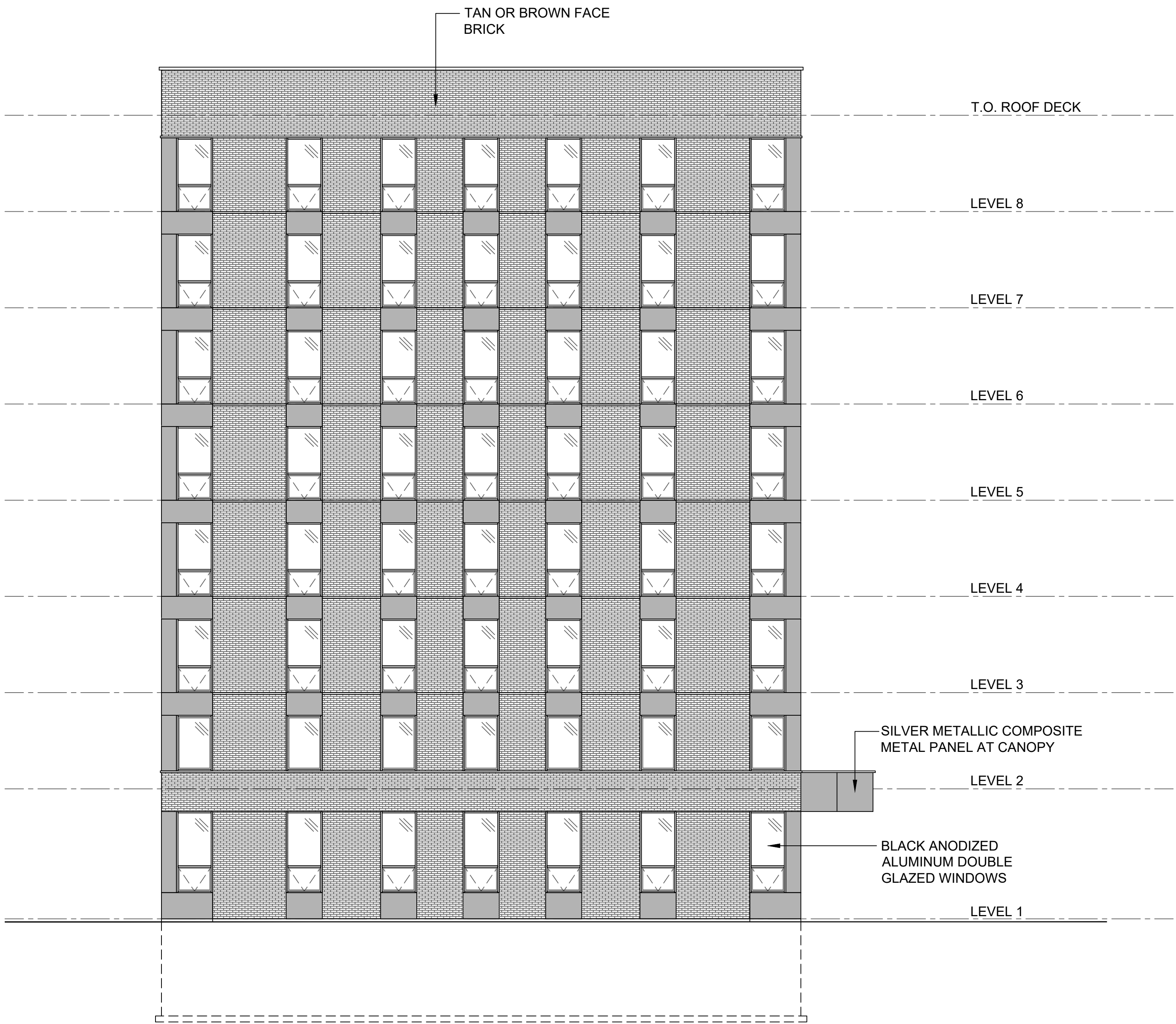
DATE
REVISION NO.

A-4.2

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A-4.2

PROPOSED SIDE ELEVATION

SCALE 1:100 (1: 200 WHEN PRINTED ON A 11" X 17" SHEET)



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SUBCONSULTANT - MECHANICAL & ELECTRICAL

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1	ISSUED FOR REVIEW	18/12/21	KN

REVISIONS

DRAWING NOMENCLATURE

Detail/Section No. → 3
← A-1 ← Dwg. No. 3
Where detailed

PROJECT TITLE

45 EAST WHITE HILLS
ROAD APARTMENTS

ST. JOHN'S, NL

DRAWING TITLE

PROPOSED SIDE
ELEVATION

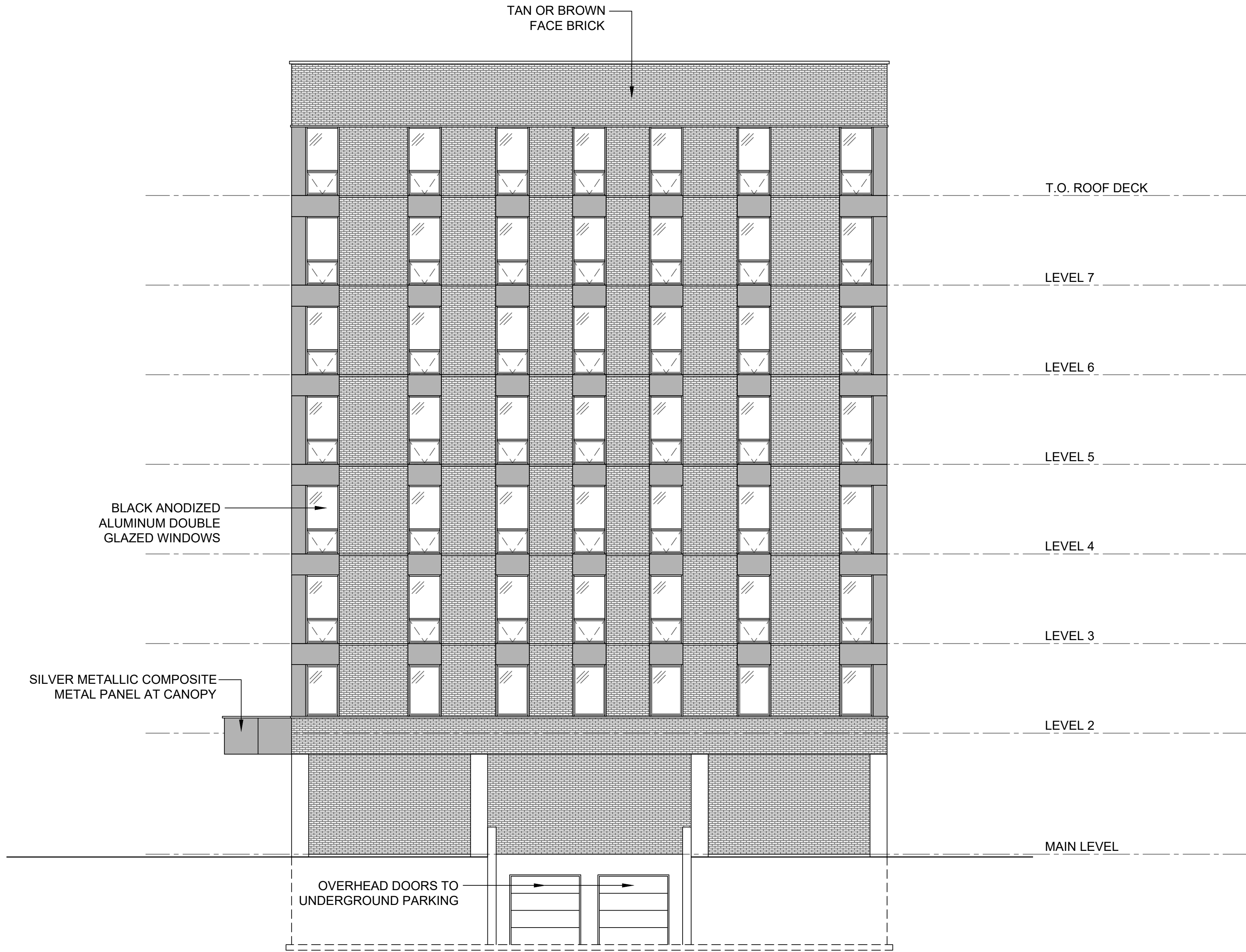
SCALE SHEET NUMBER

DATE
REVISION NO.

A-4.3

PROPOSED SIDE ELEVATION

SCALE 1:100 (1: 200 WHEN PRINTED ON A 11" X 17" SHEET)



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SUBCONSULTANT - MECHANICAL & ELECTRICAL

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A-1 ← Where detailed

PROJECT TITLE

**45 EAST WHITE HILLS
ROAD APARTMENTS**

ST. JOHN'S, NL

DRAWING TITLE

**PROPOSED SIDE
ELEVATION**

SCALE SHEET NUMBER

DATE

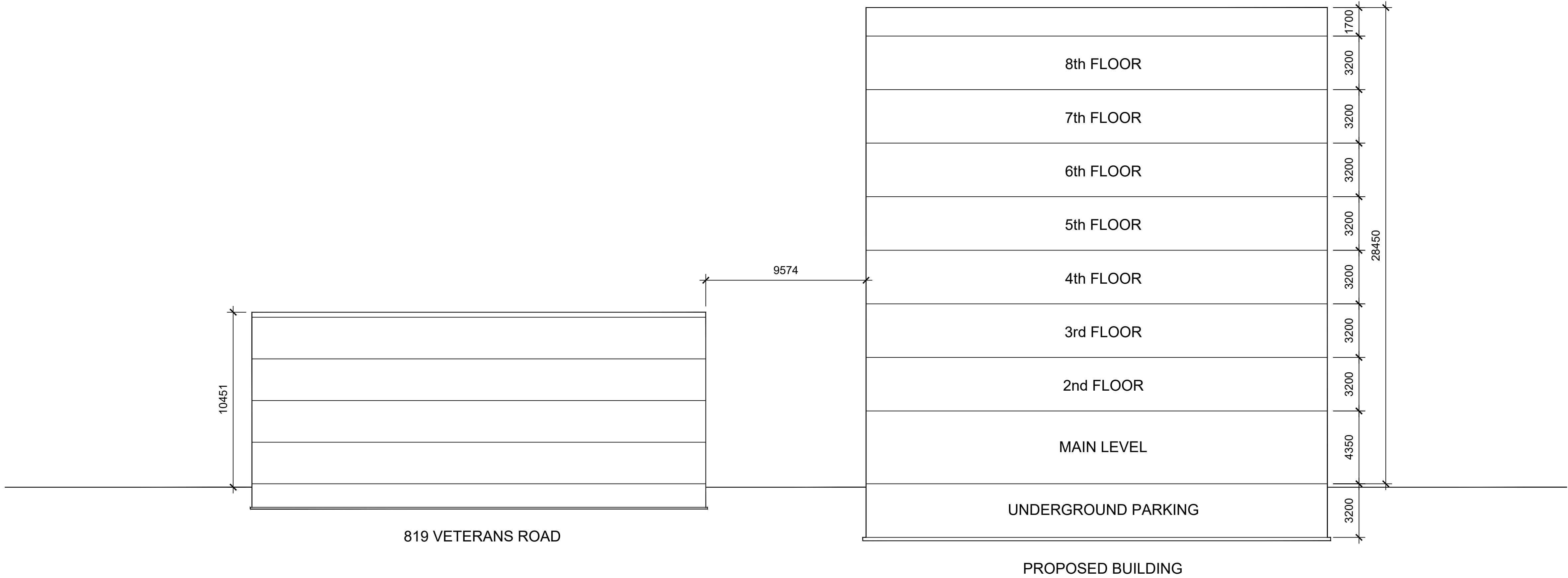
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PROPOSED BUILDING SECTION

SCALE 1:150 (1: 300 WHEN PRINTED ON A 11" X 17" SHEET)



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REVISIONS

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Detail/Section No. → 3 A-1 ← Dwg. No. 3 Where detailed

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45 EAST WHITE HILLS
ROAD APARTMENTS

ST. JOHN'S, NL

DRAWING TITLE

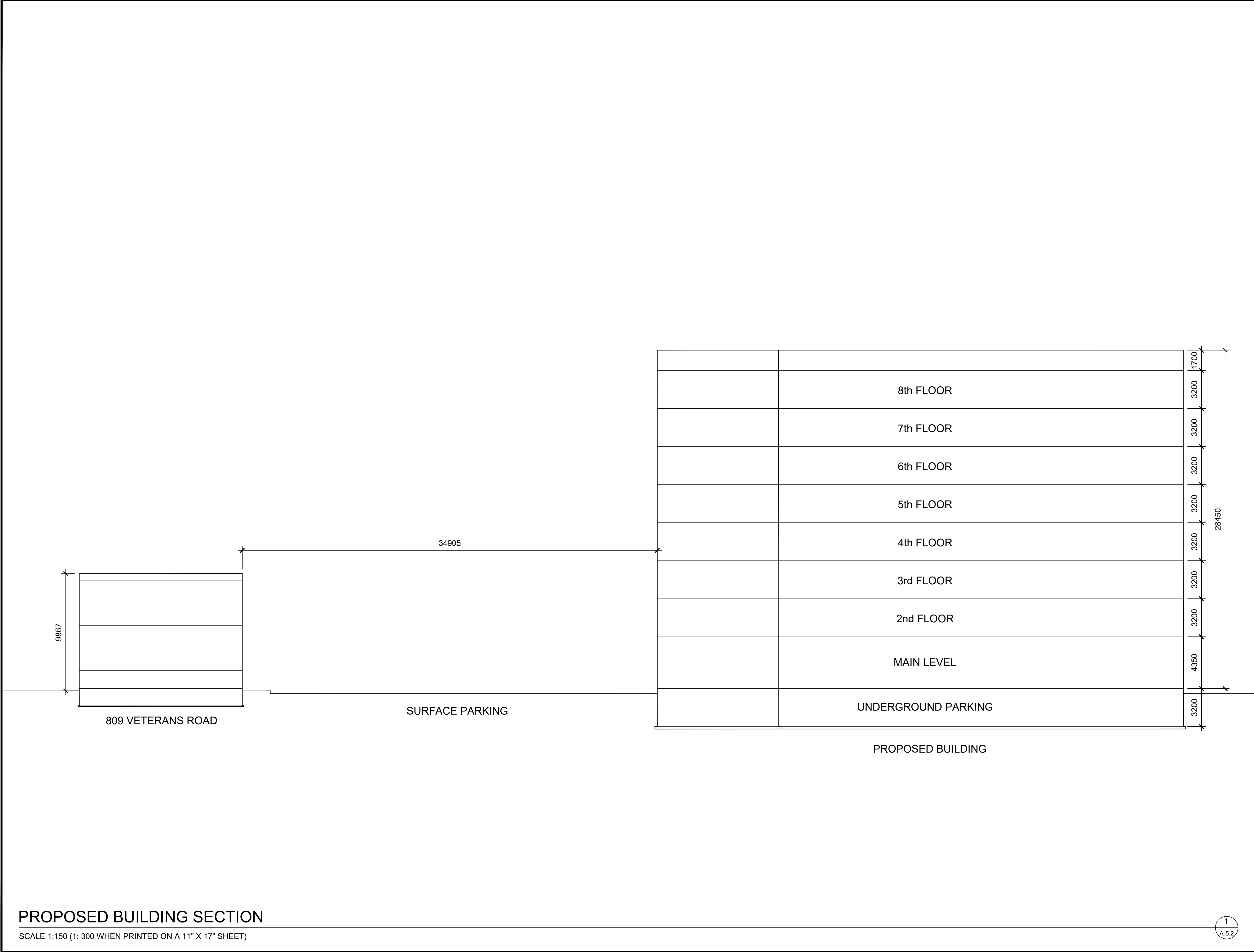
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SCALE SHEET NUMBER

DATE REVISION NO.

A-5.1

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A-5.1



PROPOSED BUILDING SECTION

SCALE 1:150 (1: 300 WHEN PRINTED ON A 11" X 17" SHEET)

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A-5.2

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SUBCONSULTANT - MECHANICAL & ELECTRICAL

SUBCONSULTANT - CIVIL

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DESIGNED

K.N.
K.N.

CHECKED
APPROVED

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Dwg. No.
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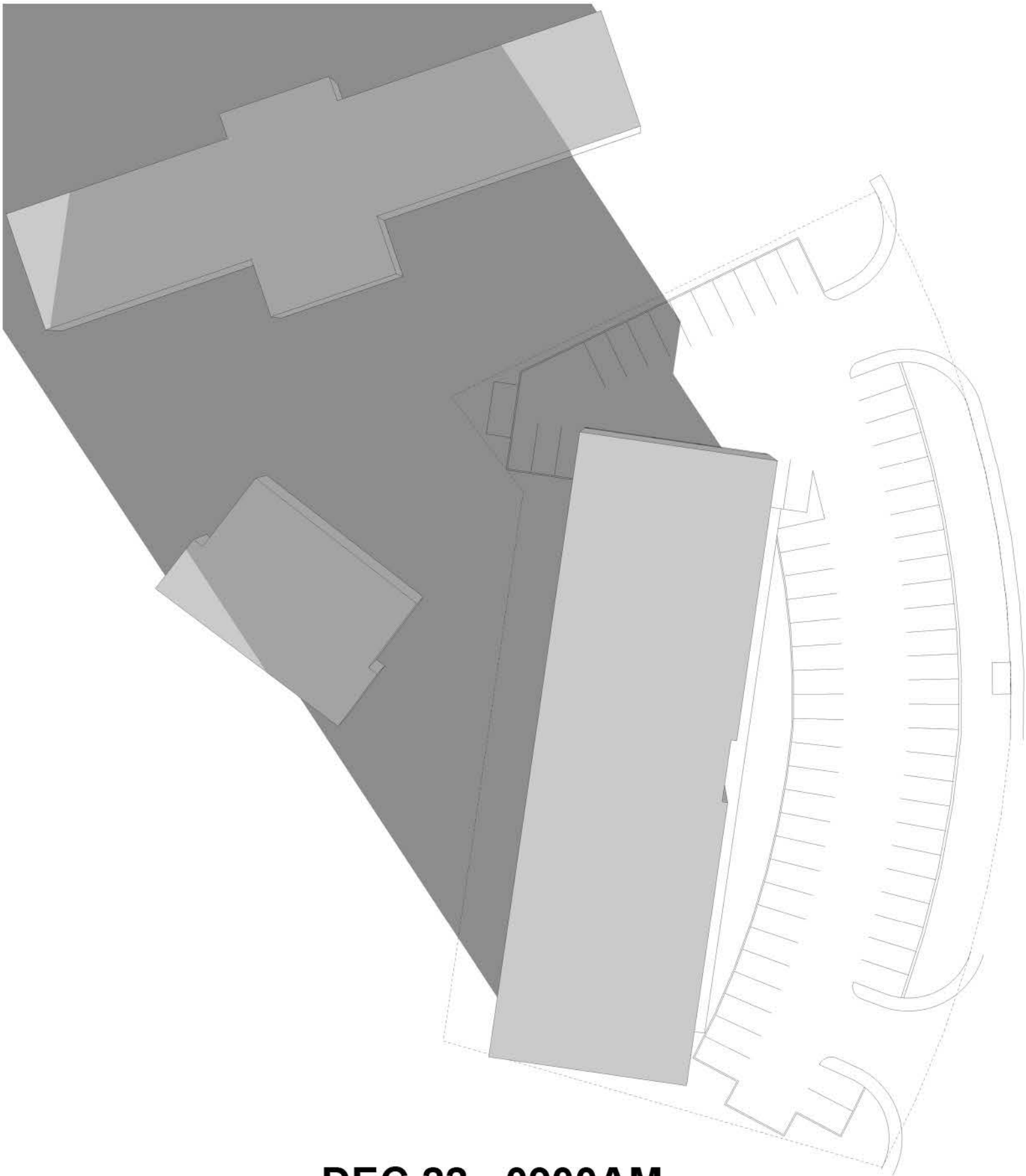
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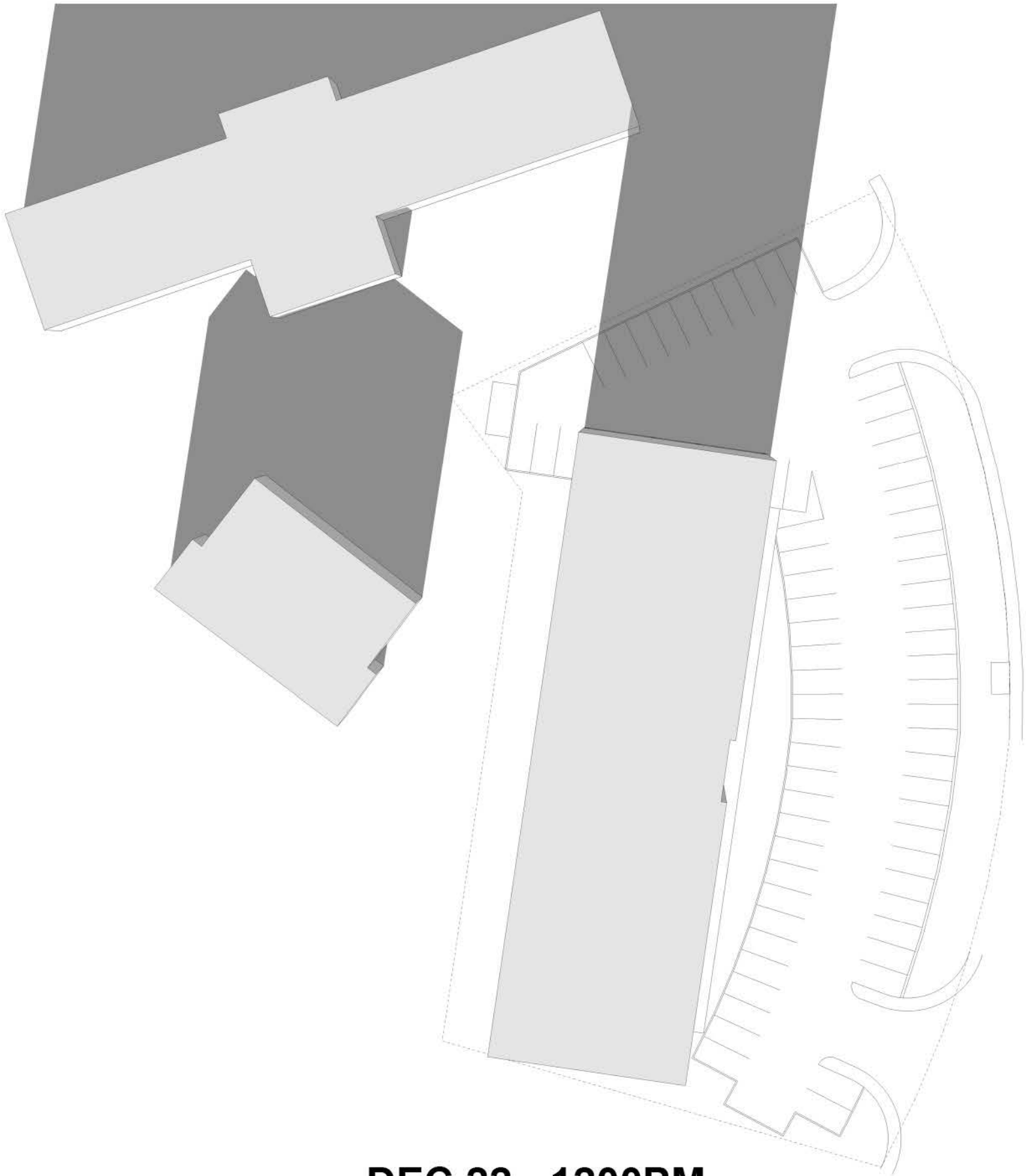
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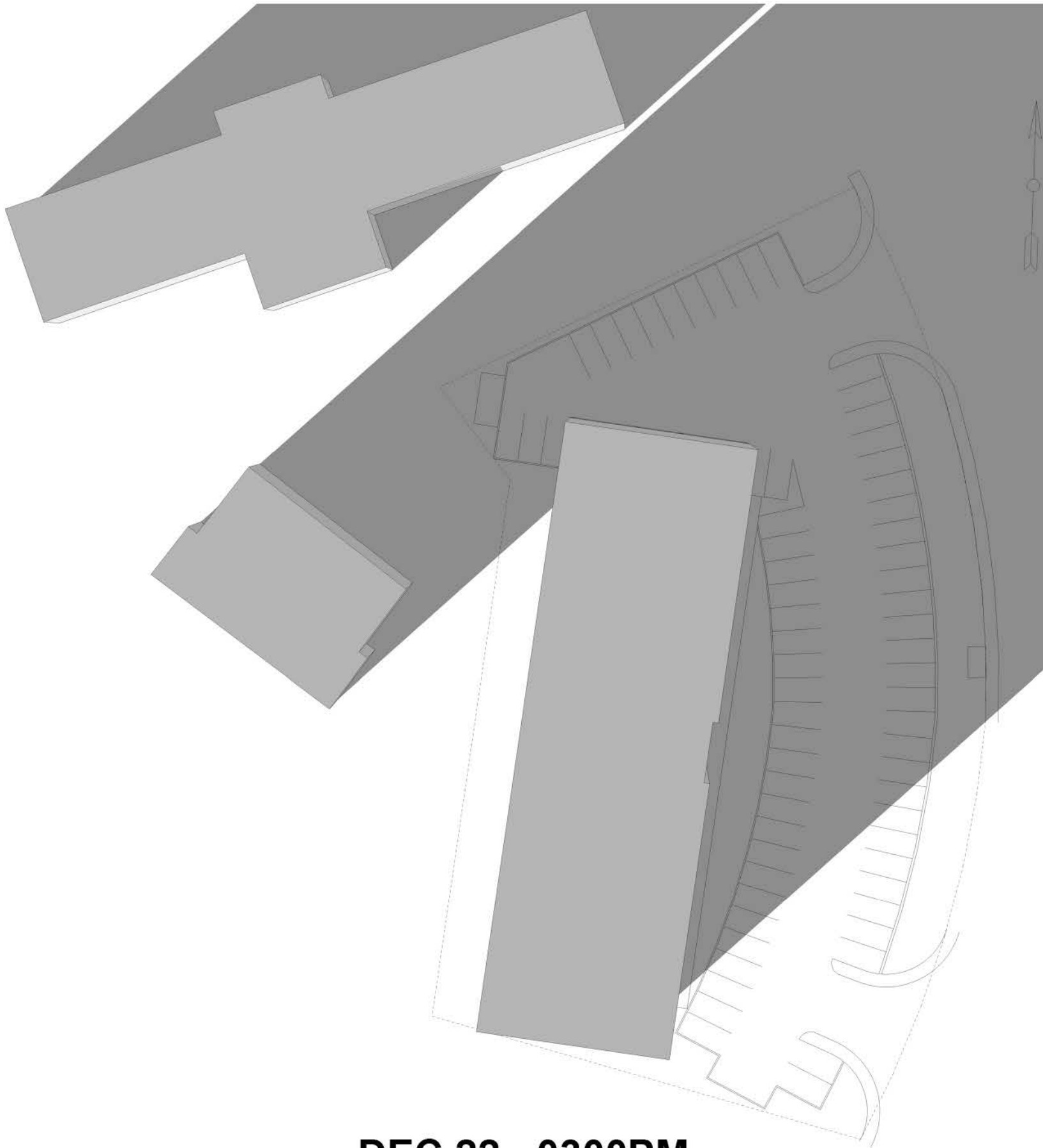
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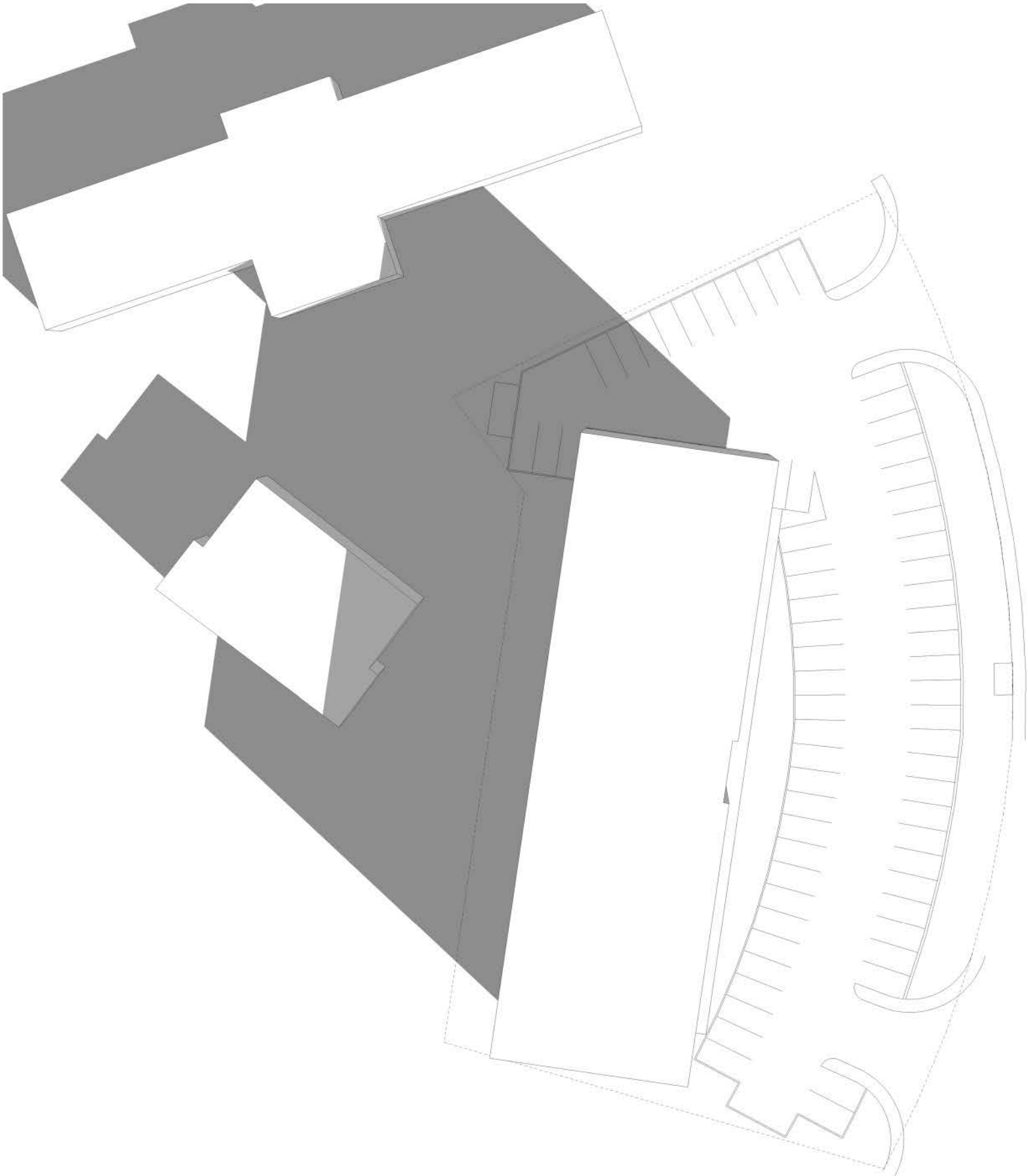
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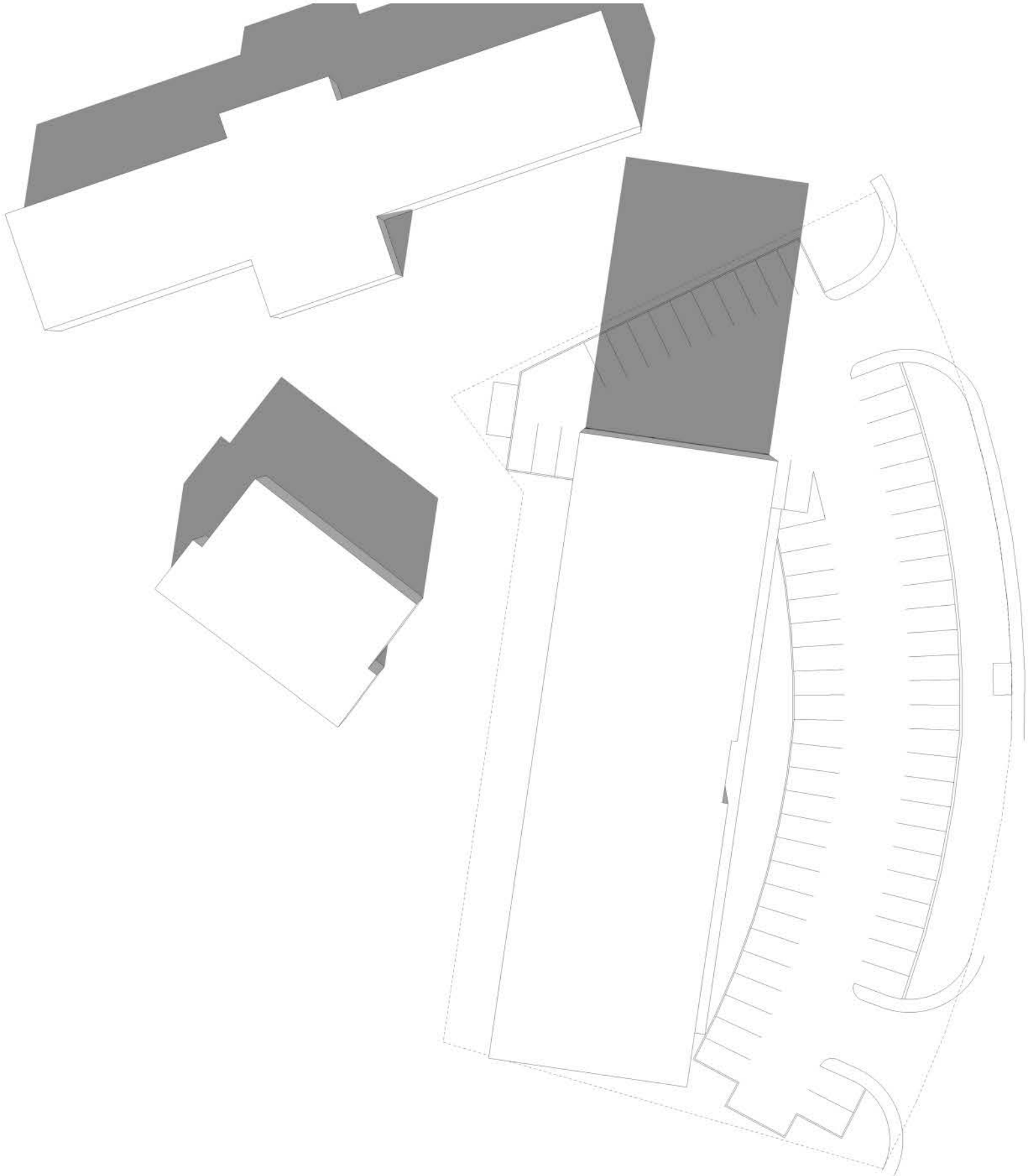
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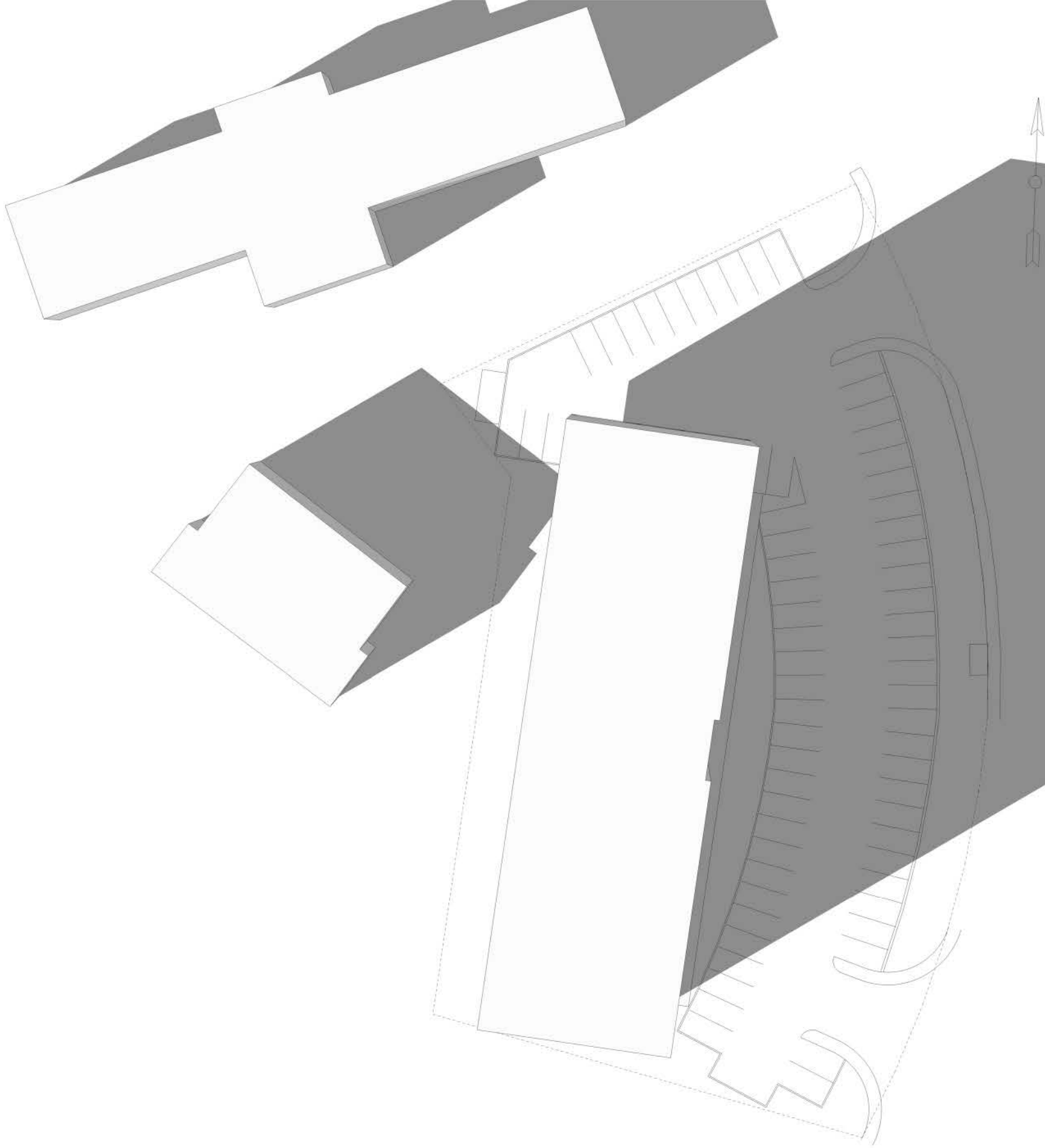
DEC 22 - 0300PM



MARCH 20 - 0900AM



MARCH 20 - 1200PM



MARCH 20 - 0300PM

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SUBCONSULTANT - MECHANICAL & ELECTRICAL

SUBCONSULTANT - CIVIL

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DESIGNED	K.N.	APPROVED	K.N.

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2018-12

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REVISIONS

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Detail/Section No.

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Dwg. No.
Where detailed

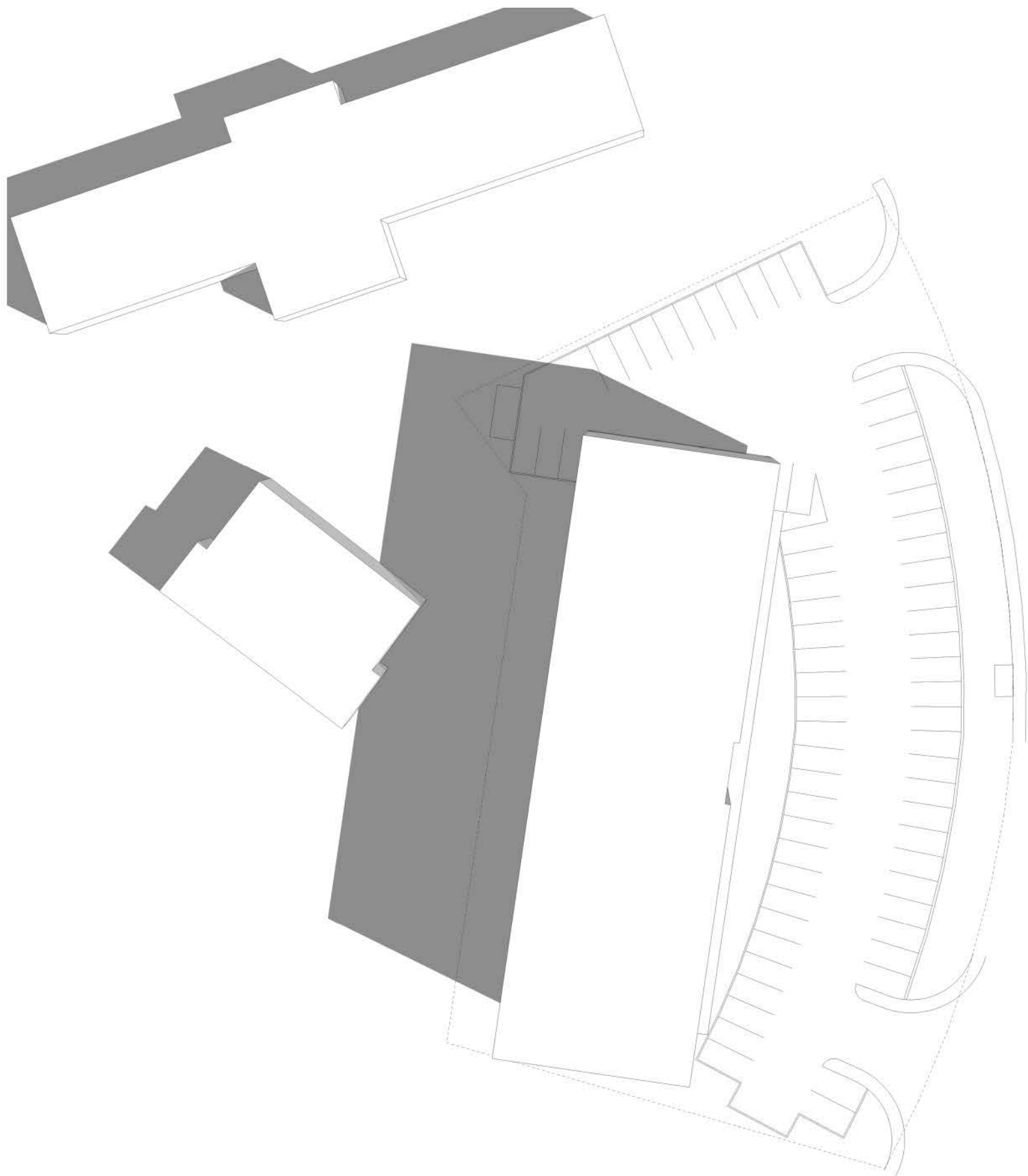
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45 EAST WHITE HILLS ROAD APARTMENTS
ST. JOHN'S, NL

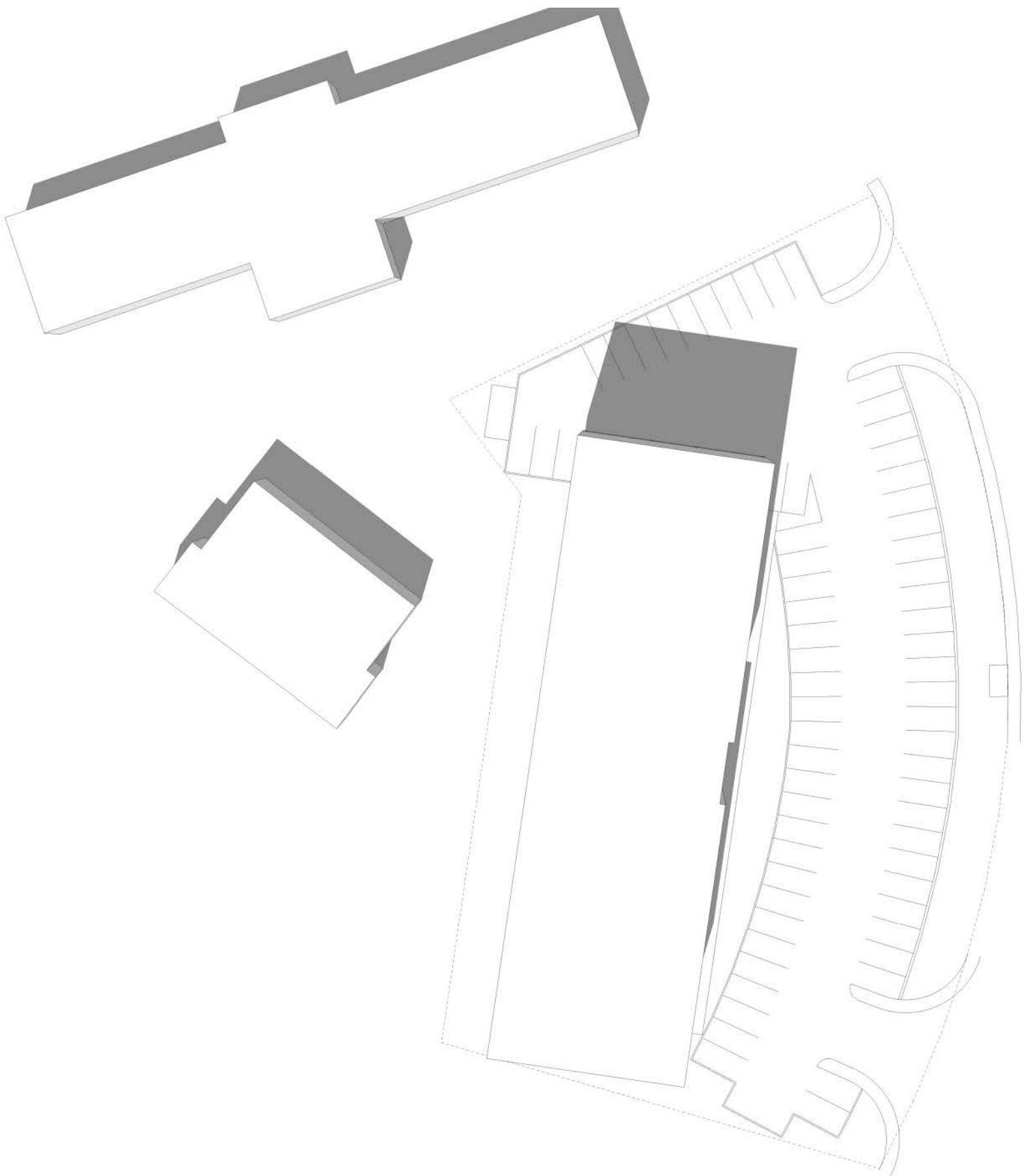
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SHADOW STUDIES

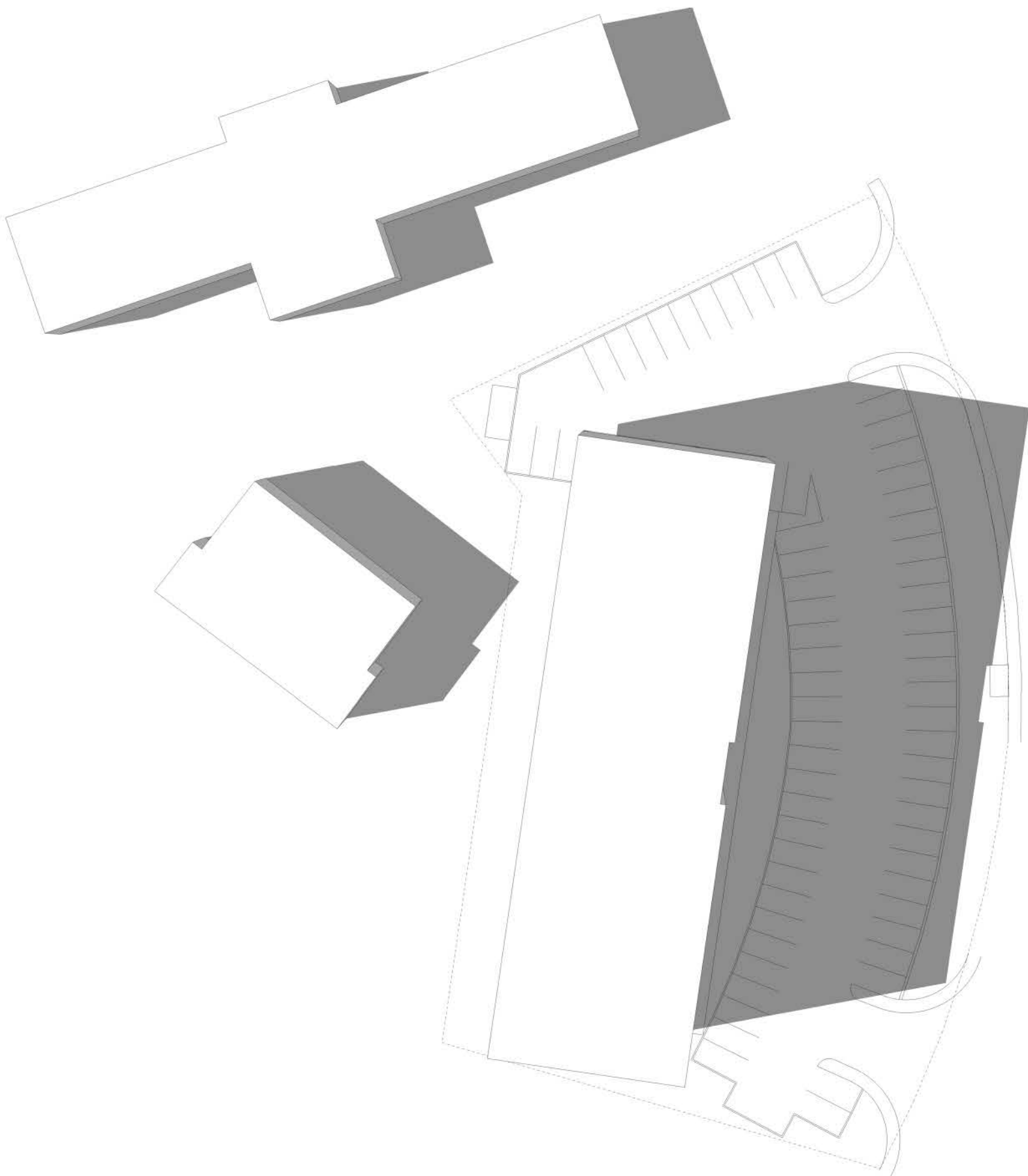
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DATE	
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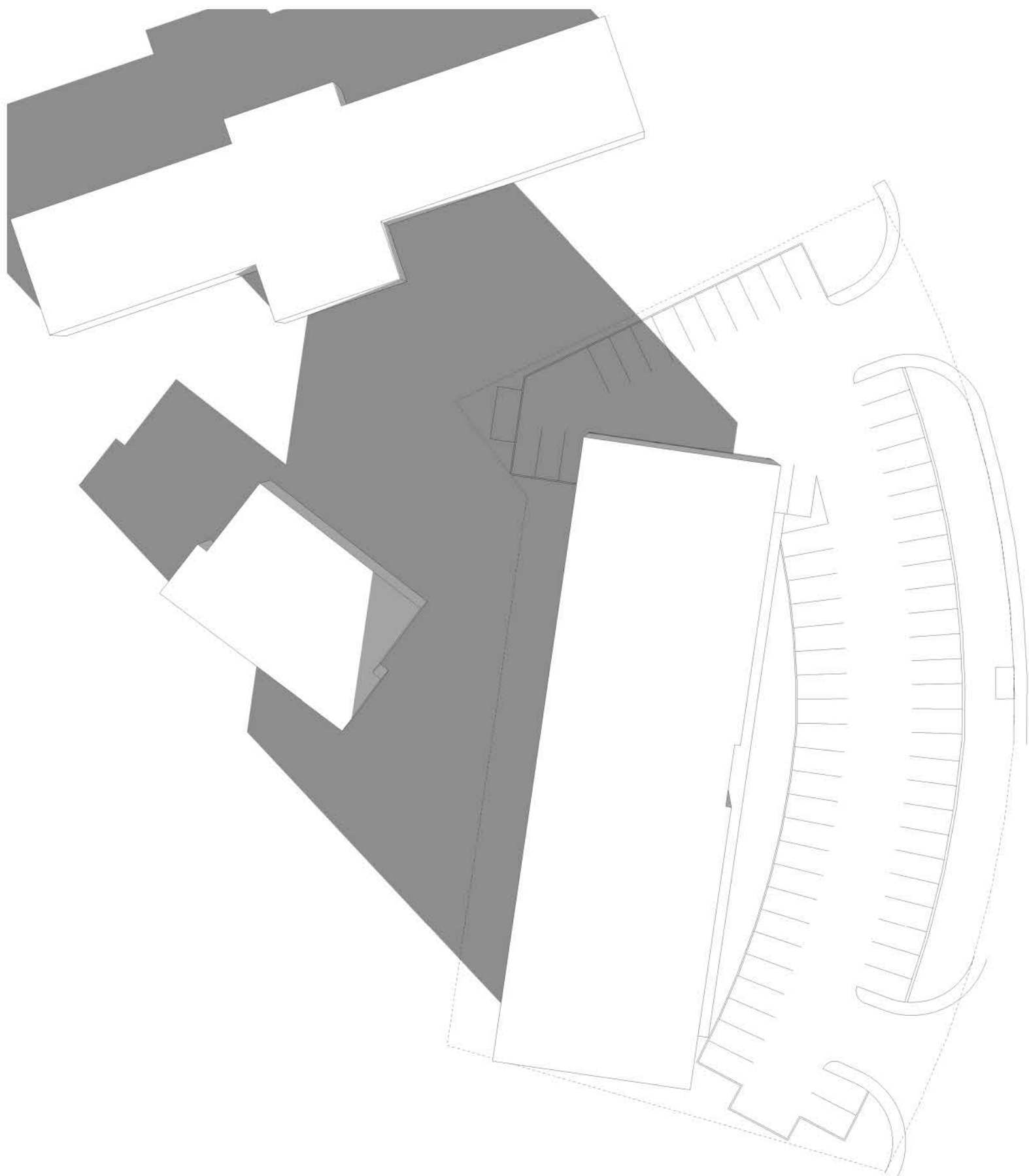
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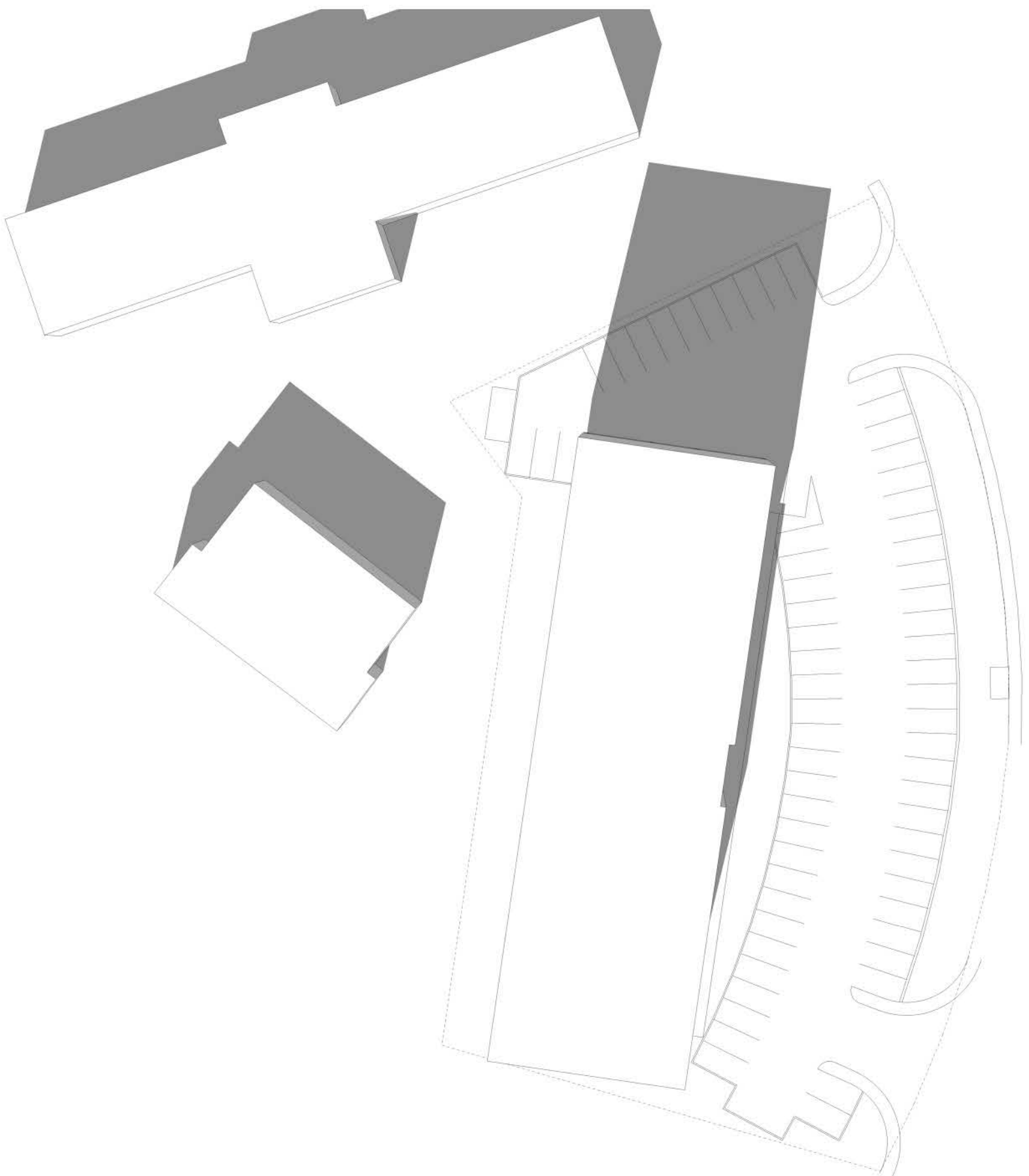
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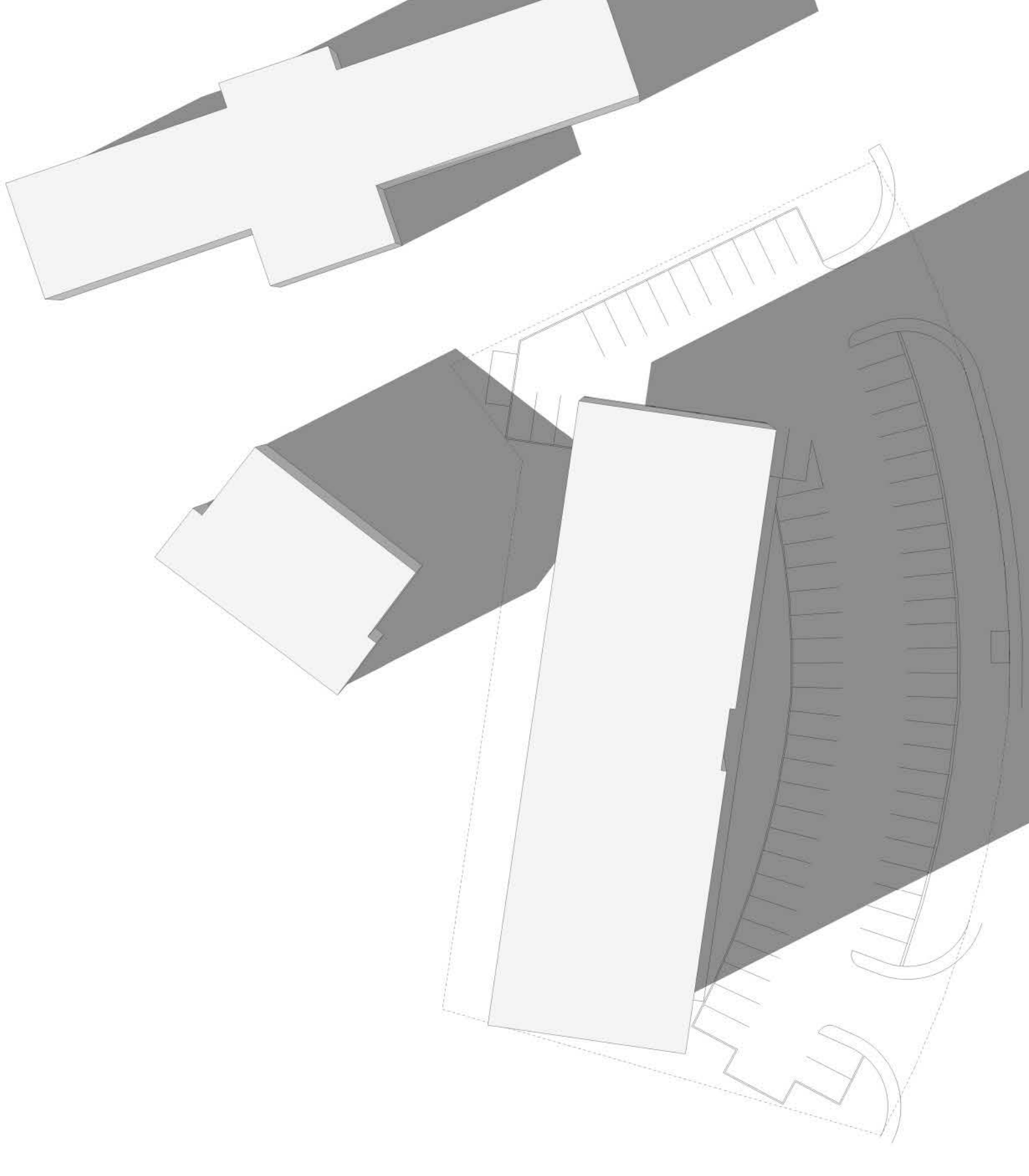
JUNE 21 - 0300PM



SEPT 23 - 0900AM



SEPT 23 - 1200PM



SEPT 23 - 0300PM

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SUBCONSULTANT - MECHANICAL & ELECTRICAL

SUBCONSULTANT - CIVIL

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DESIGNED	K.N.	APPROVED	K.N.

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NO.	DESCRIPTION	YY/MM/DD	BY

REVISIONS

DRAWING NOMENCLATURE

Detail/Section No. →

3
A-1

3
← Dwg. No.
Where detailed

PROJECT TITLE

45 EAST WHITE HILLS
ROAD APARTMENTS

ST. JOHN'S, NL

DRAWING TITLE

SHADOW STUDIES

SCALE	SHEET NUMBER
DATE	
REVISION NO.	

A-6.2



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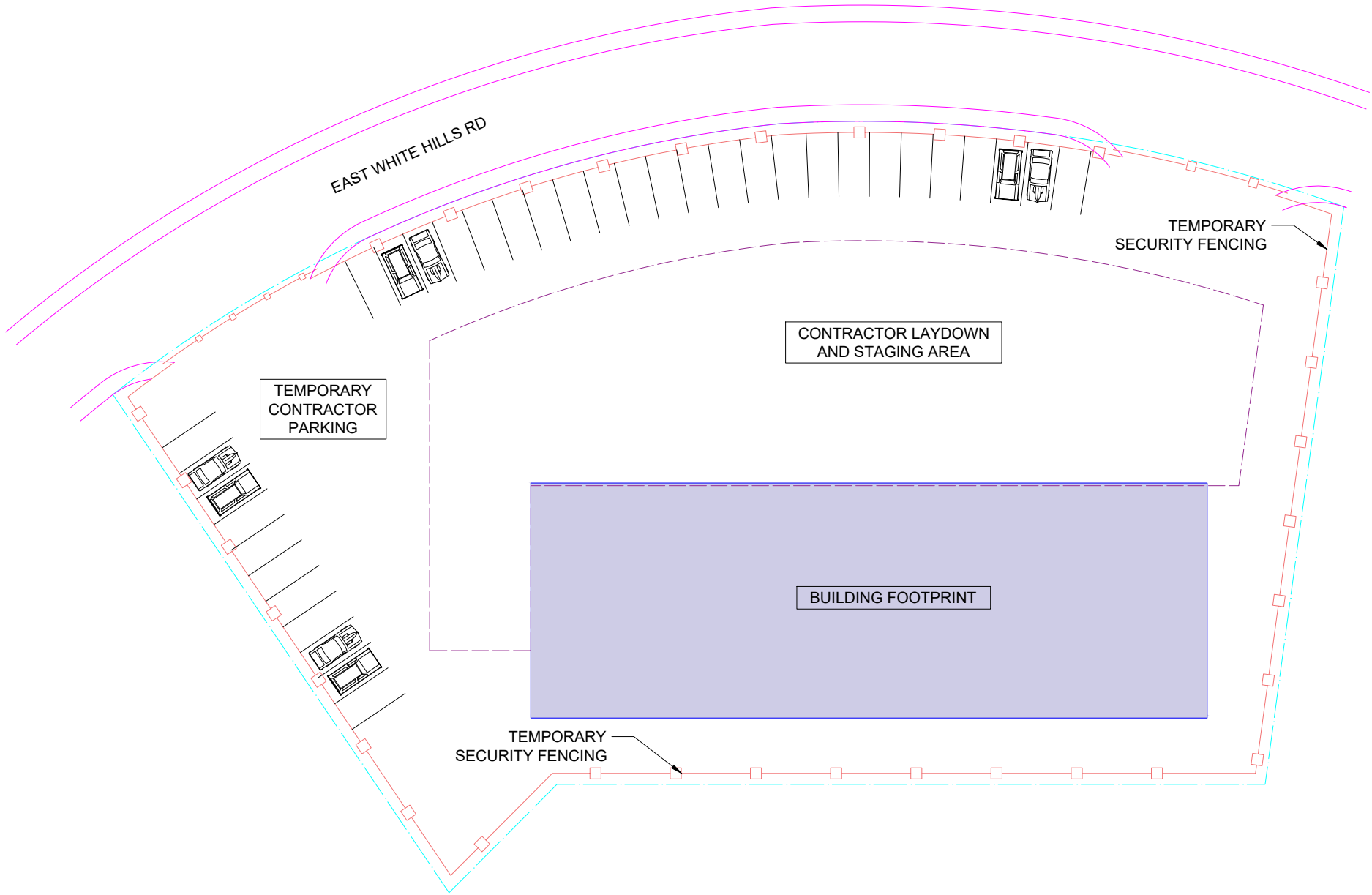
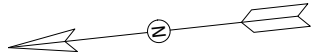
3D RENDERING - FRONT VIEW LOOKING WEST

NTS



Appendix E

Contractor Laydown



GENERAL NOTES	PERMIT TO PRACTICE	STAMP	REVISION STATUS:				DRAWING TITLE:
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							CONSULTANT:
							CARRICK ENGINEERING INC.
							PO BOX 4029, PEARLGATE POST OFFICE
							MOUNT PEARL, NL.
							A1N0A1
							TEL. (709) 691-0260
							JOB NAME/CLIENT:
			T.O.R.	A	ISSUED FOR LUAR	July 18, 2019	45 EAST WHITE HILLS RD
			DRAWN BY:	REV:	DESCRIPTION:	REV DATE:	ST. JOHN'S, NL
							PROPOSED SENIORS' APARTMENT

**TERMS OF REFERENCE
LAND-USE ASSESSMENT REPORT (LUAR)
APPLICATION TO DEVELOP SEVEN (7) STOREY BUILDING
IN INSTITUTIONAL (INST) ZONE
45 EAST WHITE HILLS ROAD**

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (include an electronic PDF version with a maximum file size of 15MB). A list of those persons/agencies who prepared the Land Use Assessment Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

A. Building Size, Height and Location

- Identify graphically the location and height of the proposed building.
- Identify how the buildings style and scale fits into the developed area.
- Using renderings and cross-section drawings, identify the effect of the proposed building on properties in the vicinity of the site in terms of the following criteria:
 - Identify the distance of the proposed building to properties lines.
 - Identify the view of the proposed building from properties located at 809 & 819 Veteran's Road.
 - Possible shadowing and loss of privacy on adjacent properties.
 - Information on proposed patios or balconies and exterior lighting.
 - Identify any rooftop structures.

B. Elevation & Building Materials

- Provide elevations of the proposed building.
- Identify the materials, finish and colour of exterior building materials.

C. 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 residential properties and measures to be instituted to minimize these impacts.

D. Landscaping & Buffering

- Identify with a landscaping plan, details of site landscaping (hard and soft).
- Identify the location and proposed methods of screening of any electrical transformers on the site.
- Identify the location for refuse storage to be used at the site and buffering.

- Identify pedestrian connections (both onsite and East White Hills Road) and how they are designed: landscaping, lighting, bicycle parking for retail space, street furniture, etc.

E. Snowclearing/Snow Storage

- Identify proposed method of snow clearing and/or location of snow storage area(s) on the site.

F. Municipal Services

- Identify points of connection to the City's water and sewer system and the re-routed services across the site in order to accommodate the development.
- The proposed development will be required to comply with the City's stormwater detention policy. Provide information on how onsite stormwater detention will be managed.

G. Off-street Parking and Access

- Identify the number of parking spaces required for the overall proposal.
- Identify parking area(s), the number of off street (underground) spaces to be provided subject to the current Service NL requirements. Identify vehicular ingress and egress, traffic circulation and any loading areas.

H. Traffic

- Provide the anticipated traffic generation rates associated with the proposed development.

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 where workers' parking is to be accommodated during the construction period and designated areas for equipment and materials during the construction period.