

**TERMS OF REFERENCE
LAND USE REPORT (LUR)
APPLICATION FOR SEMI-DETACHED DWELLINGS AT
125 SOUTHLANDS BOULEVARD
MARCH 26, 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 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. The Land Use Report must include a section which discusses feedback and/or concerns from the neighbourhood and how the proposal addresses the concerns.
- Should the site plan change following this consultation, additional neighbourhood consultation may be required.

B. Site Location and Lot Layout

- Identify the location of the proposed development in relation to adjoining properties and identify the use of each lot (i.e. dwelling type).
- Include all zone requirements on a subdivision plan, such as lot area, frontage, building line, all setbacks and building height.
- Indicate driveway locations and dimensions.
- Indicate front yard landscaping percentage for each lot.
- Provide street cross section.
- For the commercial site:
 - Provide a dimensioned parking plan, including circulation details and parking lot buffers. 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 Parking Report is required, which at a minimum must address:
 - parking generation rates for the Development including pre- and post-development;
 - parking duration (short/long term);
 - available parking in the area (private/public on-street, parking lots and garages);
 - effects on traffic and local parking;
 - traffic to and from the development;
 - neighbourhood impact;
 - other available transit options.
 - If parking relief is being requested, then a detailed rationale, as acceptable by staff, must be included. Additional information may be requested upon review of the parking proposal.
 - Identify the number and location of bicycle parking spaces to be

provided.

- Identify the location of all access and egress points, including pedestrian access.
- Identify any existing or proposed easements.
- Provide a Legal Survey.

C. 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.
- The proposed development will be required to comply with the City's Stormwater Detention Policy. Stormwater detention is required for this development. Indicate the location of the proposed stormwater detention facility.
- Provide the sanitary and storm sewer drainage area plans with the proposed generation rates for each.
 - Sanitary calculations to follow the Development Design Manual and all calculations must be provided in an Excel spreadsheet with formula.
- Provide computer stormwater models for the proposed development. The developer will have to ensure that the 100year predevelopment flows are being maintained.

D. Transportation System

- Provide Trip Generation for the proposed development, including the residential and commercial components. Additional information may be required.

E. 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.

F. Construction Timeframe

- Indicate any phasing of the project and approximate timelines for beginning and completion of each phase or overall project.