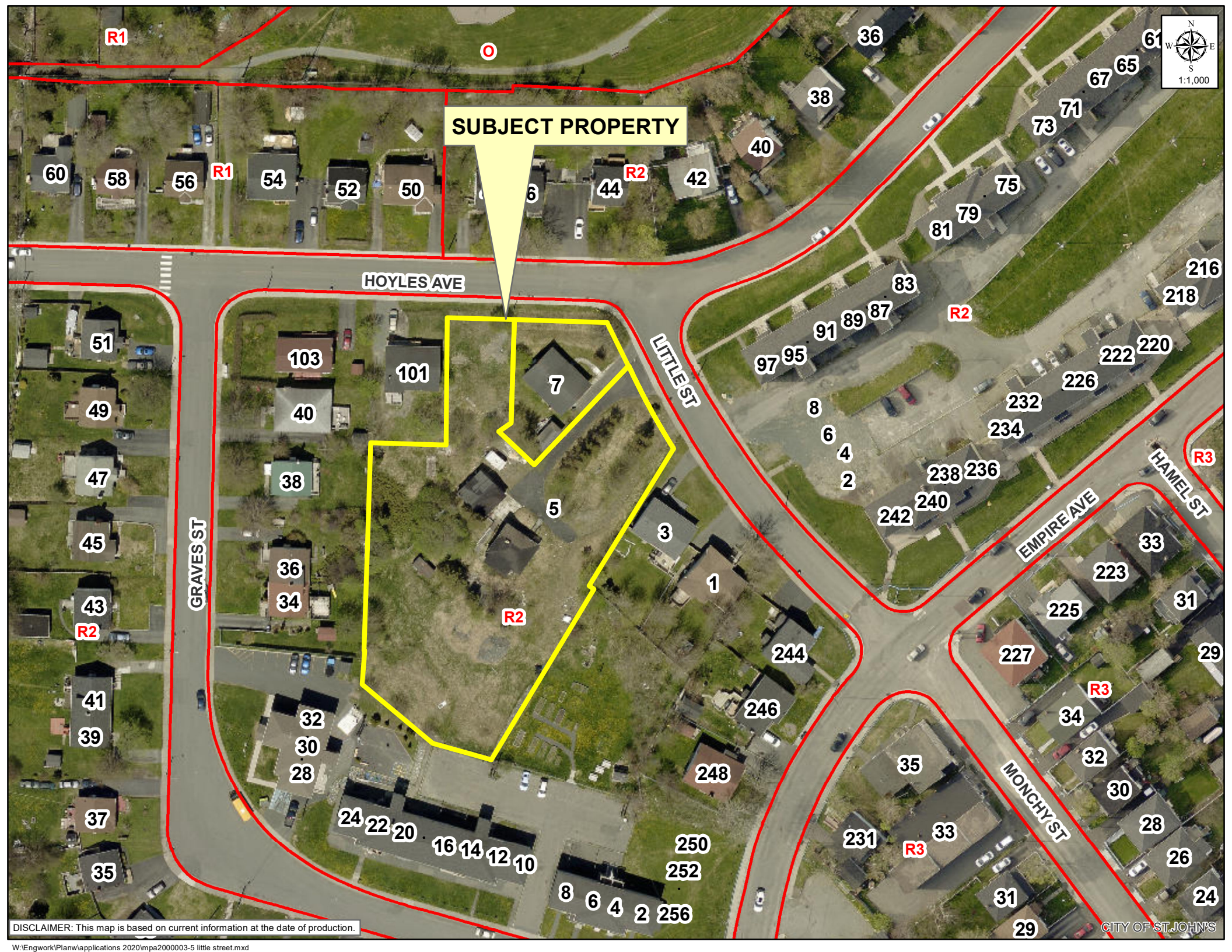




SUBJECT PROPERTY



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

Hoyles Street

Property Line

SITE INFORMATION

APPROX. LOT AREA (including 7 Little Street):	4,542 m ² (48,890 ft ²)
BUILDING FOOTPRINT:	1,192 m ²
BUILDING AREA:	
Approx. area of residential component (3 floors)	2,040 m ²
Approx. area of amenity/services component	743 m ²
Approx. area of individual suites	35 m ² (double), 26 m ² (single)
APPROX. NUMBER OF SUITES	47 (5 single, 42 double)
FAR (based on a 3 storey building):	2,783 m ² / 4542 m ² = 0.6
TOTAL PARKING:	47

Little Street

Service

Property Line

Empire Avenue



Stamp:

Sub Consultant:

Revisions:

N.T.S.

Client:

Nevida

Project:

Hoyles Street Development

Location:

Bumpy Road
St. John's, NL

Site Plan

Scale: 1 : 250

Date: December 20, 2019

Drawn By: Author

Checked By: Checker

Job Number: 19-1579

A-102

**TERMS OF REFERENCE
LAND USE ASSESSMENT REPORT (LUAR)
APPLICATION FOR A PERSONAL CARE HOME AT
5 AND 7 LITTLE STREET
PROPONENT: LAT 49 AND NEVIDA PROPERTIES INC.**

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 Assessment Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

A. Building Use.

- Identify the size of the proposed building by:
 - Gross Floor Area, and
 - Floor Area Ratio (FAR).
- Identify all proposed uses/occupancies within the building by their respective floor area.

B. Elevation & Building Materials

- Provide elevations of the proposed building.
- Identify the finish and colour of exterior building materials.

C. Building Height & Location

- Identify graphically the exact location with a dimensioned civil site plan:
 - 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;
 - Identify the height of the building;
 - Information on the proposed construction of patios/balconies (if applicable);
 - Potential shadowing/loss of sunlight on adjacent public and private properties, including sidewalks;
 - Identify any rooftop structures; and
 - Identify if the building will be sprinklered or not, and location of the nearest hydrant.
- Provide street scape views/renderings of the proposed building from the following locations:
 - Along the property frontage at Hoyles Avenue;
 - Along the property frontage at Little Street.
- Provide a Legal Survey of the property showing the consolidated lots.

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

- Identify with a landscaping plan, details of site landscaping (hard and soft).
- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.

F. Snow Clearing/Snow Storage

- Provide information on any snow clearing/snow removal operations.

G. Off-street Parking and Site Access

- Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
- Identify the number and location of bicycle parking to be provided.
- Provide a dimensioned and scaled plan of parking structure lot, including circulation details.
- Identify the location of all access and egress points, including pedestrian access.

H. Municipal Services

- Provide a preliminary site servicing plan.
- Identify points of connection to the City's sanitary sewer, storm sewer and water system.
- Provide the sanitary rate generated by the proposed development.
- The proposed development will be required to comply with the City's stormwater detention policy. Provide stormwater rate generated by the proposed development for the maximum 10-year climate change rainfall and information on how onsite stormwater detention will be managed.

I. Public Transit

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

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.

10.4 RESIDENTIAL-MEDIUM DENSITY (R2) ZONE

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

10.4.1 Permitted Uses

Residential:

- (a) Accessory Building (subject to Section 8.3.6) (except for the properties at 591-609 Southside Road) **(1995-06-09)(2015-06-12)**
- (b) Bed and Breakfast (subject to Section 7.27)(Except for that section of Planning Area 11 at Eastbourne Crescent & Bavidge Street where Bed and Breakfast is not a Permitted Use) (except for the properties at 591-609 Southside Road) **(1998-10-23)(2002-11-15)(2008-01-25) (2015-06-12)**
- (c) Boarding or Lodging House (accommodating between five (5) and sixteen (16) persons) (Except for that section of Planning Area 11 at Eastbourne Crescent & Bavidge Street where Boarding or Lodging House is not a Permitted Use) (except for the properties at 591-609 Southside Road) **(1999-04-16)(2002-11-15)(2015-06-12)**
- (d) Duplex Dwelling (Except for that section of Planning Area 11 at Eastbourne Crescent & Bavidge Street where Duplex Dwelling is not a Permitted Use but a Discretionary Use and is subject to Section 5.8, and at 172 Mundy Pond Road, where Duplex Dwelling is not a Permitted Use) (except for the properties at 591-609 Southside Road) **(2002-11-15)(2012-09-13)(2015-06-12)**
- (e) Home Office (subject to Section 7.9) (except for the properties at 591-609 Southside Road) **(1997-08-08)(2015-06-12)**
- (f) Semi-Detached Dwelling (Except for that section of Planning Area 11 at Eastbourne Crescent & Bavidge Street where Semi-Detached Dwelling is not a Permitted Use but a Discretionary Use and is subject to Section 5.8) (except for the properties at 591-609 Southside Road) **(2002-11-15)(2015-06-12)**
- (g) Single Detached Dwelling (see Section 10.4.3(5) - Zone Requirements where the application site is located in that section of Planning Area 11 at Eastbourne Crescent & Bavidge Street) **(2002-11-15)**
- (h) Subsidiary Apartment (except for the properties at 591-609 Southside Road) **(2015-06-12)**
- (i) Townhousing (Except for that section of Planning Area 11 at Eastbourne Crescent & Bavidge Street where Townhousing is not a Permitted Use but a Discretionary Use and is subject to Section 5.8; and Planning Area 13 - Shea Heights, where Townhousing is not a Permitted Use; and that section of Planning Area 2 - land located between Quidi Vidi Village Road and Cuckhold's Cove Road, west of Quidi Vidi Village and known as the Connor's Estate and Clarke Estate, where Townhousing is not a Permitted Use and at 172 Mundy Pond Road where Townhousing is not a Permitted Use. (except for the properties at 591-609 Southside Road) **(2001-11-09) (2002-11-15)(2003-10-17)(2012-09-13)(2014-09-26)(2015-06-12)**

R2

Recreational:

- (j) Park (except for the properties at 591-609 Southside Road) (2015-06-12)

Other

- (k) Family Home Child Care Service (subject to Section 7.6) (except for the properties at 591-609 Southside Road) (2004-05-14) (2015-06-12)

10.4.2 Discretionary Uses (subject to Section 5.8)

- (a) Adult Day Care Facility (subject to Section 7.3) (except for the properties at 591-609 Southside Road) (2015-06-12)
- (b) Day Care Centre (subject to Section 7.6) (except for the properties at 591-609 Southside Road) (2015-06-12)
- (c) Heritage Use (except for the properties at 591-609 Southside Road) (2015-06-12)
- (d) Home Occupation (subject to Section 7.8) (except for the properties at 591-609 Southside Road) (2015-06-12)
- (e) Multiple Dwelling not exceeding 6 Dwelling Units (subject to Section 10.4.3(8) (except for the properties at 591-609 Southside Road) (2010-03-05) (2015-06-12)
- (f) Parking Lot (subject to Section 7.13) (except for the properties at 591-609 Southside Road) (2015-06-12)
- (g) Planned Unit Development (subject to Section 5.10.3) (except for the properties at 591-609 Southside Road) (2015-06-12)
- (h) Private Park (except for the properties at 591-609 Southside Road) (2007-10-05) (2015-06-12)
- (i) Public Utility(except for the properties at 591-609 Southside Road) (2015-06-12)
- (j) Residential Retail Store (subject to Section 7.17) (except for the properties at 591-609 Southside Road) (1995-06-09)(2015-06-12)

10.4.3 Zone Requirements

The following requirements shall apply to:

- (1) Bed and Breakfast:(subject to Section 7.27) (2008-01-25)

The same requirements as established for the Dwelling types in this Zone. (1998-10-23)

- (2) Boarding or Lodging House:

The same requirements as established for the Dwelling types in this Zone.

- (3) Duplex Dwelling:

- | | | | |
|-----|--------------------------------------|--------------------|--------------|
| (a) | Lot Area (minimum) | 510 m ² | |
| (b) | Lot Frontage (minimum) | 17 m | |
| (c) | Building Line (minimum) | 6 m | |
| (d) | Side Yards (minimum) | Two of 1.2 m | (1994-11-04) |
| (e) | Side Yard on Flanking Road (minimum) | 6 m | |
| (f) | Rear Yard (minimum) | 6 m | |

(4) Semi-Detached Dwelling:

(a)	Lot Area (minimum)	270 m ² per Dwelling Unit	(1997-03-07)
(b)	Lot Frontage (minimum)	18 m; 9 m per unit	
(c)	Building Line (minimum)	6 m	
(d)	Side Yards (minimum)	Two of 1.2 m	(1994-11-04)
(e)	Side Yard on Flanking Road (min.)	6 m	
(f)	Rear Yard (minimum)	6 m	

(5) Single Detached Dwelling:

(a)	Lot Area (minimum)	350 m ²	(1994-11-04)
(b)	Lot Frontage (minimum)	12 m	(1994-11-04)
(c)	Building Line (minimum)	6 m	
(d)	Side Yards (minimum)	Two of 1.2 m	(1994-11-04)
(e)	Side Yard on Flanking Road (min.)	6 m	
(f)	Rear Yard (minimum)	6 m	
(g)	Landscaping Front Yard	At least 50% of the Front Yard shall be landscaped. However, the Director of Building and Property Management, or designate, may vary this requirement where, in his/her opinion, it is deemed to be warranted and desirable. (2004-04-08)	

Note: If the application site is located in that section of Planning Area 11 at Eastbourne Crescent & Bavidge Street then development of Single Detached Dwellings must be in accordance with the Residential Low Density (R1) Zone Requirements for Single Detached Dwellings as follows: (2002-11-15)

(a) Lot Area (minimum)	450 m ²
(b) Lot Frontage (minimum)	15 m
(c) Building Line (minimum)	6 m
(d) Side Yards (minimum)	Two of 1.2 m
(e) Side Yard on Flanking Road (min.)	6 m
(f) Rear Yard (minimum)	6 m
(g) Landscaping Front Yard	At least 50% of the Front Yard shall be landscaped. However, the Director of Building and Property Management, or a designate, may vary this requirement where, in his/her opinion, it is deemed to be warranted and desirable. (2004-04-08)

(6) Townhousing:

(a)	Lot Area (minimum)	180 m ² per Dwelling Unit	
(b)	Lot Frontage (minimum)	6m per Dwelling Unit	(1994-11-04)
(c)	Building Line (minimum)	0 m	
(d)	Side Yard for End Unit Townhouses (min.)	1.2 metres	(2002-07-05)
(e)	Side Yard on Flanking Road (min.)	3 m	
(f)	Rear Yard (minimum)	6 m	

(7) Day Care Centre in a non-residential Building:

(a)	Lot Size (minimum)	450 m ²	
(b)	Lot Frontage (minimum)	15 m	
(c)	Landscaping on Lot (minimum)	Subject to Section 8.5.1	(1998-09-11)

R2

(8) Multiple Dwelling

- (a) Maximum # of Dwelling Units: 6
- (b) Minimum Density: 90m² Lot Area per Dwelling Unit
- (c) Minimum Lot Frontage: 6 metres per Ground Floor Dwelling unit
- (d) Maximum Building Height: 3 storeys
- (e) Building Line (minimum): 6 metres
- (f) Rear Yard (minimum): 6 metres
- (g) Side Yards (minimum): Two of 1.2 metres
- (h) Side Yard on Flanking Road (min.): 6 metres
- (i) Off-Street Parking Spaces (min.): 1 space per Dwelling Unit
- (j) Landscaping Front Yard: At least 40% of the Front Yard shall be landscaped.
However, the Director of Building and Property
Management or a designate may vary this requirement
where, in his/her opinion, it is deemed
warranted and desirable. (2010-03-05)

10.12 APARTMENT LOW DENSITY (A1) ZONE

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

10.12.1 Permitted Uses

Notwithstanding the following, the only Permitted Use allowed on property situate at Civic #640-642 Empire Avenue (Parcel ID# 36337-38135) shall be a Seniors' Apartment Building (subject to Section 7.18). **(2013-03-29)**

Residential:

- (a) Accessory Building (subject to Section 8.3.6) **(1995-06-09)**
- (b) Apartment Building
- (c) Home Office (subject to Section 7.9) **(1997-08-08)**
- (d) Seniors' Apartment Building (subject to Section 7.18)
- (e) Townhousing

Recreational:

- (f) Park

Other:

- (g) Day Care Centre (subject to Section 7.7)
- (h) Personal Care Home **(2017-10-06)**

10.12.2 Discretionary Uses (subject to Section 5.8)

- (a) Adult Day Care Facility (subject to Section 7.3)
- (b) Convenience Store in Apartment Building (subject to Section 7.5)
- (c) Home Occupation (subject to Section 7.8)
- (d) Parking Lot (subject to Section 7.13)
- (e) Planned Unit Development (subject to Section 5.10.3)
- (f) Private Park **(2007-10-05)**
- (g) Public Utility
- (h) Service Shop (subject to Section 7.19) **(1995-06-09)**
- (i) Uses Complementary to an Apartment Building **(2003-08-22)**
- (j) Uses Complementary to a Seniors' Apartment Building (subject to Section 7.18) **(2007-02-09)**
- (k) Semi-Detached Dwelling

10.12.3 Zone Requirements

The following requirements shall apply to :

- (1) Apartment Building:
 - (a) Lot Area (minimum) 750 m²
 - (b) Lot Frontage (minimum) 20 m
 - (c) Lot Coverage (maximum) 35%
 - (d) Floor Area Ratio (maximum) 1.0
 - (e) Density (maximum) Not more than 1 Dwelling Unit per 120 m² of Lot Area

- | | | |
|-----|--|--|
| (f) | Building Height (max.) | 3 Storeys (not exceeding 12m) except for the property at Civic Number 70 Freshwater Road (and referred to as the former Murphy Estate) and the property at Civic Number 421-425 Main Road where the maximum building height is limited to two (2) storeys (not exceeding 8 metres). (2007-02-09) (2007-07-27) |
| (g) | Building Line (minimum) | 7 m |
| (h) | Side Yards (minimum) | 1 m per Storey |
| (i) | Side Yard on Flanking Road (min.) | 6 m |
| (j) | Rear Yard (minimum) | 6 m |
| (k) | Landscaping on Lot (minimum) | 35% |
| (l) | Number of Parking Spaces Per Dwelling Unit (minimum) | 1.2 |

(2) Townhousing:

- | | | | |
|-----|---|--------------------------------------|---------------------|
| (a) | Lot Area (minimum) | 180 m ² per Dwelling Unit | |
| (b) | Lot Frontage (minimum) | 6 m per Dwelling Unit | |
| (c) | Building Line (minimum) | 0 m | |
| (d) | Side Yard for End Unit Townhouses (min) | 1.2 metres | (2002-07-05) |
| (e) | Side Yard on Flanking Road (minimum) | 6 m | |
| (f) | Rear Yard (minimum) | 7 m | |

(3) Personal Care Home:

(2017-10-6)

- | | | |
|-----|--------------------------------------|-------------------------------|
| (a) | Lot Area (minimum) | 750m ² |
| (b) | Lot Frontage (minimum) | 20m |
| (c) | Lot Coverage (maximum) | 35% |
| (d) | Building Height (maximum) | 3 Storeys (not exceeding 12m) |
| (e) | Building Line (minimum) | 7m |
| (f) | Side Yard (minimum) | 1m per Storey |
| (g) | Side Yard on Flanking Road (minimum) | 6m |
| (h) | Rear Yard (minimum) | 6m |
| (i) | Landscaping on Lot (minimum) | 35%” |

(4) Semi-Detached Dwelling:

(2017-12-29)

- | | | |
|-----|--------------------------------------|-------------------------------------|
| (a) | Lot Area (minimum) | 270m ² per Dwelling Unit |
| (b) | Lot Frontage (minimum) | 18m; 9m per Dwelling Unit |
| (c) | Building Line (minimum) | 0m |
| (d) | Side Yards (minimum) | Two of 1.2m |
| (e) | Side Yard on Flanking Road (minimum) | 6m |
| (f) | Rear Yard (minimum) | 6m” |