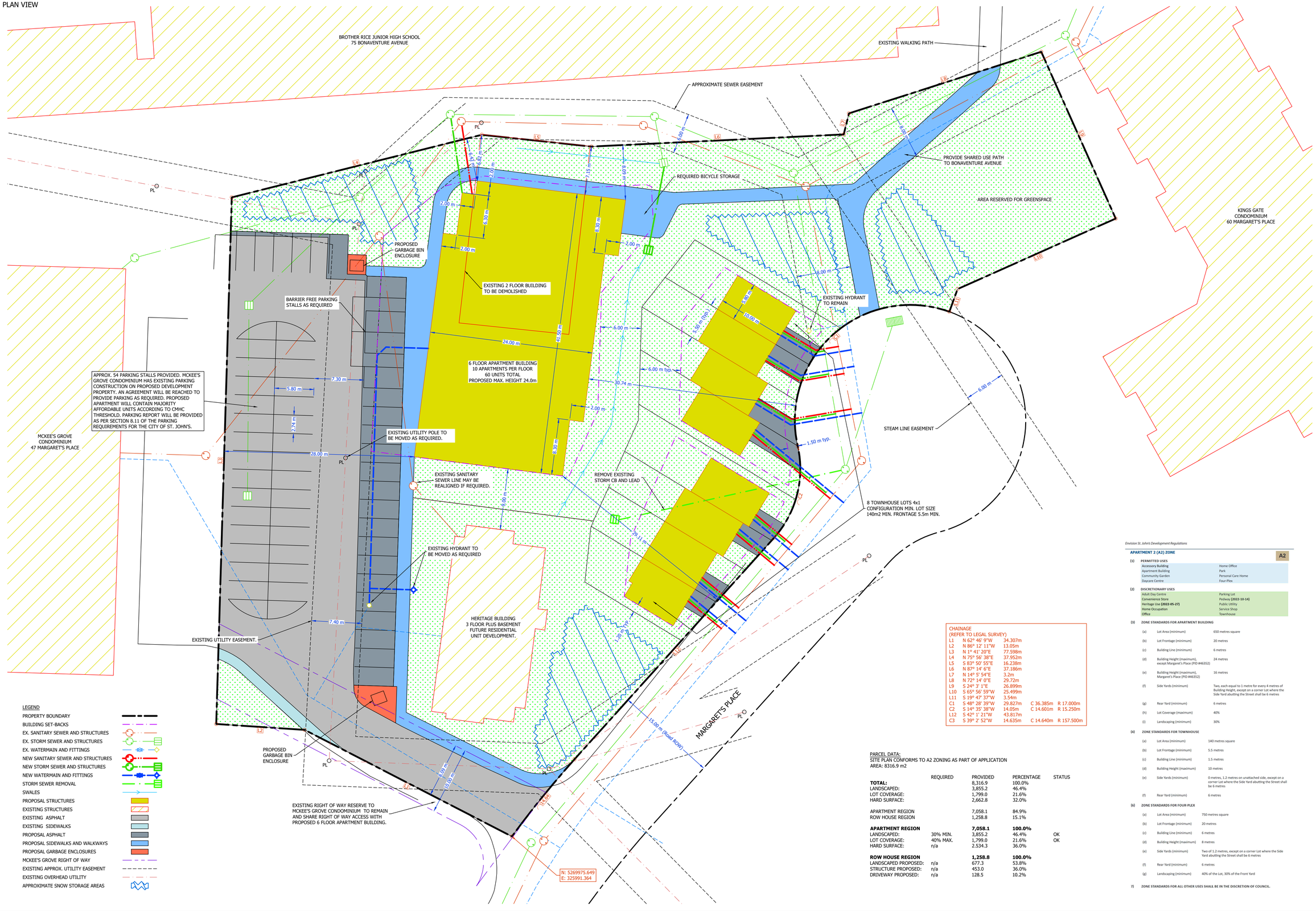
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PLAN VIEW



LEGEND

- PROPERTY BOUNDARY
- BUILDING SET-BACKS
- EX. SANITARY SEWER AND STRUCTURES
- EX. STORM SEWER AND STRUCTURES
- EX. WATERMAIN AND FITTINGS
- NEW SANITARY SEWER AND STRUCTURES
- NEW STORM SEWER AND STRUCTURES
- NEW WATERMAIN AND FITTINGS
- STORM SEWER REMOVAL
- SWALES
- PROPOSAL STRUCTURES
- EXISTING STRUCTURES
- EXISTING ASPHALT
- EXISTING SIDEWALKS
- PROPOSAL ASPHALT
- PROPOSAL SIDEWALKS AND WALKWAYS
- PROPOSAL GARBAGE ENCLOSURES
- MCKEE'S GROVE RIGHT OF WAY
- EXISTING APPROX. UTILITY EASEMENT
- EXISTING OVERHEAD UTILITY
- APPROXIMATE SNOW STORAGE AREAS

CHAINAGE
(REFER TO LEGAL SURVEY)

L1	N 62° 46' 9"W	34.307m		
L2	N 86° 12' 11"W	13.05m		
L3	N 1° 41' 20"E	77.598m		
L4	N 75° 56' 38"E	37.952m		
L5	S 83° 50' 55"E	16.238m		
L6	N 87° 14' 6"E	37.186m		
L7	N 14° 5' 54"E	3.2m		
L8	N 72° 14' 0"E	29.72m		
L9	S 24° 3' 1"E	26.899m		
L10	S 65° 56' 59"W	25.499m		
L11	S 19° 47' 37"W	3.54m		
C1	S 48° 28' 39"W	29.827m	C 36.385m	R 17.000m
C2	S 14° 35' 38"W	14.05m	C 14.601m	R 15.250m
L12	S 42° 1' 21"W	43.817m		
C3	S 39° 2' 52"W	14.635m	C 14.640m	R 157.500m

PARCEL DATA:
SITE PLAN CONFORMS TO A2 ZONING AS PART OF APPLICATION
AREA: 8316.9 m2

	REQUIRED	PROVIDED	PERCENTAGE	STATUS
TOTAL:		8,316.9	100.0%	
LANDSCAPED:		3,855.2	46.4%	
LOT COVERAGE:		1,799.0	21.6%	
HARD SURFACE:		2,662.8	32.0%	
APARTMENT REGION		7,058.1	84.9%	
ROW HOUSE REGION		1,258.8	15.1%	
APARTMENT REGION		**7,058.1**	**100.0%**	
LANDSCAPED:	30% MIN.	3,855.2	46.4%	OK
LOT COVERAGE:	40% MAX.	1,799.0	21.6%	OK
HARD SURFACE:	n/a	2,534.3	36.0%	
ROW HOUSE REGION		**1,258.8**	**100.0%**	
LANDSCAPED PROPOSED:	n/a	677.3	53.8%	
STRUCTURE PROPOSED:	n/a	453.0	36.0%	
DRIVEWAY PROPOSED:	n/a	128.5	10.2%	

Envision St. John's Development Regulations

APARTMENT 2 (A2) ZONE — A2

(1) **PERMITTED USES**

Accessory Building	Home Office
Apartment Building	Park
Community Garden	Personal Care Home
Daycare Centre	Four-Plex

(2) **DISCRETIONARY USES**

Adult Day Centre	Parking Lot
Convenience Store	Podway **(2022-05-27)**
Heritage Use **(2022-05-27)**	Public Utility
Home Occupation	Service Shop
Office	Townhouse

(3) **ZONE STANDARDS FOR APARTMENT BUILDING**

(a)	Lot Area (minimum)	650 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum), except Margaret's Place (PID #46352)	24 metres
(e)	Building Height (maximum), Margaret's Place (PID #46352)	16 metres
(f)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(g)	Rear Yard (minimum)	6 metres
(h)	Lot Coverage (maximum)	40%
(i)	Landscaping (minimum)	30%

(4) **ZONE STANDARDS FOR TOWNHOUSE**

(a)	Lot Area (minimum)	140 metres square
(b)	Lot Frontage (minimum)	5.5 metres
(c)	Building Line (minimum)	1.5 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	0 metres, 1.2 metres on unattached side, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(6) **ZONE STANDARDS FOR FOUR-PLEX**

(a)	Lot Area (minimum)	750 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Landscaping (minimum)	40% of the Lot, 30% of the Front Yard

7) **ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.**

Stage Zero Consulting
19 Turnberry St.
St. John's NL

NOTES:
1. Zoning based on A2 permitted use schedule in 2023 Engage Development Regulations from the City of St. John's.
2. Services are based on acquired as-built data. Detailed design will confirm all underground service locations and easements.
3. See Newfoundland Land Surveyors Ltd. file 23-6628 dated 2023-0 for legal property boundary information.
4. McKee's and Proposed Apartment shared parking lot meets city turning movement standards. Fire truck turning movements to be made in Margaret's Place.
5. Accessible parking spaces will be calculated during LUAR phase of development with parking report.

57 Margaret's Place Development
Stonemount Entreprieses

City of St. John's

Site Plan

PN: P-230526	-
M Russell	Rev: 1
Date: 2023/07/17	C-01
SCALE: 1:250	