

195



CR

SUBJECT PROPERTY

O

40

CR

SEAROSE AVE

HEBRON WAY

AIRPORT

70

45

CR

25

80

15

90

55

CR

5

100

46

48

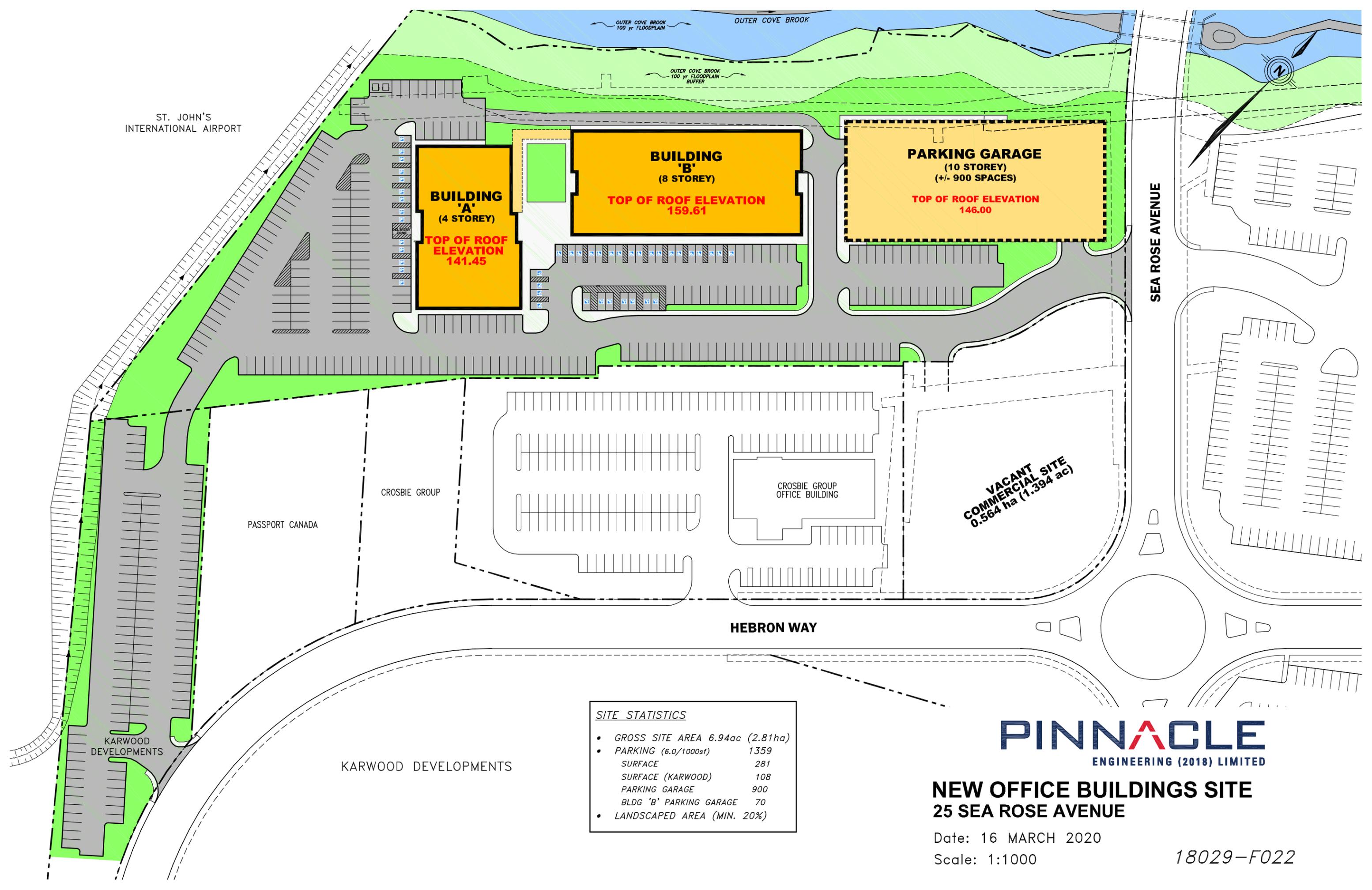
CI

105

CITY OF ST. JOHNS

DISCLAIMER: This map is based on current information at the date of production.

W:\Engwork\Planw\applications 2020\rez2000002-25 sea rose avenue.mxd



ST. JOHN'S
INTERNATIONAL AIRPORT

OUTER COVE BROOK
100 yr FLOODPLAIN

OUTER COVE BROOK
100 yr FLOODPLAIN
BUFFER

**BUILDING
'A'**
(4 STOREY)
**TOP OF ROOF
ELEVATION
141.45**

**BUILDING
'B'**
(8 STOREY)
**TOP OF ROOF ELEVATION
159.61**

**PARKING GARAGE
(10 STOREY)
(+/- 900 SPACES)
**TOP OF ROOF ELEVATION
146.00****

SEA ROSE AVENUE

PASSPORT CANADA

CROSBIE GROUP

CROSBIE GROUP
OFFICE BUILDING

**VACANT
COMMERCIAL SITE
0.564 ha (1.394 ac)**

HEBRON WAY

KARWOOD
DEVELOPMENTS

KARWOOD DEVELOPMENTS

SITE STATISTICS

- GROSS SITE AREA 6.94ac (2.81ha)
- PARKING (6.0/1000sf) 1359
- SURFACE 281
- SURFACE (KARWOOD) 108
- PARKING GARAGE 900
- BLDG 'B' PARKING GARAGE 70
- LANDSCAPED AREA (MIN. 20%)

PINNACLE
ENGINEERING (2018) LIMITED

**NEW OFFICE BUILDINGS SITE
25 SEA ROSE AVENUE**

Date: 16 MARCH 2020

Scale: 1:1000

18029-F022

10.18 COMMERCIAL OFFICE (CO) ZONE

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

10.18.1 Permitted Uses

Residential:

- (a) Dwelling Units located in the second and/or higher Storeys of a Building (except the property located at Civic Number 172 Logy Bay Road) **(1995-12-08) (2007-04-05)**
(2007-12-21)
- (b) Seniors' Apartment Building (subject to Section 7.18) (except the property located at Civic Number 172 Logy Bay Road) **(1995-06-09) (2007-12-21)**
- (c) Office
- (d) Parking Area (except the property located at Civic Number 172 Logy Bay Road)
(1999-02-05) (2007-12-21)
- (e) Convenience Store (except the property located at Civic Number 172 Logy Bay Road)
(2007-12-21)
- (f) Service Shop (except the property located at Civic Number 172 Logy Bay Road)
(2007-12-21)

Recreational:

- (g) Park (except the property located at Civic Number 172 Logy Bay Road) **(2007-12-21)**

Other:

- (h) Adult Day Care Facility ((subject to Section 7.2)(except the property located at Civic Number 172 Logy Bay Road) **(2007-12-21)**
- (i) Day Care Centre (subject to Section 7.6) (except the property located at Civic Number 172 Logy Bay Road) **(2007-12-21)**
- (j) Public Utility (except the property located at Civic Number 172 Logy Bay Road)
(2007-12-21)

10.18.2 Discretionary Uses (subject to Section 5.8)

- (a) Commercial School (except the property located at Civic Number 172 Logy Bay Road)
(1997-01-31) (2007-12-21)
- (b) Recycling Depot (except the property located at Civic Number 172 Logy Bay Road)
(199711-21) (2007-12-21)
- (c) Clinic (except the property located at Civic Number 172 Logy Bay Road)
(2005 03 04) (2007-12-21)
- (d) Uses Complementary to a Seniors' Apartment Building (except the property located at Civic Number 172 Logy Bay Road) (subject to Section 7.18) **(2007-02-09) (2007-12-21)**
- (e) Private Park (except the property located at Civic Number 172 Logy Bay Road)
(2007-10-05) (2007-12-21)
- (f) Heritage Use (except the property located at Civic Number 172 Logy Bay Road)
(2012-02-10)
- (g) Small Scale Wind Turbine **(2012-06-01)**
- (h) Dwelling Units located on the ground floor **(2015-05-01)**

CO

10.18.3 Zone Requirements

(1) The following requirements shall apply to all uses:

- | | | | |
|-----|----------------------------------|---|--------------|
| (a) | Lot Area (minimum) | 900 square metres | (2007-12-21) |
| (b) | Lot Frontage (minimum) | 20 metres | (2007-12-21) |
| (c) | Lot Coverage (maximum) | 50% | (2007-12-21) |
| (d) | Floor Area Ratio (maximum) | As determined by the Municipal Plan, but shall not exceed 2.0 | (2007-12-21) |
| (e) | Building Height (max) | As determined by the Municipal Plan, but shall not exceed 10 Storeys (not exceeding 40 metres). For the Belvedere property, located between Bonaventure Avenue and Newtown Road, Building Height shall not exceed three (3) Storeys. For the Belvedere property located between Bonaventure Avenue and Newtown Road along Margaret's Place, Building Height shall not exceed four (4) storeys. (2015-05-01) | |
| (f) | Building Line (minimum) | 6 metres | (2007-12-21) |
| (g) | Side Yards (maximum) | 1 metre per Storey (to a max. of 6 metres) | (2007-12-21) |
| (h) | Side Yard on Flanking Road (min) | 6 metres | (2007-12-21) |
| (i) | Rear Yard (minimum) | 6 metres | (2007-12-21) |
| (j) | Landscaping on Lot (minimum) | Subject to Section 8.5 | (2007-12-21) |

CO

10.21 COMMERCIAL REGIONAL (CR) ZONE

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

10.21.1 Permitted Uses

Residential:

- (a) Accessory Dwelling Unit

Public:

- (b) Library

Commercial:

- (c) Bakery
- (d) Bank (Subject to Section 7.30) **(2012-06-29)**
- (e) Car Washing Establishment (Subject to Section 7.30) **(2012-06-29)**
- (f) Church
- (g) Clinic
- (h) Commercial Garage (Subject to Section 7.30) **(2012-06-29)**
- (i) Commercial School
- (j) Communications Use
- (k) Custom Workshop
- (l) Department Store
- (m) Drycleaning Establishment
- (n) Eating Establishment (subject to Section 7.21)(Subject to Section 7.30)
(1995-09-15)(2012-06-29)
- (o) Hotel
- (p) Laundromat
- (p.1) Lounge **(2011-05-06)**
- (q) Office
- (r) Parking Area
- (s) Printing Establishment
- (t) Recycling Depot **(1997-11-21)**
- (u) Retail of Building Supplies
- (v) Retail Store
- (w) Retail Warehouse
- (x) School
- (y) Service Shop
- (z) Service Station and Gas Bar (subject to Section 7.20) (Subject to Section 7.30)
(1995-06-09)(2012-06-29)
- (aa) Shopping Centre
- (bb) Sign Maker's Shop
- (cc) Taxi Business
- (dd) Veterinary Clinic

CR

Recreational:

- (ee) Recreational Use

Other:

- (ff) Day Care Centre (subject to Section 7.6) **(1996-04-26)**
- (gg) Public Use
- (hh) Public Utility

10.21.2 Discretionary Uses (subject to Section 5.8)

- (a) Light Industrial Use **(2006-03-10)**
- (b) Place of Amusement
- (c) Place of Assembly **(1995-11-24)**
- (d) Warehouses **(2006-06-23)**
- (e) Small Scale Wind Turbine **(2012-06-01)**
- (f) Craft Brewery/Distillery **(2019-07-19)**

10.21.3 Zone Requirements

- (1) The following requirements shall apply to all Commercial uses, except Service Stations:

(a) Lot Area (minimum)	1800 square metres	
(b) Lot Frontage (minimum)	45 m	
(c) Lot Coverage (maximum)	50%	
(d) Floor Area Ratio (maximum)	1.0	
(f) Building Height (maximum)	20 m	(2017-09-22)
(g) Building Line (minimum)	6 m	
(h) Side Yards (minimum)	1 metre per Storey	
(i) Side Yard on Flanking Road (minimum)	6 m	
(j) Rear Yard (minimum)	6 m	
(k) Landscaping on Lot (minimum)	20%	

- (2) All other uses:

As determined by Council

10.21.4 Former Memorial Stadium Site - Lake Avenue and King's Bridge Road

Notwithstanding the provisions of Section 10.21.1 and 10.21.2, the following shall apply to the former Memorial Stadium site, located at Lake Avenue and King's Bridge Road:

CR

Permitted Uses:

- (a) Bank (Subject to Section 7.30) (2012-06-29)
- (b) Clinic
- (c) Dry Cleaning Establishment
- (d) Eating Establishment (Subject to Section 7.21)(Subject to Section 7.31) (2012-06-29)
- (e) Office
- (f) Parking Area
- (g) Pharmacy
- (h) Recreational Use
- (i) Retail Store
- (j) Service Shop

Discretionary Uses:

- (a) Public Use
- (b) Public Utility (2005-08-19)

CR