

**TERMS OF REFERENCE  
LAND USE REPORT (LUR)  
APPLICATION FOR CLUSTER DEVELOPMENT CONSISTING OF  
SEVEN APARTMENT BUILDINGS AT  
424 KENMOUNT ROAD  
January 6, 2025**

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

**A. Public Consultation**

- Prior to submitting a first draft of the Land Use Report to the City for review, the applicant must consult with neighbouring property owners and residents. 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.
- Should the site plan change following this consultation, additional neighbourhood consultation may be required.

**B. Building Use**

- Identify the size of the proposed buildings by Gross Floor Area.
- Indicate dwelling size (number of bedrooms) of each unit.
- If Micro Units are proposed (unit with floor area less than 42m<sup>2</sup>), indicate the floor area of each unit.
- If there are any proposed commercial uses within the Apartment Buildings, the days and hours of operation of each proposed use, number of employees on site at one time, and a description of the activities in the space (if applicable).

**C. Site Location and Lot Layout**

- Identify graphically the exact location with a dimensioned civil site plan:
  - Lot area, lot coverage, and frontage;
  - Required 1.2 m buffer from Floodplain Buffer
  - Location of the proposed buildings in relation to neighbouring buildings;
  - Proximity of the buildings to property lines and identify setbacks;
  - Illustrate any building setbacks of higher storeys from lower storeys or building overhangs (if applicable);
  - Identify any encroachment over property lines (if applicable);
  - Identify building entrances and if applicable, door swing over pedestrian connections;
  - Information on the proposed construction of patios/balconies (if applicable); and
  - Identify any rooftop structures.
- Provide a Legal Survey of the property.
- Identify any existing or proposed easements.

- Provide streetscape views/renderings of the proposed buildings from Ladysmith Drive, looking northwards toward the dwellings on Ladysmith Drive. Include immediately adjacent buildings and spaces to inform scale/massing/context.

#### **D. Elevation and Building Height**

- Provide elevations of the proposed buildings.
- Identify the height of the buildings in metres, as per the definition of Building Height from the Development Regulations.

#### **E. 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 buildings and identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.

#### **F. Municipal Services**

- Provide a preliminary site servicing plan.
- Identify if the buildings will be sprinklered or not, and location of the nearest hydrant and siamese connections.
- Identify points of connection to existing sanitary sewer, storm sewer and water system. The location of all existing sewers must be shown along with any existing or proposed easements.
- The proposed development will be required to comply with the City's Stormwater Detention Policy. Stormwater detention is required for this development.
- Provide the proposed sanitary and storm sewer generation rates along with the sanitary and storm sewer drainage area plans.

#### **G. Landscaping, Buffering and Snow Clearing/Snow Storage**

- Identify with a landscaping plan, details of site landscaping (hard and soft) that illustrates:
  - Proposed placement of trees or other plant material;
  - Show areas of hard and soft landscaping;
  - A calculation of the total landscaped area;
  - Proposed snow storage area;
  - Buffering and screening.
- Indicate which trees will be preserved.
- Identify the location and proposed methods of screening of any electrical transformers and waste containers to be used at the site.
- Identify the required usable green space for the Cluster Development as per Section 6.9 of the Development Regulations.
- Show the required Parking Lot buffer/screening as per Section 8.8 of the Development Regulations.
- Provide information on any snow clearing/snow removal operations.

#### **H. Transportation, Off-street Parking, and Site Access**

- Provide trip generation information for the development including the area of the development, the number of trips generated (ITE trip generation manual) for weekday and weekend by peak periods (AM and PM).
- Provide a dimensioned parking plan, including circulation details and parking lot buffers.
  - Provide design vehicle turning movements for garbage truck and firetrucks demonstrating feasibility of site circulation. Design vehicle profiles must be shown for each design vehicle.
- Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
  - Where an applicant wishes to provide a different number of parking spaces than required in the Development Regulations, a detailed Parking Report is required.
- Identify the number and location of bicycle parking spaces to be provided.
- Identify the location of all access and egress points, including pedestrian access.
- A direct pedestrian connection must be provided between the sidewalk and building entrances.
- Indicate how exterior bins will be accessed. If residents are to carry their garbage to the bins, the bins must be connected to the side walk. Outside waste containers must be located minimum 7.6 metres from structures.
- Identify the location of the planned shared-use path (SUP) route through the site.

#### **I. Public Transit**

- Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements and include their response and any recommendations in the report.

#### **J. Construction Timeframe**

- Indicate any phasing of the project and approximate timelines for beginning and completion of each phase or overall project.
- Indicate on a site plan any designated areas for equipment and materials during the construction period.