

**TERMS OF REFERENCE
LAND USE REPORT
APPLICATION FOR CLUSTER DEVELOPMENT AT
46 HAZELWOOD CRESCENT
JANUARY 15, 2025**

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 (LUR) 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 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 building by:
 - Number of units in the building;
 - Dwelling size (number of bedrooms) of each dwelling unit; and
 - Lot Coverage
- If Micro Units are proposed (unit with floor area less than 42m²), indicate the floor area of each unit.
- Indicate number of units and dwelling size of each dwelling unit within the existing Apartment Building.

C. Building Height and Location

- Identify graphically the exact location with a dimensioned civil site plan:
 - Lot area, lot coverage, and frontage;
 - Location of the proposed building in relation to neighbouring buildings;
 - Proximity of the building to property lines and identify setbacks;
 - Identify any stepbacks of higher storeys from lower storeys (if applicable);
 - Identify any encroachment over property lines (if applicable);
 - Identify the height of the building in metres;
 - Information on proposed patios/balconies (if applicable); and
 - Identify any rooftop structures.
- Provide a Legal Survey of the property.
- Provide elevations of the proposed building.
- Provide streetscape views/renderings of the proposed building from Hazelwood Crescent. Include immediately adjacent buildings to inform scale/massing/context.

D. Exterior Equipment and Lighting

- Identify the location and type of exterior lighting to be utilized. Identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.
- Identify the location and type of any exterior HVAC equipment to be used to service the proposed building and identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.

E. Landscaping, Buffering and Snow Clearing/Snow Storage

- Identify with a landscaping plan where hard and soft landscaping is proposed.
- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.
- Provide information on any snow clearing/snow removal operations. Onsite snow storage areas must be indicated.
- Show the required Parking Lot buffer/screening as per Section 8.8 of the Development Regulations.
- Indicate the useable green space for the Cluster Development as per Section 6.9 of the Development Regulations.

F. Off-street Parking and Site Access

- Provide a dimensioned parking plan, including circulation details and drive aisle dimensions. Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
 - The St. John's Development Regulations sets out the number of required parking spaces. If the number of parking spaces is deficient, then a detailed rationale for parking relief 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 garbage will be handled onsite. The location of any exterior bins must be indicated and access to the bins must be provided.

G. Municipal Services

- Provide a preliminary site servicing plan.
- 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.
- Identify if the building will be sprinklered or not, and location of the nearest hydrant and siamese connections.
- Stormwater detention is required for this development. The proposed development must comply with the City's stormwater detention policy.

H. Public Transit

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

I. 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.