

Decision Note

Title: 366-374 Empire Avenue – REZ2600001

Date Prepared: February 9, 2026

Report To: Committee of the Whole

Councillor and Role: Councillor Tom Davis, Planning

Ward: Ward 4

Decision/Direction Required:

To consider rezoning 366-374 Empire Avenue from the Residential 3 (R3) Zone to the Apartment 1 (A1) Zone for a Cluster Development (Apartment Buildings).

Discussion – Background and Current Status:

The City has received an application to rezone land at 366-374 Empire Avenue from the Residential 3 (R3) Zone to the Apartment 1 (A1) Zone for a Cluster Development comprised of Apartment Buildings. The applicant is proposing to develop six buildings with a total of 54 units. The land is within the Residential District of the Envision St. John's Municipal Plan, so a Municipal Plan amendment is not required. A preliminary site plan is attached, however more information is required before staff can fully review the application.

This site was previously rezoned from A1 to R3 in 2023 for a cul-de-sac development that did not proceed. The property owner is now seeking the A1 Zone for Apartment Buildings. A public street is no longer proposed. The Apartment Buildings will have a parking lot and will be entirely privately-owned land.

Alignment with Envision St. John's Municipal Plan

The Municipal Plan sets policies to increase density in existing neighbourhoods and encourage a variety of housing forms. The following policies are from Section 4.1 of the Plan:

1. Support the implementation of the City's Affordable Housing Strategy, 2019- 2028.
2. Enable a range of housing to create diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached, townhousing, medium- and higher density and mixed-use residential developments.
3. Promote a broad range of housing choice for all ages, income groups, and family types by supporting the development of housing that is appropriate, accessible and affordable for low-income and moderate-income households.

Further, within the Residential Land Use District, Policy 8.4.1 enables that Council shall establish low, medium and high-density residential land use zones that consider a variety of residential forms. Policy 8.4 also states:

2. Recognize and protect established residential areas. Support the retention of existing housing stock, with provision for moderate intensification, in a form that respects the scale and character of the neighbourhood.
3. Support neighbourhood revitalization, redevelopment and residential infill that contributes to the livability and adaptability of established neighbourhoods, is sensitive to existing development and is economically viable for a range of socio-economic groups.
5. New development should be complementary to existing adjacent neighbourhoods in scale, form, massing, style and materials, and will incorporate design elements that create a transition between the new and existing development.

The site is vacant land. The proposed development will increase density in a way that blends with the existing neighbourhood. This area of Empire Avenue has a mix of apartment buildings, single detached houses and commercial uses. The maximum height permitted within the A1 Zone is 14 metres which can blend with the surrounding area.

Land Use Report

Section 4.9(2)(a) of the Development Regulations requires a land use report (LUR) for rezonings. The applicant has provided an initial site plan but additional information is required before staff can fully evaluate the proposal. Draft terms of reference for an LUR are attached for Council's consideration.

Public Consultation

Should Council consider this amendment and approve the terms of reference for an LUR, the applicant will have to consult with the neighbourhood before submitting the report. Upon receiving an acceptable LUR, the rezoning will be advertised for a public meeting chaired by an independent facilitator.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Neighbouring residents and property owners.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Accessibility considerations will be taken into account during review of the site plan.
7. Legal or Policy Implications: A map amendment (rezoning) to the Development Regulations is required.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Engagement will be carried out in accordance with Section 4.8 of the Development Regulations. A public meeting will be held at a later date.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

Recommendation:

That Council consider rezoning 366-374 Empire Avenue from the Residential 3 (R3) Zone to the Apartment 1 (A1) Zone for a Cluster Development. Further, that Council approve the attached land use report (LUR) terms of reference for 366-374 Empire Avenue and upon receiving a satisfactory LUR, that the application be advertised and referred to a public meeting chaired by an independent facilitator.

Prepared by: Ann-Marie Cashin, MCIP, Planner III

Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	366-374 Empire Avenue - REZ2600001.docx
Attachments:	- 366-374 Empire Avenue - Aerial.pdf - R3 and A2 Zone Tables.pdf - 366-374 Empire Avenue - Preliminary Site Plan.pdf - TOR - 366-374 Empire Avenue February 9, 2026.pdf
Final Approval Date:	Feb 11, 2026

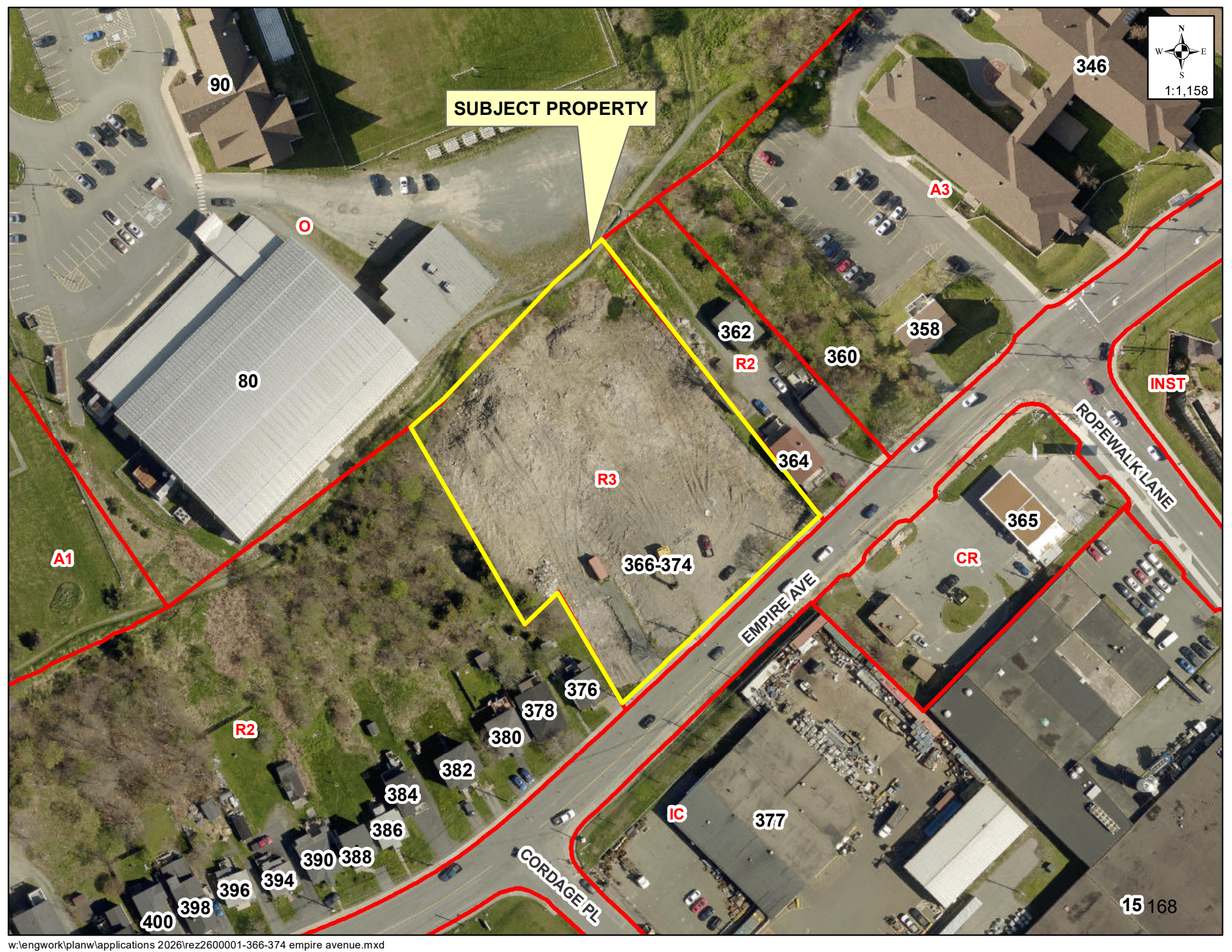
This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Feb 11, 2026 - 1:13 PM

Jason Sinyard - Feb 11, 2026 - 1:20 PM



SUBJECT PROPERTY



RESIDENTIAL 3 (R3) ZONE**R3****(1) PERMITTED USES**

Accessory Building	Lodging House
Apartment Building, maximum of 6 Dwelling Units (2024-07-19)	Park
Backyard Suite (2024-07-19)	Semi-Detached Dwelling
Bed and Breakfast	Single Detached Dwelling
Cluster Development, maximum of 6 Dwelling Units (2024-07-19)	Subsidiary Dwelling Unit
Community Garden	Tiny Home Dwelling
Duplex (2024-07-19)	Townhouse
Family Child Care Service (2024-03-15)	Townhouse Cluster, maximum of 6 Dwelling Units (2024-07-19)
Four-Plex	Triplex (2024-07-19)
Home Office	

(2) DISCRETIONARY USES

Adult Day Centre	Personal Care Home
Child Care Centre (2024-03-15)	Pocket Neighbourhood (2024-07-19)
Heritage Use	Public Utility
Home Occupation	Residential Retail Store
Office	Service Shop
Parking Lot	

(3) ZONE STANDARDS FOR SINGLE DETACHED DWELLING

(a)	Lot Area (minimum)	300 metres square
(b)	Lot Frontage (minimum)	10 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	9 metres (2024-07-19)
(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)	4.5 metres

(4) ZONE STANDARDS FOR DUPLEX (2024-07-19)

(a)	Lot Area (minimum)	350 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	10 metres (2024-07-19)
(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)	4.5 metres

(5) ZONE STANDARDS FOR SEMI-DETACHED DWELLING

(a)	Lot Area (minimum)	188 metres square
(b)	Lot Frontage (minimum)	7.5 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	10 metres (2024-07-19)
(e)	Side Yards (minimum)	One of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	4.5 metres

(6) ZONE STANDARDS FOR TOWNHOUSE

(a)	Lot Area (minimum)	90 metres square
(b)	Lot Frontage (minimum)	5.5 metres
(c)	Building Line (minimum)	0 metres when located within the Downtown Snow Removal Area (Map 8); 4.5 metres all other locations
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	0 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres and except for end unit where the Side Yard on the unattached side shall be 1.2 metres
(f)	Rear Yard (minimum)	4.5 metres

(7) ZONE STANDARDS FOR TRIPLEX (2026-01-30)

(a)	Lot Area (minimum)	203 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yard (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

(8) ZONE STANDARDS FOR APARTMENT BUILDING (2026-01-30)

(a)	Lot Area (minimum)	90 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres (2024-07-19)
(d)	Building Height (maximum)	10 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)	4.5 metres

(9) ZONE STANDARDS FOR TINY HOME DWELLING (2024-07-19)

- | | | |
|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 116 metres square |
| (b) | Lot Frontage (minimum) | 5.5 metres |
| (c) | Building Line (minimum) | 4.5 metres |
| (d) | Building Height (maximum) | 8 metres |
| (e) | Side Yards (minimum) | Two of 1.2 metres, except on a Corn Lot where the Side Yard abutting the Street shall be 6 metres |
| (f) | Rear Yard (minimum) | 4.5 metres |

(10) ZONE STANDARDS FOR FOUR-PLEX (2026-01-30)

- | | | |
|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 288 metres square |
| (b) | Lot Frontage (minimum) | 18 metres |
| (c) | Building Line (minimum) | 4.5 metres |
| (d) | Building Height (maximum) | 10 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) | 4.5 metres |

(11) STANDARDS FOR TOWNHOUSE CLUSTER (2024-07-19)

- | | | |
|-----|---|------------------------------------|
| (a) | Lot Area (minimum) | 90 metres square per Dwelling Unit |
| (b) | Lot Frontage (minimum) | 14 metres |
| (c) | Building Line (minimum) | 4.5 metres |
| (d) | Minimum Distance Between Townhouse Clusters | 1.2 metres |
| (e) | Side Yard (minimum) | 4.5 metres |
| (f) | Rear Yard (minimum) | 4.5 metres |
| (g) | Building Height (maximum) | 10 metres |
| (h) | Landscaping (minimum) | 30% |

(12) ZONE STANDARDS FOR CLUSTER DEVELOPMENT (2024-07-19)

(a)	Lot Area	Council discretion
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	10 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)	4.5 metres

(13) ZONE STANDARDS FOR POCKET NEIGHBOURHOOD (2024-07-19)

(a)	Lot Area (minimum)	246 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	3 metres
(f)	Rear Yard (minimum)	3 metres
(g)	Landscaping (minimum)	70%
(h)	Walkway Width (minimum)	1 metre

(14) ZONE STANDARDS FOR PERSONAL CARE HOME

(a)	Lot Area (minimum)	650 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres (2024-07-19)
(d)	Building Height (maximum)	10 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)	4.5 metres
(g)	Landscaping (minimum)	30%

(15) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)

APARTMENT 1 (A1) ZONE

A1

(1) PERMITTED USES

Accessory Building	Home Office
Apartment Building	Park
Backyard Suite (2024-07-19)	Personal Care Home
Child Care Centre (2024-03-15)	Semi-Detached Dwelling (2024-07-19)
Cluster Development (2024-07-19)	Townhouse
Community Garden	Townhouse Cluster (2024-07-19)
Family Child Care Service (2024-03-15)	Triplex (2024-07-19)
Four-Plex (2024-07-19)	

(2) DISCRETIONARY USES

Adult Day Centre	Parking Lot
Convenience Store	Pedway (2022-10-14)
Heritage Use (2022-05-27)	Public Utility
Home Occupation	Service Shop
Office	

(3) ZONE STANDARDS FOR APARTMENT BUILDING

(a) Lot Area (minimum)	750 metres square
(b) Lot Frontage (minimum)	20 metres
(c) Building Line (minimum)	6 metres (2024-07-19)
(d) Building Height (maximum)	14 metres (2024-07-19)
(e) 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
(f) Rear Yard (minimum)	6 metres
(g) Lot Coverage (maximum)	35%
(h) Landscaping (minimum)	35%

(4) ZONE STANDARDS FOR CLUSTER DEVELOPMENT (2024-07-19)

(a)	Lot Area	Council discretion
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	14 metres
(e)	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
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum)	35%
(h)	Landscaping (minimum)	35%

(5) ZONE STANDARDS FOR TOWNHOUSE

(a)	Lot Area (minimum)	180 metres square
(b)	Lot Frontage (minimum)	6 metres
(c)	Building Line (minimum)	0 metres (2024-07-19)
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	0 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres and except for the end unit where the Side Yard on the unattached side shall be 1.2 metres
(f)	Rear Yard (minimum)	6 metres

(6) ZONE STANDARDS FOR TRIPLEX (2026-01-30)

(a)	Lot Area (minimum)	252 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yard (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metre
(f)	Rear Yard (minimum)	6 metres

(7) STANDARDS FOR TOWNHOUSE CLUSTER (2024-07-19)

(a)	Lot Area (minimum)	180 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Minimum Distance Between Townhouse Clusters	1.2 metres
(e)	Side Yard (minimum)	6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Building Height (maximum)	10 metres
(h)	Landscaping (minimum)	35%

(8) ZONE STANDARDS FOR PERSONAL CARE HOME

(a)	Lot Area (minimum)	750 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres (2024-07-19)
(d)	Building Height (maximum)	14 metres (2024-07-19)
(e)	Side Yards (minimum)	1 metre per storey, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum)	35%
(h)	Landscaping (minimum)	35%

(9) ZONE STANDARDS FOR FOUR-PLEX (2026-01-30)

- | | | |
|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 324 metres square |
| (b) | Lot Frontage (minimum) | 18 metres |
| (c) | Building Line (minimum) | 6 metres |
| (d) | Building Height (maximum) | 10 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 |

(10) ZONE STANDARDS FOR A SEMI-DETACHED DWELLING

- | | | |
|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 270 metres square per Dwelling Unit |
| (b) | Lot Frontage (minimum) | 18 metres; 9 metres per Dwelling Unit |
| (c) | Building Line (minimum) | 0 metres |
| (d) | Building Height (maximum) | 10 metres (2024-07-19) |
| (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 |

(11) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)**(12) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)****(13) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.**

APARTMENT 1 (A1) REGULATIONS
APARTMENT BUILDING

LOT AREA (MIN.) – 750m²
FRONTAGE (MIN.) – 20.0m
BLDG LINE SETBACK (MIN.) – 6.0m
BLDG HEIGHT (MAX.) – 14.0m
SIDE YARD (MIN.) – TWO, EACH EQUAL
TO 1m FOR EVERY 4m OF BUILDING
HEIGHT EXCEPT FOR FLANKING SIDE
YARD.
FLANKING SIDE YARD (MIN.) – 6.0m
REAR YARD (MIN.) – 6.0m
LOT COVERAGE (MAX.) – 35%
LANDSCAPING (MIN.) – 35%

BUILDING TYPE	PARKING SPACES REQ'D	QUANTITY	TOTAL
APARTMENT BLDGS			
–2 BEDROOM	1.0 PER UNIT	54	54
VISITOR PARKING	1 PER 7 UNITS	54	7
TOTAL PARKING REQUIRED			61
TOTAL PARKING PROPOSED			64

LEGEND

	ASPHALT SURFACE
	CONCRETE SIDEWALK/WALKWAY

- NOTES:
- DO NOT SCALE FROM DRAWINGS. ALL ELEVATIONS AND DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
 - ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE CITY OF ST. JOHN'S SPECIFICATIONS BOOK, LATEST EDITION.
 - CONTRACTOR SHALL CONFIRM LOCATION, ALIGNMENT, INVERTS AND TYPE OF MATERIAL OF ALL UNDERGROUND INFRASTRUCTURE AND SHALL NOTIFY THE ENGINEER/OWNER PRIOR TO COMMENCING ANY WORK.
 - THE MINIMUM WIDTH OF ASPHALT REINSTATEMENT FOR TRENCHING SHALL BE 3.0m. ASPHALT REINSTATEMENT MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF ITEMS NO. 352 (FULL DEPTH ASPHALT PATCH) AND NO. 358 (RE-PROFILING AND ASPHALT PATCHING) OF THE CITY OF ST. JOHN'S SPEC. BOOK.
 - STREET EXCAVATION PERMIT MUST BE OBTAINED PRIOR TO STARTING ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
 - A PERMIT TO CONNECT MUST BE OBTAINED PRIOR TO PERFORMING ANY SERVICING WORK.
 - ALL WORK ON EXISTING WATER MAINS SHALL BE DONE BY CITY FORCES.

B	ISSUED FOR REVIEW	D.J.M.	12/23/25
A	ISSUED FOR CLIENT REVIEW	D.J.M.	12/16/25
No.	REVISIONS	BY	DATE

A	A – PLAN, SECTION, ELEVATION, OR DETAIL No.
B	B – No. OF DRAWING WHERE ABOVE IS DRAWN

REFERENCE:

STAMP:

PERMIT STAMP:

DYNAMIC
ENGINEERING LTD.

Civil • Management • Consulting

62 CAMPBELL AVENUE
ST. JOHN'S, NL
A1E 2Z6

TEL: (709) 368-1669
FAX: (709) 368-0318
info@DynamicEngineering.ca

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

CLIENT:

C.E.P. HOMES LIMITED

PROJECT TITLE:

PROPOSED MULTI-UNIT
RESIDENTIAL DEVELOPMENT
366–372 EMPIRE AVE

DRAWING TITLE:

PRELIMINARY
SITE PLAN

DRAWN/DESIGNED BY:	D.J.M.	DATE:	DEC. 2025
APPROVED BY:	D.J.M.	SCALE:	AS SHOWN
PROJECT No.:	21221	DRAWING No.:	PR8
		REV.:	B

PROPOSED TRAIL (BY OTHERS)

PROPOSED USABLE GREEN
SPACE AREA 60m²

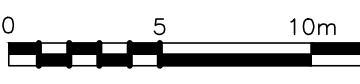
NEW 3m WIDE
ASPHALT TRAIL

LOT AREA
=6179.2m²

EXISTING PROPERTY BOUNDARY

PROPOSED USABLE GREEN
SPACE AREA 264m²

EMPIRE AVE



**TERMS OF REFERENCE
LAND USE REPORT (LUR)
APPLICATION FOR A CLUSTER DEVELOPMENT
(APARTMENT BUILDINGS) AT
366-374 EMPIRE AVENUE
FEBRUARY 9, 2026**

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 (LUR) to the City for review, the applicant must consult with neighbouring property owners and residents.
- During this consultation residents must be advised, at a minimum, of the proposed zone changes, number of buildings and units proposed and how to provide feedback to the applicant. Further, the applicant must advise residents of the following:
 - “The City requires the applicant of the proposed development at 366-374 Empire Avenue to conduct initial consultation prior to completing a Land Use Report (LUR). Feedback collected will be used to shape the first draft of the LUR. Following this applicant-led consultation, the applicant will prepare a LUR for the City’s review and the City will conduct additional consultation at a later stage. Visit EngageStJohns.ca to learn more about the project and amendment process.”
- The LUR must include a section which discusses feedback and/or concerns from the neighbourhood and how the proposed development/design addresses the concerns.
- The LUR must specify the consultation methods and notification area used.
- Should the site plan change following this consultation, additional neighbourhood consultation may be required.

B. Building Use and Location

- Identify the size of the proposed buildings by Gross Floor Area.
- For Cluster Development, indicate the number of bedrooms in each unit (micro, studio, 1-bedroom, etc.). If Micro Units are proposed (unit with floor area less than 42m²), indicate the floor area of each unit.
- Identify graphically the exact location with a dimensioned civil site plan:
 - Lot area, lot coverage and frontage;
 - Location of the proposed building in relation to neighbouring buildings;
 - Proximity of the building to property lines and identify setbacks;
 - Identify the height of the building in metres, as per the definition of Building Height from the Development Regulations;
 - Identify any setbacks of higher storeys from lower storeys or building

- overhangs (if applicable);
- Identify any encroachment over property lines (if applicable);
- Identify building entrances and if applicable, door swing over pedestrian connections;
- Information on the proposed construction of patios/balconies (if applicable);
- Identify any rooftop structures; and
- Identify any staircases or retaining walls.
- Identify any existing or proposed easements.
- Provide a Legal Survey of the property.
- For the purpose of public consultation, provide a streetscape view/rendering of the development from Empire Avenue that matches the site plan.

C. 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 buildings will be sprinklered or not. Indicate the location of all existing and proposed hydrants and the location of siamese connections (if sprinklered).
- The proposed development will be required to comply with the City's Stormwater Management Policy. Stormwater detention is required for this development. Indicate the location of the proposed stormwater detention facility.
- Provide the storm and sanitary drainage area plans along with expected sanitary generation rates.

D. Landscaping, Buffering, Snow Storage and Screening

- Identify with a landscaping plan, details of site landscaping (hard and soft) that illustrates:
 - Proposed placement of trees or other plant material. Indicate generally which trees will be preserved, if applicable.
 - Show areas of hard and soft landscaping;
 - A calculation of the total landscaped area;
 - Indicate the required resident green space for the Cluster Development.
 - Proposed snow storage areas;
 - Show required parking lot buffering/screening as per Section 8.8 of the Development Regulations;
- Provide information on any snow clearing/snow removal operations.

E. Off-street Parking and Site Access

- Provide a dimensioned parking plan, including circulation details and parking lot buffers. Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
 - Where an applicant wishes to provide a different number of parking

spaces than required in the Development Regulations, a Parking Report is required as per Section 8.12 of the Development Regulations.

- If parking relief is being requested, then a detailed rationale, as acceptable by staff, must be included. Additional information may be requested upon review of the parking proposal.
- Provide design vehicle turning movements for garbage truck and firetrucks demonstrating feasibility of site circulation. Design vehicle profiles must be shown for each design vehicle.
- Identify the number and location of bicycle parking spaces to be provided.
- Identify the location of all access and egress points, including pedestrian access.
- Indicate how garbage will be handled onsite. The location of any exterior bins must be indicated, and access to the bins and turning movements for waste collection vehicles must be provided.
- Given the proposed location of the trail, provide preliminary site grades.

F. Traffic

- The Applicant must submit the expected trip generation rates based on ITE Trip Generation Manual. If warranted based on Trip Generation Rates or based on other factors identified by the City's Engineer, a Transportation Impact Assessment may be requested. Offsite improvements may be warranted based on the recommendations in the Transportation Impact Assessment.

G. 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.

H. Public Transit

- Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements and include their response and any recommendations in the report.

I. Construction Timeframe

- Indicate any phasing of the project and approximate timelines for beginning and completion of each phase or overall project.