## LAND USE REPORT (LUR)

## NIDUS DEVELOPMENT INC. AFFORDABLE HOUSING DEVELOPMENT

188 NEW PENNYWELL ROAD. ST. JOHN'S, NL

April 15, 2024 Updated Jan 22, 2025



LUR prepared by Nidus Development Inc. in consultation with William Doyle & Associates Limited HW Architecture Vigilant Management Inc. NIDUS DEVELOPMENT INC.AFFORDABLE HOUSING DEVELOPMENT LAND USE REPORT (LUR) 2024

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## INTRODUCTION

This report assesses the suitability of a proposed affordable residential development located at 188 New Pennywell Road with a focus on our aging population. The development will consist of four buildings with 8 one-bedroom units in each. It evaluates land use implications considering zoning compatibility, urban design, infrastructure capacity, environmental impact, and community services.

The Proposed site for a 32 unit seniors residential development is designed to meet the increasing demand for age-appropriate housing. This development initiative falls within the City's and the Provinces strategic objective to provide diverse housing options for its aging population.

With the aging population, there is a demonstrated need for senior-specific housing that supports independent living within the community. The development is located within proximity to healthcare services, shopping, and recreational facilities, enhancing the quality of life for future residents. The development also supports aging in place, reducing the demand on more intensive forms of Senior care.

The proposed seniors development at 188 New Pennywell Road offers a valuable addition to the housing options for seniors in St. John's. With careful adherence to city by-laws, environmental sustainability, and community integration, the development can positively contribute to the city's socio-economic fabric.

# **A. PUBLIC CONSULTATION**

#### IN PERSON CANVASSING

One of the Project Managers for the development, Brian Hanley, canvassed the area January 29, 2024 and had the opportunity to speak with several residents in adjacent homes surrounding the development area. No concerns were identified with those whom he had an opportunity to speak with and information about the development with artistic drawings attached were left at the properties of home owners/occupants with phone numbers for them to contact himself or the development owner, Greg Hanley, should they have any concerns or questions they might need to be addressed.

Homes on New Pennywell Road within close proximity to the development were approached for feedback. Owners/Resident names and exact addresses will not be listed due to privacy concerns in this LUR)

Please see attached Appendix A which contains the information provided.

Comments received Included:

16X-Greatly needed! Are they for sale and can I buy one?
18X-wonderful project, well needed
18X-have no concern
18X-in favor of development/no concerns
18X-info pkg left
18X-info pkg left
19X-info pkg left
20X-info pkg left
20X-info pkg left
21X-info pkg left
21X-these are needed in our city, we have no concerns
22X-in favor, thinks it will be a great fit for the area
23X-has no comments or concerns

# **B. BUILDING USE**

#### Building size and Use

**Building Archetype:** The Senior Affordable Housing Project will consist of Four individual buildings, each housing eight one bedroom units. They will be bungalow style attached row houses in blocks of 8 units in each building.

Buildings will be slab on grade.

All units are 1 bedroom and will be for residential use.

Lot coverage size per cluster is 449<sup>M2</sup> with each one bedroom unit in size approximately 55.76<sup>M2</sup>

Accessibility and Universal Design Features: All door openings are to be 36" with lever handles and have a 110v outlet and blocking over the door to accommodate for future openers if needed. The flow of each unit allows for needed turning radius if required. The units are to be constructed slab on grade to accommodate for roll in entry doors, lever style handles throughout, rocker style switches, accessible bathrooms with roll under sinks and roll in showers. Bathrooms are to be sheathed with plywood prior to finishes to allow for grab bars and mounted aids as needed per tenant

. Kitchens/Laundry to have roll under sinks and front control appliances for ease of use. Each unit will have a 3.04<sup>M</sup> X 3.04<sup>M</sup> rear no step concrete patio.

**Energy Efficiency features:** The units are designed to be Net 0. Using ICF block construction to minimize heat loss and maximize longevity of the building. R60 Blown in fiberglass insulation in attic spaces. K8 HRV and controlled venting of bathrooms and kitchen area through the HR unit. Energy star windows and doors and energy efficient appliances. The use of tankless hot water heaters to reduce standby heat loss and low flow water fixtures for reduced water consumption. Each unit will be grid connected with a solar array allowing for Net Metering. All light fixtures will be LED. The position of the <sup>5</sup> units allow for maximum solar gain for the solar array and through passive solar through

the rear patio door. The covered front overhang also helps reduce the need for mechanical snow removal in the winter months.

# C. ELEVATION AND BUILDING MATERIAL

**Building envelope:** All units will be constructed with ICF block construction for all exterior and demising walls with attached vinyl siding. The roof will be constructed of pre-engineered roof trusses and ½ inch sheathing with metal roof cladding and R60 fiberglass insulation.

**Woodwork:** The kitchens will be constructed using contemporary smooth panel doors with door and drawer handles with soft close hinges and soft close drawer slides.

**Doors/Windows:** All front exterior doors will be 914.4<sup>MM</sup> energy guide rated with lever handles and vinyl clad jambs. The rear patio will be a 1828<sup>MM</sup> energy star rated sliding patio door with forced entry hardware. All windows will be energy star rated with low E and Argon filled units.

#### Finishes:

All interior trim will be contemporary flat smooth trim, interior doors will be smooth 2 panel with lever handles. Wall and ceiling finishes will be of gypsum board and plaster finish. The paint finish will be pearl PPG low VOC paint with one neutral color throughout. Flooring will be vinyl laminate plank throughout and the bathroom will have ceramic tile floor and shower.

Exterior finishes: The buildings will each have their own color of vinyl siding and white trims.

Muskoka Green Lighthouse Red Sapphire Blue Gunmetal Gray Roofing material will be black metal roofing with solar panels on the rear roof.

**Mechanical:** Each unit will have a self contained K8 HRV unit. The hot water heater will have a 40 amp tankless electric water heater. Plumbing fixtures will

all have lever style handles, elongated toilets and roll under sinks. Each bathroom will have a roll in ceramic tile shower and tile floors and baseboards to allow for excess water. Kitchen and bathrooms are to be vented through the HRV, and each unit will have a wall mounted ABC fire extinguisher and interconnected smoke detectors.

**Electrical:** A 100 amp service to supply each unit with a grid tied back meter. Each unit will have a self contained solar array on the rear of the roof. Each unit will be wired to the requirements of the NEC and will feature 20 amp GFCI kitchen receptacles, 15 amp GFCI bathroom receptacles, 15 amp arc fault protected receptacle throughout. All lighting will be LED for longevity and energy efficiency. All electrical light switches are to be rocker decor style and will be wired to allow for smart home connectivity.

# D. BUILDING HEIGHT AND LOCATION

**Building Height:** Each building is designed to be slab on grade with a 2.438<sup>M</sup> interior ceiling height. The building height is 4.521<sup>M</sup>. **Please see attached drawing A-4.2** 

**Building Location:** The building will be located at 188 New Pennywell rd with each building being located perpendicular to New Pennywell rd. The frontage is 34.585<sup>M</sup> **Please see attached Survey** 

The first building setback is  $37.67^{M}$  from the street. **Please see attached drawing C-01** 

The property consists of land owned by nidus development at 188 New Pennywell rd and a portion of landlocked land to the east to be purchased from the City of St.John's. Nidus development has entered into a purchase contract with the city for this portion.**Please see attached legal surveys**.

# E. EXTERIOR LIGHTING AND EQUIPMENT

Residential style LED lighting located by entrance to each unit in the Affordable housing development.

Utility transformers are to be pole mounted as per Newfoundland Power and are to be located at the rear of the property.

Parking areas will have LED solar powered lighting, this lighting is full cut off dark sky, directional lights and reduces excessive light pollution. The lighting also dims to 20% brightness when there is no motion detected. This type of lighting has been selected to reduce the lighting impact on area neighbors and the environment. There will be 7 of these pole mounted lights in the parking lot



area. Please see drawing C-02 For light spread area.



# F. LANDSCAPING AND BUFFERING

All landscaping for this development will be done according to the requirements list of specifications from the City of St. Johns. Landscaped areas will be sod, planting of trees will be a mix of Deciduous and Cinneriferos hardy to Newfoundland environment. **Please see Attached C-03 and C-01** 

The total site is 11,503.9<sup>M2</sup>

Hard surface coverage 5,885.6<sup>M2</sup> 50.9%

Softscape coverage 5,648.3<sup>M2</sup> 49.7%.

Private refuse and recycling bins will be located at the left of the first unit and at the right of the last unit off the parking lot to facilitate ease of pick up. They will be located on concrete pads and pick up will take place weekly. There will be 2 bins, 4 yards each. Locations are located on site plan C-03

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# G. SNOW CLEARING AND SNOW STORAGE

The site will have private snow clearing and removal. Snow storage areas will be located throughout the site and in the landscape buffer. City 6m snow storage buffer is located at either side of the entrance to the parking lot along New Pennywell rd. **These sites are indicated on the site plan C-03** 

# H. OFF STREET PARKING AND SITE ACCESS The

entrance and exit to parking is to be located at 188 New Pennywell rd. The site will have a total of 32 parking spaces for the 32 units, 4 of these stalls will be wheelchair and van accessible. **These are indicated on site plan C-01** 

# I. MUNICIPAL SERVICES

The site will be serviced and tied in by water and sewer from Pennywell rd to each building as per City of St.John's specifications and civil engineering drawings.

The buildings will not be sprinklered, the nearest fire hydrant is located 14m from the property. Stormwater Detention will be located on the property and is <sup>10</sup> located in drawing C-03 toward the front of the property.

# J. PUBLIC TRANSIT

#### Nidus Development - Metrobus transit infrastructure requirements ( January 24, 2024)

Our consultant, Myles Russell, Stage Zero Consulting, conferred with Keith Woodfine, Metro Bus to discuss transit requirements around this new development located at 188 New Pennywell Road.

Myles stated, we are approximately a 10 minute 800m walk to stops on route 16 and about 1,200m 20 minute walk to ALF ZIP Route 1. Route 19 to the south is about as far to walk as route 1 so it wouldn't be expected to be a dominant transit ridership focus for riders.

**Response from Keith Woodfine, Metro Bus, January 29, 2024 was as follows:** After our conversation I reviewed the area and at this time we are not recommending any infrastructure requirements from the developer. The placement of the new development is not within our service standards and as of now there are no future plans to service this area.

# **K. CONSTRUCTION TIME FRAME**

Construction will be implemented in 4 phases totaling approximately 18 months to full completion.

- 1. Site preparation and land clearing
- 2. Civil work and excavation
- 3. Building construction
- 4. Landscaping and building occupancy

All equipment being used during construction will be maintained on site and to the north behind each phase of the project.

Onsite construction power will be provided by Newfoundland Power to reduce generator noise during construction time.

# **TERMS OF REFERENCE**

The following is the "Terms of Reference" document issued by the City of St John's on July 7, 2022.

#### TERMS OF REFERENCE LAND USE REPORT (LUR)

#### APPLICATION FOR TOWNHOUSE CLUSTER AT

#### 188 NEW PENNYWELL ROAD PROPONENT: NIDUS DEVELOPMENT INC.

#### JULY 7, 2022

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 adjacent property owners. The Land Use Report must include a section which discusses feedback and/or concerns from the neighborhood and how the proposed design addresses the Concerns.

#### **B. Building Use**

• Identify the size of the proposed building by:

- Number of units in each townhouse cluster;

- Dwelling size (number of bedrooms) of each dwelling unit; and
- Lot Coverage

• Identify all proposed uses/occupancies within the building by their respective floor area.

#### C. Elevation & Building Materials

• Provide elevations of the proposed buildings.

• Identify the finish and color of exterior building materials.

#### D. Building Height & Location

• Identify graphically the exact location with a dimensioned civil site plan: - Lot area and frontage;

- Location of the proposed building in relation to neighboring buildings;

- Proximity of the building to property lines and identify setbacks; - Distance between townhouse clusters;

- 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 meters;

- Information on the proposed construction of patios/balconies (if applicable); and

- Identify any rooftop structures.

• Provide a Legal Survey of the property and information on the land to be purchased from the City.

• Provide streetscape views/renderings of the proposed building from New Pennywell Road (along the frontage of the property) and include adjacent Properties.

#### 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 building and identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.

#### F. Landscaping & Buffering

• Identify with a landscaping plan, details of site landscaping (hard and soft), including percent of lot to be landscaped.

• Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.

#### G. Snow Clearing/Snow Storage

• The building and parking lot curb shall be set back a minimum of 6 meters from the property line. This must be dimensioned on the site plan. • Provide information on any snow clearing/snow removal operations. Onsite snow storage areas must be indicated.

o Areas must be outlined showing City snow storage on the site within the 6-meter setback from public streets and labeled "City snow storage only". The proponent will not be able to store snow from the parking lots in these areas.

#### H. Off-street Parking and Site Access

Identify on a dimensioned site plan the number, location, and size of off-street parking spaces to be provided, including any required accessible stalls. o Also include walkways with dimensions and curb ramp locations.
Identify the number and location of bicycle parking spaces to be provided or considerations for active modes.

• Identify the location of all access and egress points, including pedestrian access.

• An accessible path from the sidewalk in New Pennywell Road to the building entrance(s) must be provided

• A Parking Report may be required if the applicant wishes to provide a different number of parking spaces other than that required by the Development Regulations.

• Indicate how garbage will be handled onsite. The location of any exterior bins must be indicated and access to the bins must be provided.

#### I. 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.

• Provide the proposed sanitary and storm generation rates. • The proposed development will be required to comply with the City's stormwater detention policy. Stormwater detention is required for this development. Provide preliminary information on how onsite stormwater detention will be managed (indicate how/where detention will be provided).

#### J. Public Transit

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

#### K. 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.











# A-4.1

DRAWING NUMBER

#### PROPOSED ELEVATIONS

DRAWING TITLE

188 New Pennywell Road. St. John's, NL

#### ROJECT TITLE NEW RESIDENCES 188 NEW PENNYWELL RD.

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PROFESSIONAL STAMP AND PERMIT

HWARCHITECTUR

ST. JOHN'S, NL A1C 3N2 MARK WHALEN 709.693.3652 mark@hwarchitecture.ca

65 COLONIAL STREET, ST. JOHN'S, NL A1C 3N2

ARCHITECTURAL CONSULTANT





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DRAWING NUMBER

#### PROPOSED ELEVATIONS

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188 New Pennywell Road. St. John's, NL

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PROFESSIONAL STAMP AND PERMIT

65 COLONIAL STREET, ST. JOHN'S, NL A1C 3N2

MARK WHALEN 709.693.3652 mark@hwarchitecture.ca

ARCHITECTURAL CONSULTANT

HWARCHITECTUR





	PARCEL DATA: SITE PLAN CONFORMS TO RC2 Z AREA: 11.503.9 m2	ONING AS PART	F OF APPLICATION		
Maria		REQUIRED	PROVIDED	PERCENTAGE	STATUS
	TOTAL SITE		11,503.9 m2	100.0 %	
	LANDSCAPED: DEVELOPED UNDEVELOPED	30% MIN.	<b>5,648.3 m2</b> 4,124.3 m2 1,524.0 m2	<b>49.1 %</b> 35.9 % 13.2 %	OK
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REVISIONS







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NEW IN-LINE MH TO BE INSTALLED ALONG EXISTING STORMWATER SEWER. - PIPE MATERIAL AND SIZE CANNOT BE ASCERTAINED AT THIS STAGE OR FROM AS-BUILTS PROVIDED.

NEW IN-LINE MH TO BE INSTALLED ALONG EXISTING SANITARY SEWER. - PIPE MATERIAL AND SIZE CANNOT BE ASCERTAINED AT THIS STAGE OR FROM AS-BUILTS PROVIDED.

LIVE-TAP EXISTING ≈200mm DI WATERMAIN. INSTALL NEW GATE - VALVES FOR SYSTEM ISOLATION AS REQUIRED BY CITY OF ST. JOHN'S REGULATIONS.

STORMWATER DETENTION DRY - POND FLOW RESTRICTION CONTROL STRUCTURE.

# EXISTING CITY OF ST. JOHN'S LIGHTING FIXTURES

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### PROJECT

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CONCEPTUAL PAVED SITE ACCESS PROFILE

![](_page_22_Figure_2.jpeg)

# FOR REZONING REFERENCE ONLY. NOT FOR CONSTRUCTION.

# GENERAL NOTES

- 1. ALL CONSTRUCTION TO FOLLOW ( ENGINEERING SPECIFICATIONS BO 2. ALL ACCESSIBLE RAMPS NOT TO
- SLOPE (16) AND HAVE LANDINGS THAN 9.0m APART. 3. ALL ASPHALT TO CONCRETE WAL
- TO BE BARRIER FREE CURB HEIC 4. ALL RAMPS TO HAVE HANDRAILS
- 5. ALL OTHER RAMPS AND PARKING MAXIMUM SLOPE OF 5% ( $\frac{1}{20}$ ). 6. MAX SLOPE FOR EACH PARKING
- PARKING LOT SLOPE TO EXCEED

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PROPOSED MAJOR CONTOURS (1.0m)	
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SITE ACCESS SNOW STORAGE ONLY	
CITY STREET SNOW STORAGE ONLY	
NEW BUILDING LIMITS	
NEW STRUCTURES	
NEW SIDEWALKS AND WALKWAYS	
NEW SODDING LANDSCAPING	• • •
NEW CONCRETE RAMPS	
NEW ASPHALT	
NEW SOLID WASTE BIN PADS	
NEW BICYCLE PARKING	
STORM WATER RUNOFF CALCULATION AREA	

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#### LEGEND

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# PROJECT

# Townhouse Cluster Affordable Housing Project

ST. JOHN'S DRAWING NEWFOUNDLAND AND LABRADOR

# GRADING AND LANDSCAPING

CITY COMMENTS	2025/01/21	MR				
COMMENTS	2024/11/22	MR	drawn by MWSR	CHECKED BY 	APPROVED BY	
REZONING	2024/11/14	MR	SCALE	PROJECT NO.	DRAWING NO.	
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![](_page_23_Picture_3.jpeg)

	CLIENT	PROJECT MANAGEMENT	CIVIL
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#### LEGEND

PROPERTY BOUNDARY PARKING STALL SNOW STORAGE SITE ACCESS SNOW STORAGE ONLY CITY STREET SNOW STORAGE ONLY NEW BUILDING LIMITS NEW STRUCTURES NEW SIDEWALKS AND WALKWAYS NEW SODDING LANDSCAPING NEW CONCRETE RAMPS NEW ASPHALT NEW SOLID WASTE BIN PADS NEW BICYCLE PARKING

![](_page_24_Picture_3.jpeg)

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# <u>GENERAL NOTES</u>

- 1. ALL CONSTRUCTION TO FOLLOW ( ENGINEERING SPECIFICATIONS BO
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- TO BE BARRIER FREE CURB HEIG 4. ALL RAMPS TO HAVE HANDRAILS
- 5. ALL OTHER RAMPS AND PARKING MAXIMUM SLOPE OF 5% (<sup>1</sup>/<sub>20</sub>). 6. MAX SLOPE FOR EACH PARKING
- PARKING LOT SLOPE TO EXCEED

	CLIENT	PROJECT MANAGEMENT	CIVIL		PROJECT				
NIDUS DEVELOPMENT INC EXCEED 6.25% SPACED NOT MORE		DEVELOPMENT INC		IGILANT			Townhouse Cluster Affordable Housing Project		
GHT. S. ON ONE SIDE					ST. JOHN'S	NEWFOL	INDLAND AND LABRADOR		
G LOTS TO HAVE		PROVINCE OF NEWFOUNDLAND			DRAWING				
GLOT SHOWN. NO 5% MAX.		PEGN PERMIT HOLDER			4,		C		
					-  <sup>'</sup>		9		
		VIGILANT ATLANTIC			-				
	REFERENCE	To practice Professional Engineering			DRAWN BY MWSR	CHECKED BY	APPROVED BY 		
	A - PLAN, SECTION, ELEVATION, OR DETAIL NO.	in Newfoundland and Labrador. Permit No. as issued by PEGNL <u>N0882</u>	A0 REVISED FOR CITY COMMENTS	2025/01/21 MR	SCALE 1.400	PROJECT NO. 2580003	DRAWING NO.		
	B B - NO. OF DRAWING WHERE ABOVE IS DRAWN	which is valid for year <u>2024</u>	NO. DESCRIPTION	DATE BY	DATE	DWG. FILE NO.	C-05 rev.		
			REVISIONS		2025-01-21	3860001 250121.dwg	AO		

#### DESCRIPTION CIVIC NO. 188 NEW PENNYWELL ROAD

**ALL THAT** piece or parcel of land situate and being on the Northwest side of New Pennywell Road, in the City of St. John's, in the Province of Newfoundland & Labrador, Canada, bounded and abutted as follows, that is to say: Beginning at a point, the said point having T.M. Grid Coordinates (NAD 83) of N 5,267,937.033 m and E 323,431.904 m with reference to Monument No. 80G2291 with Co-ordinates of N 5,267,233.892 m and E 323,466.932 m;

**THENCE** running along the Northwest limits of New Pennywell Road, along the arc of a curve having a chord bearing and distance of South fifty nine degrees fifty six minutes fifty one seconds West thirty four decimal five eight five metres and a radius of 294.806 metres;

THENCE turning and running by land of Douglas & Gale Whiteway, North twenty nine degrees thirty seven minutes zero seven seconds West two hundred nineteen decimal two six three metres; THENCE turning and running by land of now or formerly H. A. Butler, North seventy seven degrees fifty two minutes fifty three seconds East forty seven decimal seven four zero metres; THENCE North twenty nine degrees zero one minutes zero seconds West sixteen decimal six eight one metres; THENCE North seventy seven degrees zero five minutes zero seconds East seven decimal six two zero metres;

THENCE turning and running by land of now or formerly Stanley Rodgers Sr., South thirty degrees fifty six minutes zero seconds East sixty eight decimal eight one eight metres; THENCE South twenty nine degrees zero six minutes zero seconds East one hundred seven decimal three eight one metres; THENCE South thirty degrees fifty mine minutes zero seconds East one decimal six three three metres;

**THENCE** turning and running by land of Gregory J. Hedlund, South thirty six degrees twenty nine minutes forty three seconds West zero decimal three one six metres; **THENCE** South thirty two degrees thirteen minutes twenty one seconds East eight decimal four six five metres;

**THENCE** turning and running by land of Barry Collins & Laurie Winsor, South fifty three degrees forty minutes zero seconds West nineteen decimal seven three nine metres; **THENCE** South thirty degrees twenty seven minutes zero two seconds East thirty decimal four three eight metres more or less, to the point of beginning and containing in all an area of 10894.5 sq. metres as more particularly described on the plan hereto annexed.

ALL bearings are referred to Grid North.

Date: October 30, 2023 Job No. 23-278-1

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![](_page_26_Figure_0.jpeg)

![](_page_27_Picture_0.jpeg)

Head Office 318 Lemarchant road St. Johns, Newfoundland A1E 1R2

Jan 29, 2024

Proposed Townhouse Cluster to be developed at 188 New Pennywell Road

#### Adjacent Homeowners to 188 New Pennywell Road

Nidus Development has proposed an affordable residential development located at 188 New Pennywell Road. The development will consist of four buildings with 8 one-bedroom units in each.

The Proposed site for a 32-unit seniors' residential development is designed to meet the increasing demand for age-appropriate housing. This development initiative falls within the City's and the Provinces strategic objective to provide diverse housing options for its aging population.

With the aging population, there is a demonstrated need for senior-specific housing that supports independent living within the community. The development is located within proximity to healthcare services, shopping, and recreational facilities, enhancing the quality of life for future residents. The development also supports aging in place, reducing the demand on more intensive forms of Senior care.

The proposed senior's development at 188 New Pennywell Road offers a valuable addition to the housing options for seniors in St. John's. With careful adherence to city by-laws, environmental sustainability, and community integration, the development can positively contribute to the city's socio-economic fabric.

Construction Timeline will be late Spring/Early Summer 2024

Do you have any questions or major concerns with this potential development? Questions or concerns may be directed to Greg Hanley, 765-8773 (Owner), Brian Hanley Jr.,325-0051 (Site Manager)

Website:www.nidusdevelopmentinc.comTel:1 709 552 1119Email:greg@nidusdevelopmentinc.com