

INST

PIPPY PARK

SUBJECT PROPERTY

WESTERLAND RD

7

6

1

INST

LAMB'S LANE

20

INST

ELIZABETH AVE

283

285

287

289 R1

291

293

310

9

CITY OF ST. JOHN'S

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

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**TERMS OF REFERENCE  
LAND USE ASSESSMENT REPORT (LUAR)  
APPLICATION FOR APARTMENT BUILDINGS AT  
6 LAMBE'S LANE  
PROPONENT: WERKLIV**

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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;
  - Proposed upgrades to Lambe's Lane;
  - Proximity of the building to property lines and identify setbacks;
  - Identify width of the access between the buildings;
  - Identify any setbacks of higher storeys from lower storeys (if applicable);
  - Identify any encroachment over property lines (if applicable);
  - Identify the height of the buildings;
  - 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
- Provide a Legal Survey of the property.

**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).
  - Consideration should be given to tree preservation and incorporating existing trees into future site development. Indicate through a tree plan/inventory which trees will be preserved.
- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.
- Identify any additional street-level elements, such as weather protection measures at entrances, street furniture, etc.

**F. Snow Clearing/Snow Storage**

- Provide information on any snow clearing/snow removal operations. Onsite snow storage areas must be indicated.

**G. Off-street Parking and Site Access**

- Identify the number and location of bicycle parking to be provided.
- Identify if there will be onsite carshare, taxi, pick-up/drop-off, or other vehicle space.
- Identify how vehicle circulation will be managed during move-in move-out periods.
- Indicate if there will be transit pass arrangements.
- Identify the location of all access and egress points, including pedestrian access.
- Provide a minimum 6.0m buffer between the property boundary and any onsite curb/structure.
- Provide pedestrian connection to the north side of the Aquarena.
- Indicate if access can be provided to the Aquarena parking lot such that emergency access can be improved.
- Indicate how garbage will be handled onsite. The location of any exterior bins must be indicated and access to the bins must be provided.

**H. Municipal Services**

- Provide a preliminary site servicing plan.
- Identify if the building will be sprinklered or not, and location of the nearest hydrant and siamese connections.
- Identify points of connection to existing sanitary sewer, storm sewer and water system.
- Provide the proposed sanitary and storm sewer generation rates.
- 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.



Zwickler Zareski Architecture + Planning

1 Canal Street, Dartmouth NS B2Y 2W1 | 902 266 2941 | greg@zzap.ca

May 8, 2020

Lindsay Lyghtle Brushett, MCIP  
Planner III

Department of Planning, Engineering & Regulatory Services, City of St. John's  
John Murphy Building (City Hall Annex), 4th floor

**Re: Zone Amendment Application for 6 Lambes Lane (PID: 17287)**

Lindsay:

On behalf of our client, Werkliv Inc, ZZap Consulting Inc. is pleased to submit this Planning application for a proposed multi-unit residential project in Saint John's NL. To support this application submission, the following materials are enclosed.

- Site Plan & Renderings
- Application fee – paid with credit card
- Werkliv intro package & brief portfolio

**Summary of Development Proposal**

Werkliv is seeking to develop a new residential project that aims to cater to the diverse student population in St. John's. The demand for high quality living options for 2nd and 3rd year students is high. Affordable furnished rentals this close to campus is tough to find. We believe students are looking for more options. Many are currently living in the basements of older homes or a 20-25 minute walk from campus. By building apartments with higher bedroom counts Werkliv densify sites closest to universities. This reduces the

rental pressure on the residential communities closest to campus, relaxing rental inflation and allowing families to move back in.

Our client's intention is to redevelop the lands at 6 Lambes Lane (PID: 17287). These lands are currently zoned Institutional. The development intention for PID: 17287 is to demolish the existing structures and develop approximately 200 units contained within three 6 storey structures.

As such, we request that Council consider the rezoning of the subject property to A3 (Apartment High Density) with an amendment to the zone to allow for a greater Floor Area Ratio (F.A.R), greater residential density, and reduced parking requirements. These amendments are outlined in the "Zone Comparison Table" below.

Zone Comparison Table

Policy	Current Zone Requirements (Institutional)	A-3 Zone Requirements	Proposal Request
Floor Area Ratio	1	2	2.82
Residential Density	N/A	153 units	200 units
Front Setbacks	6 metres	6m	6m
Side Setback	1 metre per storey (6m max)	1 metre per storey (6m max)	6m
Rear Setback	6m	6m, plus 1m per storey over 6 storeys	6m
Parking Spaces per unit	N/A	1.25	0
Maximum Height	3 storeys	10 storeys	6 storeys
Lot Coverage	50%	40%	35%

## Site Context

### *Location*

The subject site is located at 6 Lambes Lane with a total land area of approximately 2.27 acres (9,194sm). The site is currently zoned Institutional (INST) under the existing St. John's Municipal Plan and Development Regulations. The site is immediately surrounded by uses accessory to Memorial University (MUN), and most of the surrounding lands are under the University's purview. To the east, the subject property abuts The Works: Aquarena, and St. Augustine's Church. To the south and west, the site is adjacent to MUN's alumni engagement office and other university facilities. The CBC building and a MUN parking lot are situated to the north of the subject property.

### *Amenities*

The subject property is well serviced by a number of amenities. Multiple churches, St. Andrew's Elementary School, and Prince of Wales Collegiate High School are all within a block of the subject site. Looking further, Memorial University's recreation facilities, classrooms, and Health Sciences Centre are all located within a 10-minute walk of the site.

### *Onsite Parking*

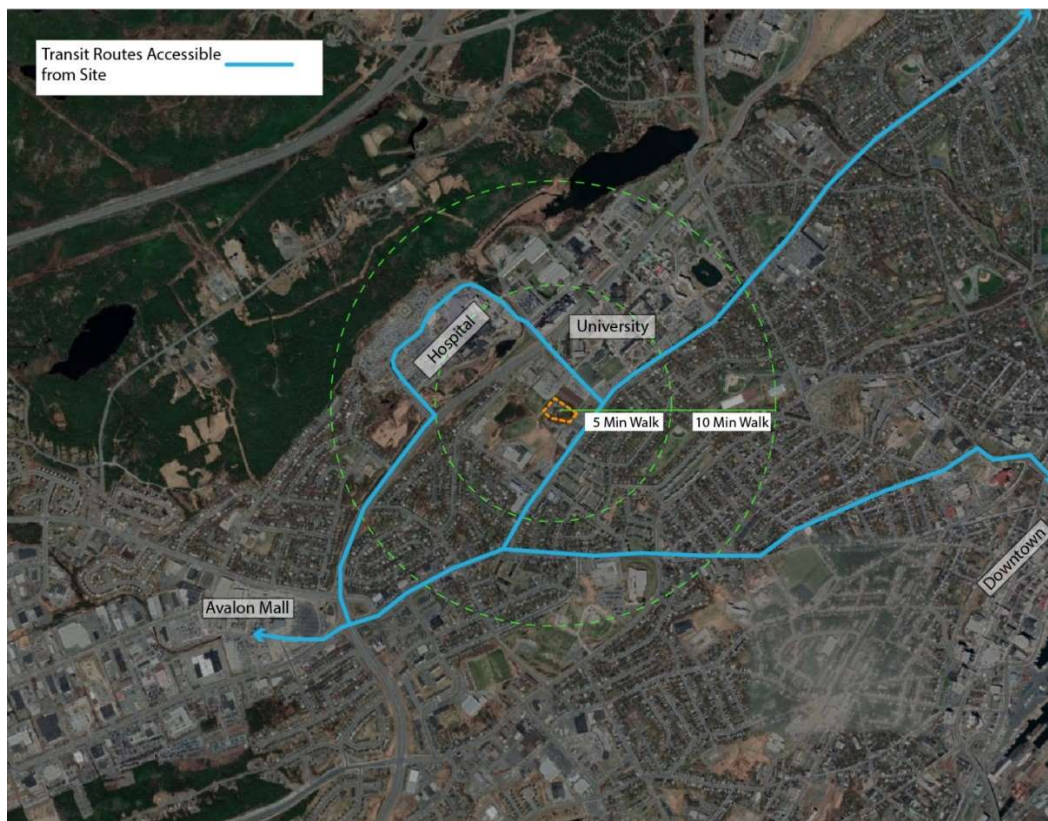
As discussed in preliminary meetings with City staff, we are requesting a minimum parking ratio of zero. Earlier discussion and emails confirmed that the city staff are in agreement that a parking requirement is not necessary for this location. This is based on:

1. The ideal site location.
2. Werkliv's experience with other similar projects.
3. Surrounding transit routes.
4. Gen Z culture around car ownership.

Our experience indicates that a successful student residential facility located this close to amenities is sought after by the student population, thereby reducing their dependence on automobile ownership.

### *Transit*

The subject site is well serviced by 3 transit routes. The number 2, number 5, and number 10. The combination of these three lines provides transit service between the Village Mall, Avalon Mall, Downtown Saint John's, and Memorial University. The proximity to transit further increases the number of amenities easily accessible from the site.



## Planning Rationale

The existing municipal plan has been in place since 2003 and does not contemplate non-institutional uses on this site. The upcoming Envision St. John's plan also does not contemplate non-institutional uses on this site given the existing residential/office use has been there for so long.

While there is no direct contemplation for residential uses in existing policy, there are several general and residential policies in the Municipal Plan that contemplate the way in which Council should consider new residential development. These are outlined in the table below:

	Policy	Applicability to Proposal
1. General Policies		
1.2.1 Development in Serviced Areas	The City shall encourage new development and redevelopment in areas serviced with municipal water and sewer extending existing networks in adjacent areas where capacity is sufficient but, especially, emphasizing opportunities within currently serviced areas where existing systems can accommodate increased density or infill.	The current office use is serviced with a residential sized lateral to the rear of the property. As part of the development proposal, properly sized services will be upgraded and extended into the site.
1.2.2 Development Density	The City shall encourage increased density in all areas where appropriate.	The proposed site is an ideal candidate for increased density. The site is well serviced by several amenities including, groceries, schools, and recreation facilities. This coupled with transit routes for access to further services and amenities. Increased density on this site also poses little impact on the surrounding existing residential uses. The site is primarily abutted by institutional and recreational lands and separated from the nearest residential uses by a major collector road.

1.2.3 Residential Development	The City shall:	
1.2.3.1	increase densities in residential areas where feasible and desirable from a general planning and servicing point of view;	From a general planning perspective, this proposal is in alignment as it provides a housing typology that is missing within the City, as well as locating residential density in a well serviced area close to the employment/education centre of its intended clientele. The proposed project will be serviced by municipal water and sewer systems.
1.2.3.2	encourage a compatible mix of residential buildings of varying densities in all zones;	The proposal contributes to the overall residential mix of the area by allowing for alternative types of housing tenure.
1.2.3.3	encourage conservation, compact renewal, and infill in the older parts of the City; and	N/A. Proposal is not located in historic part of St. John's
1.2.3.4	minimize sprawl by encouraging large-scale integrated developments in all expansion areas.	N/A site is not located within an expansion area.
1.2.14 Municipal Services in Unserviced Areas	Residential Development shall not be permitted unless adequately serviced with municipal roads, water distribution, sewage disposal, and electrical distribution systems. Where such development is contemplated in unserviced areas, it shall only be permitted after evaluation of the level of municipal services required, and the adequacy of private water and sewage disposal systems provided.	Although the site is not currently serviced with appropriate municipal services, the design team is currently working with the St. Johns Engineering Department to determine the most efficient connection. The option currently under consideration is to upgrade Lambes Lane to include municipal services.

	Development in unserviced areas that are intended to be serviced with municipal water and sewer systems shall be controlled in accordance with a comprehensive development plan for future urban development of the area, to ensure that future urban development shall not be compromised by interim rural development of the area.	
2. Residential Policies		
2.2.5.2	The City, through this Plan and appropriate zoning regulations shall work toward enhancing neighbourhoods by encouraging the development/redevelopment of quality housing within these areas, and as well, capitalizing on any opportunities to diversify same.	This proposal enhances the existing neighbourhood by providing a needed alternative form of housing, diversifying the existing housing stock.
5. Open Space Policies		
5.2.3	Where Institutional lands such as schools or churches have traditionally provided open space or recreation uses and acquisition is determined not to be desirable or feasible, the City shall encourage the provision or open space or recreation use as part of any redevelopment of such lands.	Onsite amenity space will be provided as part of the development project.

Based on the rationale outlined in this letter, we request that Council consider the proposed zone amendment to permit the proposed development on the subject property.

We trust that the enclosed materials satisfy the application requirements, and we look forward to working with Staff, the public and Council throughout the application process. Should you have any questions, comments, or concerns with regards to this application, please do not hesitate to contact the undersigned.

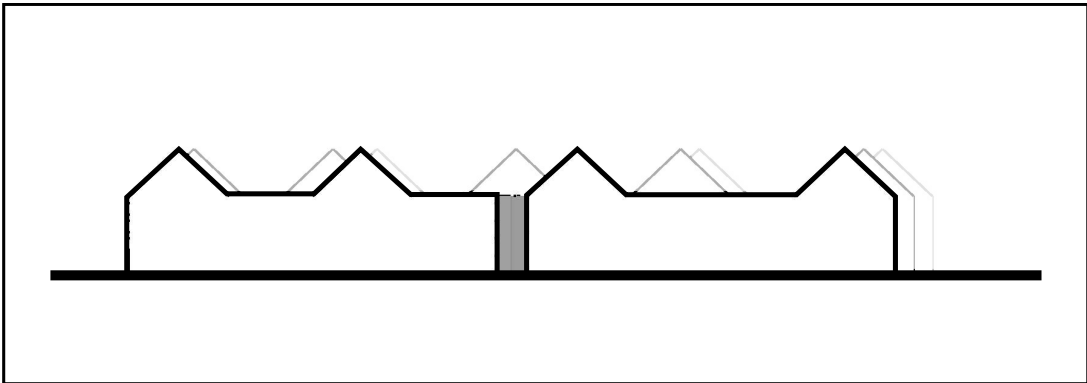
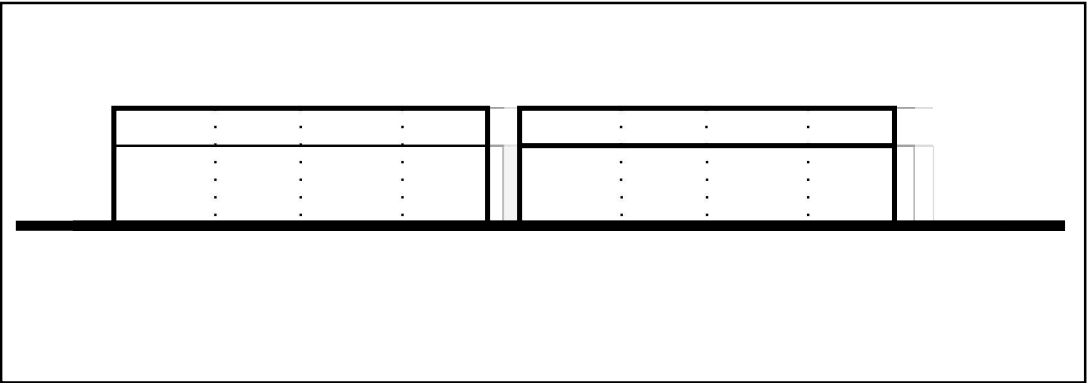
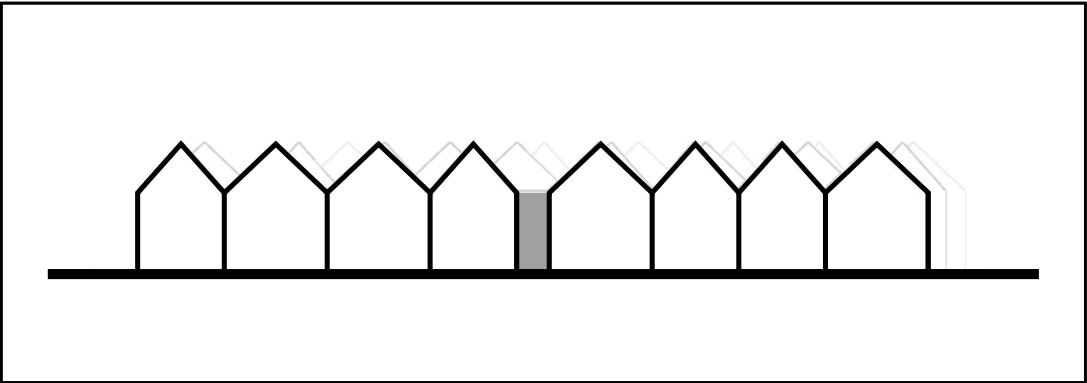
Sincerely,

  
Greg Zwicker, MCIP, LPP

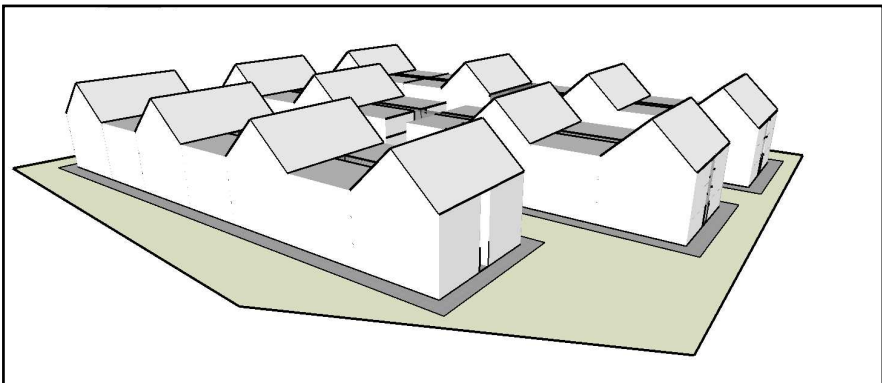
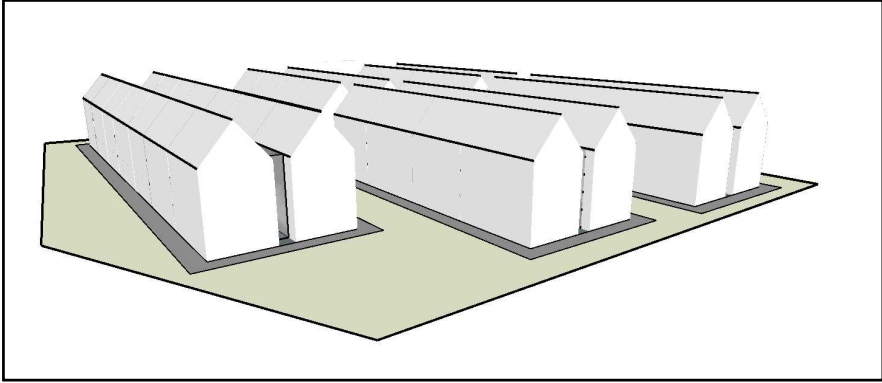
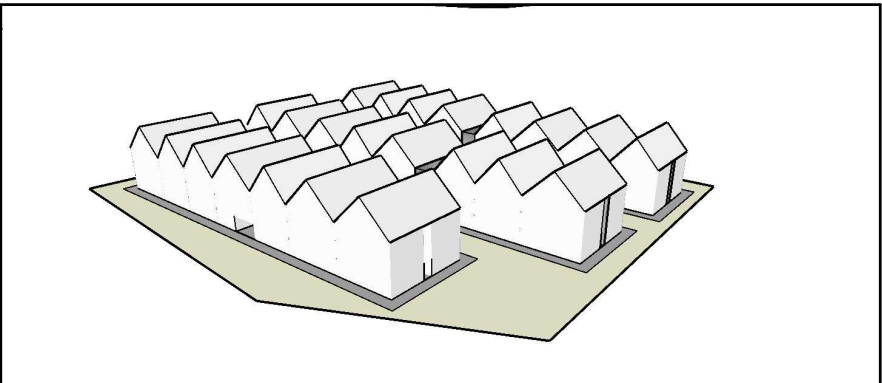
# INTENT

The Altantic Canadian vernacular, celebrated in NFLD in particular, has a strong focus on simple forms and strong roof lines. There is a historic building culture of simple, useful and . We began our design process by studying the various housing forms of the area, and creating a series of “building blocks” which can be arranged many ways to form this new community. Some of these examples are shown below.

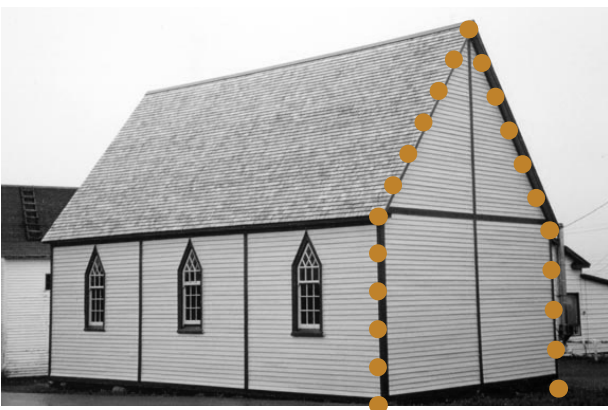
## FORM

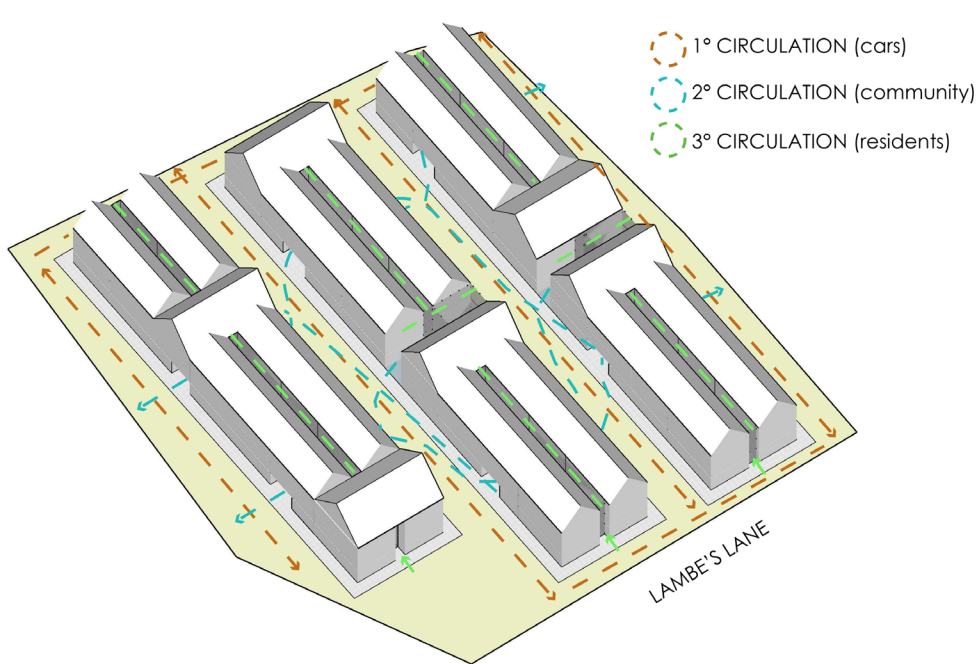


## MASS



## INSPIRATION

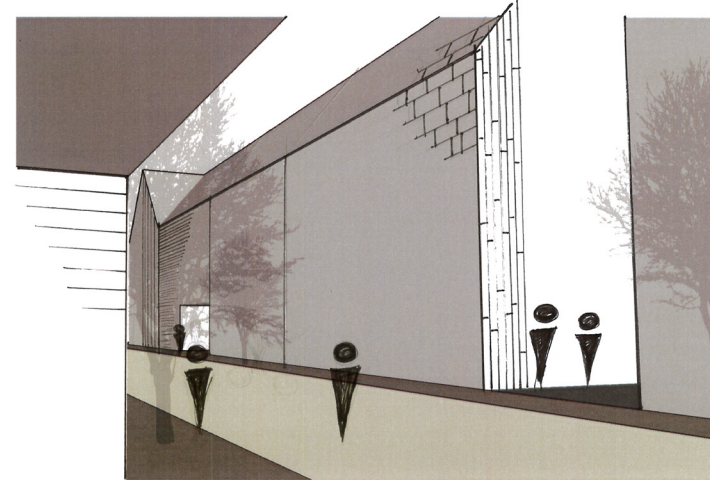




## FLOW

Primary circulation: the large laneways created between rows for users as well as emergency vehicles. Green space, Activity.  
Secondary circulation: punctures in mass of buildings to allow users to cut through space and move more naturally. Avoid feeling of being in a barracks.  
Tertiary: Internal circulation in buildings, central core for efficient use of space and shared exits. Central break in longer building to meet exiting needs.

## MATERIALS



The consistent plane allows the changing of material textures/orientation to be noticeable details. Changing the textures creates variety as one walks down the streets.

The breaks in the rows and pass through spaces create moments to view into the other streets and places for community interaction. Increasing the walkability of the community using interesting textures and materials at the human scale, will help to eliminate the feeling of institutional housing.

## INSPIRATION

Keeping the main form of the building simple, with minimal changes in the plane, will simplify construction and keep consistency in the unit layouts, allowing the idea of modular building to be more easily explored.

Using the pedestrian laneway as a green space fosters meeting and connection between the residents.

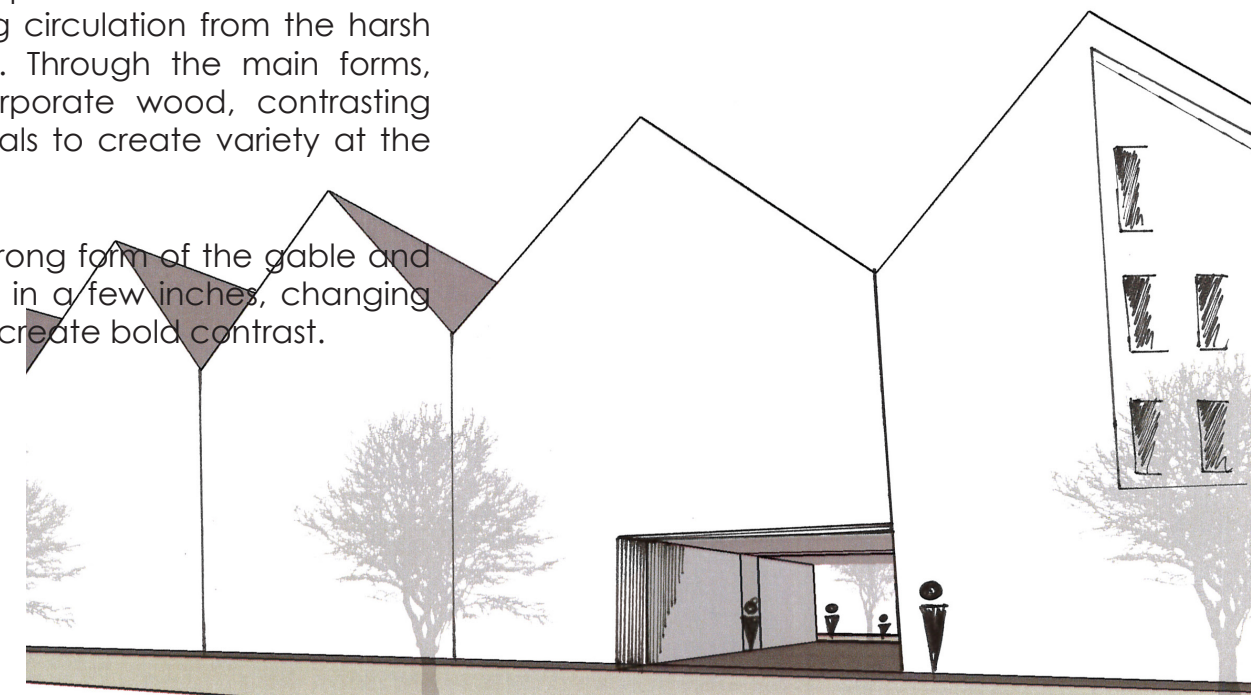
Playing with window proportions and material tones will transform a long rectangular building into smaller "houses".



## CONTRAST

Pass throughs reminiscent of entry wind-breaks consistent with the typology of the area. These will protect the entries into the internal building circulation from the harsh NFD elements. Through the main forms, they can incorporate wood, contrasting colours, or metals to create variety at the human level.

Play with the strong form of the gable and set the facade in a few inches, changing the material to create bold contrast.



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LAMBE'S LANE  
PRELIMINARY CONCEPT DESIGN

INITIAL DESIGN STUDY

THIS DRAWING IS NOT INTENDED TO BE USED FOR CONTRACT PRICING OR FABRICATION PURPOSES. ALL CONTENT IS SUBJECT TO CHANGE

A-2

0 5.08.2020



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## LAMBE'S LANE

PRELIMINARY CONCEPT DESIGN

CONCEPTUAL RENDER - AERIAL

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A-3

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## LAMBE'S LANE

PRELIMINARY CONCEPT DESIGN

## CONCEPTUAL RENDER - PEDESTRIAN

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A-4

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# SITE ANALYSIS

As the conceptual design progresses, all design explorations will follow the same site design requirements with regards to height, lot coverage, building setbacks, etc.

## DESIGN FEATURES

- scale allows for possibility of wood construction
- 3 buildings with a mix of 4/5/6 story sections
- opportunity for phased construction
- 3 elevators for barrier free access to all buildings
- break up long building mass into smaller “houses”
- each “house” changes roof slope/material
- pedestrian only within site

PRELIMINARY SITE INFORMATION	
SITE AREA	9,194 M <sup>2</sup>
BUILDING FOOTPRINT	3,260 M2 (35,100 SF)
LOT COVERAGE (%)	35%
GFA	16,770 M2 (180,500SF)
# UNITS	200
BUILDING HEIGHT	6 STOREYS (20M)

