LAND USE REPORT

PROPOSED 3 APARTMENT BUILDINGS

746 BLACKMARSH ROAD, ST. JOHN'S, NL

Submission Date: February 18th, 2026



DEVELOPER:

TUCKER GROUP INC.
1 BURNT POINT ROAD, SPREADEAGLE, NL

PROJECT CONSULTANTS:

PROJECT PLANNING & DRAFTING
SPS CONSULTING INC.
79 BEACONHILL CRESCENT, ST. JOHN'S, NL

ARCHITECTURAL
WISEMAN ARCHITECTURE LTD.
489 CENTENNIAL ROAD, LUMSDEN, NL

STRUCTURAL
ENGLOBE LTD.
39 SAGONA AVENUE, MOUNT PEARL, NL

CIVIL
PROGRESSIVE ENGINEERING & CONSULTING
4 BREMIGENS BLVD., PARADISE, NL

MECHANICAL & ELECTRICAL
CROSBIE ENGINEERING LTD.
1243 KENMOUNT ROAD, PARADISE, NL

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INTRODUCTION

The property situated at 746 Blackmarsh Road in the city of St. John's is presently located in a Rural Residential (RR) City zone. Re-zoning to an Apartment (A1) Zone for Cluster Development use to allow this type of development. This has been requested by the City and is currently being reviewed. The current owner and developer, Tucker Group Inc., is proposing to develop the property into three (3) apartment buildings with fifteen (15) two- bedroom units per building for a total of forty-five (45) units. Designed for seniors (50+) with an affordability component, the proposed buildings are identical and therefore all building specifics mentioned in this report, though they may refer to one building, they will apply to all. Where the word “building” appears in this report, it shall mean all 3 buildings This land use report (LUR) is submitted by SPS Consulting Inc. on behalf of Tucker Group Inc.

GENERAL ZONE REQUIREMENTS (FROM ENVISION ST. JOHN’S – 2025)

A1 Zone for Cluster Development requirements are as follows: (page 10-42)

(a) Lot Area: Council discretion

(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%

Lot coverage is defined in the Envision Development Regulations as "the combined area of all Buildings on a Lot measured at the level of the lowest floor above the established grade and expressed as a percentage of the total area of the Lot."

The proposed developed site area of the property at 746 Blackmarsh Road is approximately 18,290 square metres (1.829 Ha) and the building footprint is 454.75 square metres, which for three buildings is 1,364.25 square metres. This represents a lot coverage is 7.46 percent (1,364.25m2 ÷ 18,290 m2), which is well within the maximum of 35 per cent permitted in the Development Standards.

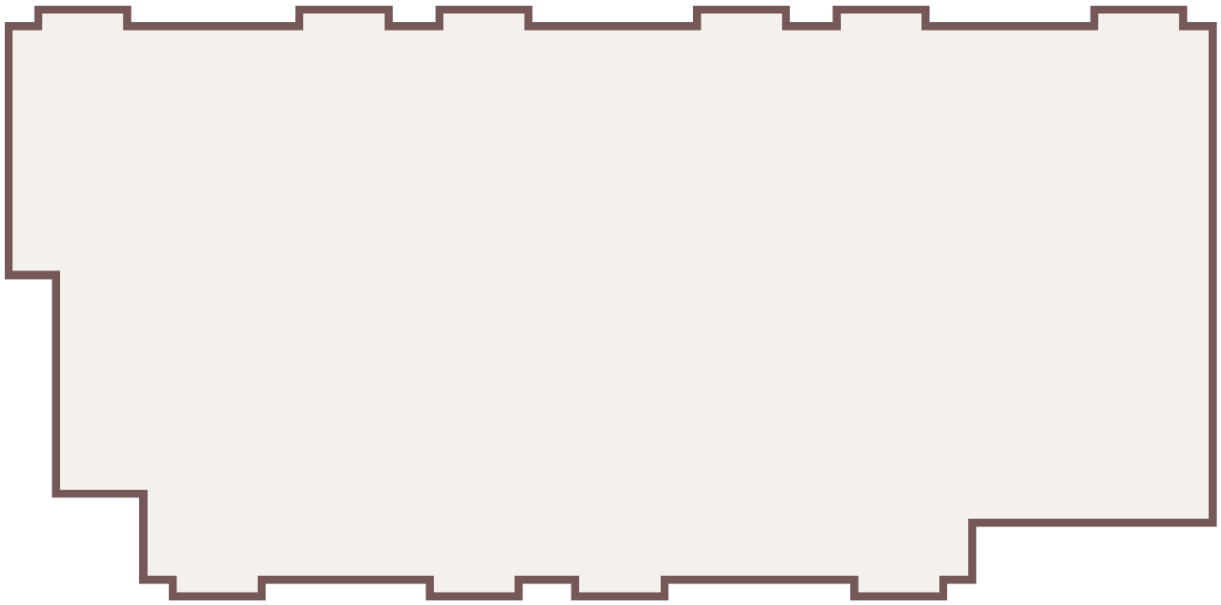
A. PUBLIC CONSULTATION

On or about April 17, 2025, the owners started distribution of flyers below to homes in the immediate area advising of the proposed development. (See Appendix ‘A’ for a map showing the area to which flyers were distributed) Since no feedback has been received to date from any of the residents whose home received one of the flyers, it is assumed that the residents of the general neighbourhood agree or at least have no issue with the proposed development. A sample of the flyer and correspondence with flyercanada.ca is included in Appendix ‘A’

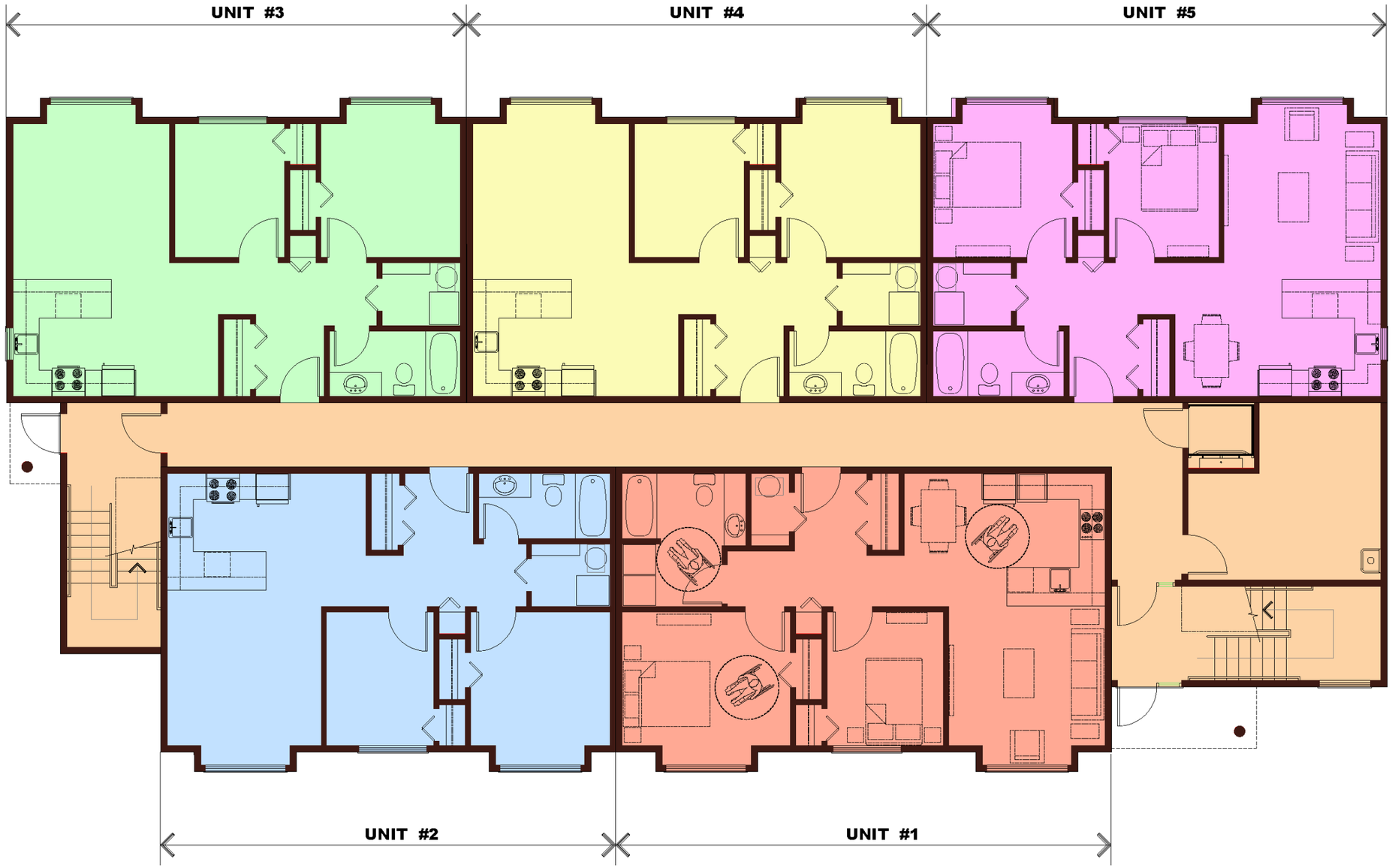
B. BUILDING USE

Each of the 3 buildings has fifteen (15) apartments, five (5) per floor over three identical floors. Each unit has two bedrooms and is self-contained so, except for a vertical platform lift, there are no shared or public amenities located in the building.

Each building is 454.75 s.m. for a combined gross area of all buildings 1,364.25 s.m. Each building will contain 3 barrier-free units, one per floor, which represents a 50% increase over the requirements of provincial regulations. The approximate size of each unit ranges from 68.47 s.m. to 78.32 s.m.



Building Footprint - 454.75 s.m.



TYPICAL FLOOR PLAN

C. SITE LOCATION and LOT LAYOUT

LOCATION AND SETBACKS

As indicated in the previous section, the proposed apartment buildings have a rectangular footprint, and they are aligned with the northeast property boundary. The minimum building line is 6 metres, however, the building is further setback to 30.3 metres from the southeast boundary, a sideyard of 50.5 metres from the southwest boundary and 18.9 metres from the northeast boundary. The closest neighbouring building is number 756A Blackmarsh Road, which is approximately 55m from the southwest property boundary. See Appendix A for an artist's conception of the view from Blackmarsh Road.



Schedule "A"

Civic #728-752

Blackmarsh Road
St. John's, NL

All that piece or parcel of land situate and being at the city of St. John's, NL and being bounded and abutted as follows:

Beginning at a point in the northwestern limit of Blackmarsh Road (20.12 meters wide), said point having NAD 83 coordinates of North 5 265 840.088 meters and East 321 426.856 meters of the three degree modified transverse mercator projection.

Thence running along the northeastern limits of a Right of Way, 20.12 meters wide,
North 48 degrees 28 minutes 20 seconds West, 115.914 meters

Thence running along the southeastern limits of the Team Gushue Highway, 90 meters wide, Expropriation ROD #463180
North 43 degrees 35 minutes 09 seconds East, 161.043 meters

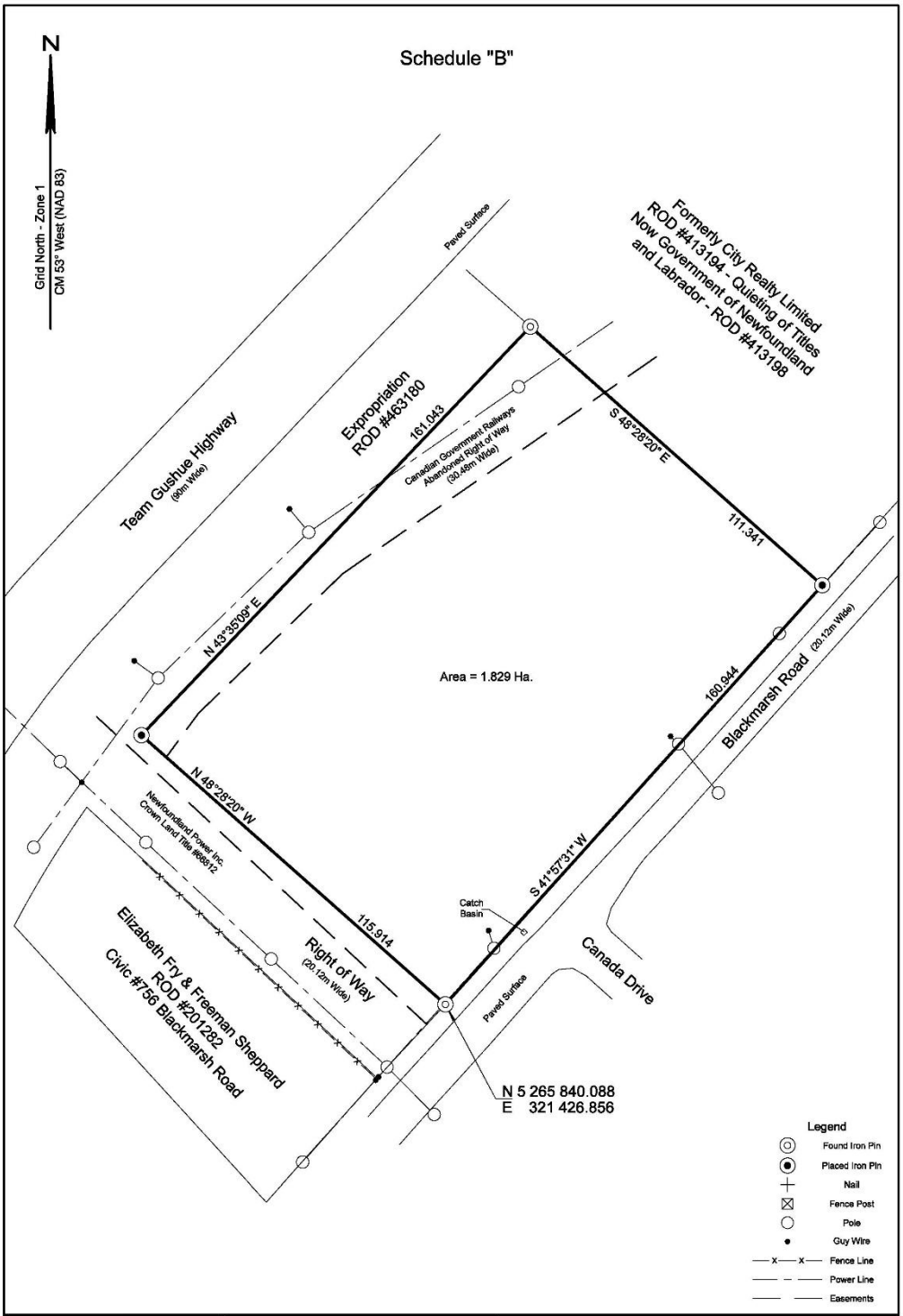
Thence running by land formerly City Realty Limited, ROD #413194 - Quieting of Titles, now Government of Newfoundland and Labrador, ROD #413198
South 48 degrees 28 minutes 20 seconds East, 111.341 meters

Thence running along the said limits of Blackmarsh Road
South 41 degrees 57 minutes 31 seconds West, 160.944 meters, more or less, to the point of beginning and containing an area of **1.829 Ha.**, more or less. Which land is more particularly shown and delineated on Schedule "B" attached dated September 17, 2024.

The above described property being subject to a Canadian Government Railways Abandoned Right of Way (30.48m Wide) running along the northern boundary as shown on the attached plan.

All bearings being referred to the meridian of 53 degrees west longitude.

Stephen J. Martin
NEWFOUNDLAND
LAND
SURVEYOR
PROVINCE OF NEWFOUNDLAND



Stephen J. Martin, NLS.

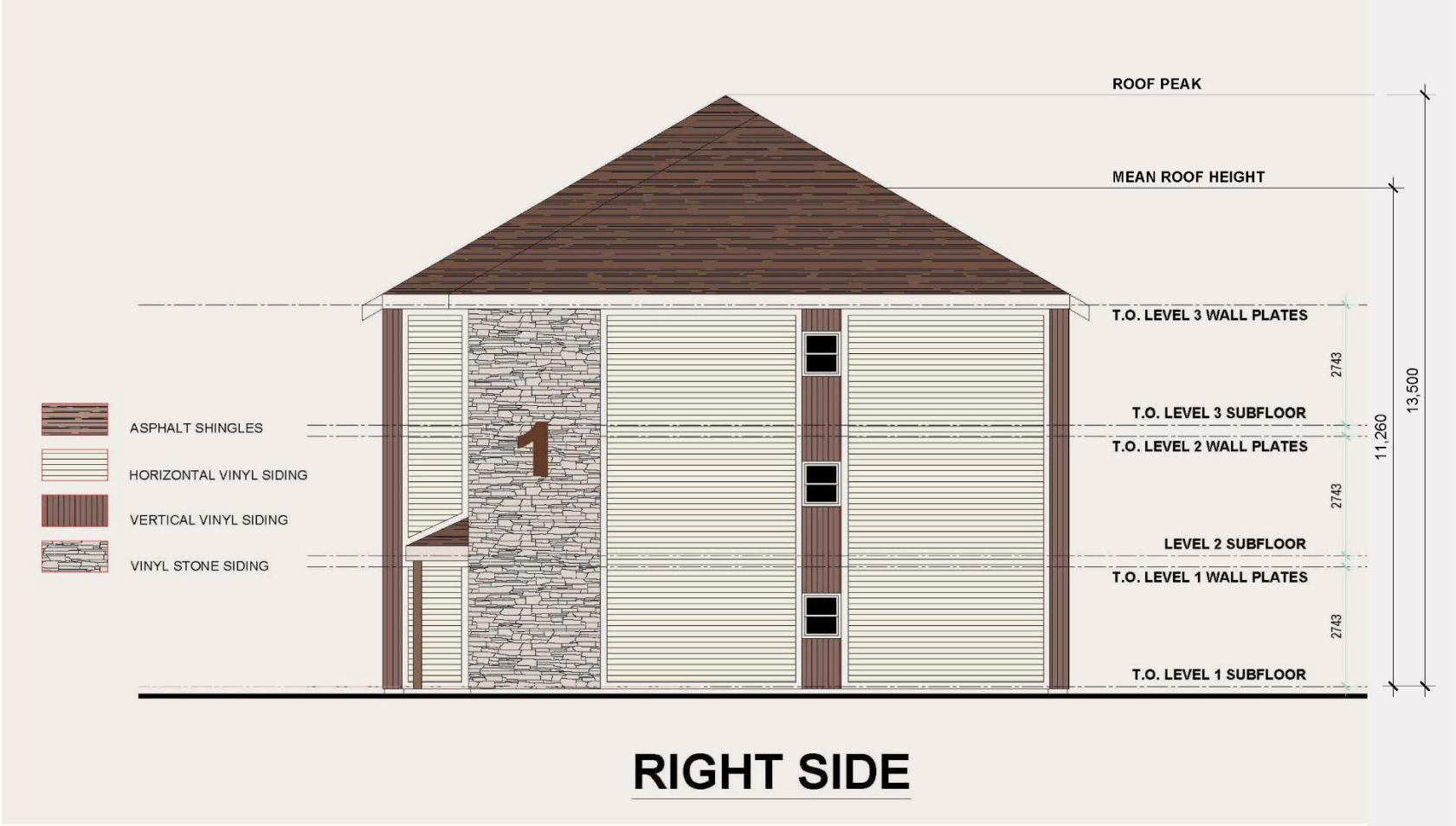
Martin Surveys
& Land Services Inc.
P.O. Box 1068
Torbay, NL, A1K 1K7
709-437-6593
www.martinsurveys.com

Unauthorized use or alteration is prohibited by law as outlined in THE COPYRIGHT ACT This plan certifies the information shown as of September 17, 2024 and only as of that date.

Civic #728-752 - Survey
Blackmarsh Road - St. John's - NL

Date 2024-09-17		Survey By SM / KP
Scale 1:1250	Job Number 3667-08	Revision Number 00
Control Used 80G2170		Scale Factor 0.999887

D. ELEVATION & BUILDING HEIGHT





FRONT

E. EXTERIOR EQUIPMENT & LIGHTING

LIGHTING

There will be a light standard installed in each parking lot, to provide the minimum level of illumination for safety and security. The proposed locations are shown on the plan opposite. There will also be a limited number of light fixtures mounted on the building near entrances and exits. The locations are noted on the elevations, on the next page. All fixtures will be the full cut-off type and installed at the lowest possible elevation to avoid light-spill from the apartment building site onto neighbouring properties. The exact location of the light fixtures may change at the detailed design stage, but the intent and potential limited impacts on neighbours will remain the same.

MECHANICAL EQUIPMENT

At this stage of the design process the mechanical systems are not finalized, but the intention is to provide electric heating with no exterior HVAC equipment and therefore no impacts on adjacent properties is anticipated.

CROSBIE ENGINEERING LTD.
P.O. Box 13295, Station "A"
St. John's, NL A1B 4A5

Telephone: (709) 754-1911, 754-1914
e-mail: dhopkins@crosbieeng.com

January 21, 2025

CEL Project No.: 24-3643

Jack Sweetapple, CTech
SPS Consulting Inc.
79 Beacon Hill Crescent
St. John's, NL A1E 4S6

RE: New Apartments, 746 Blackmarsh Road

We have reviewed the Terms of Reference Land Use Report (LUR) application provided by the city of St. John's. As per item (E) Exterior Equipment and Lighting, we have completed exterior lighting calculations for the overall site. The proposed fixture selection and layout meets the LUR criteria with no impact on adjoining properties. Lighting calculations are attached for reference.

We trust this meets with your approval. Should you have any questions or concerns, please do not hesitate to contact our office.

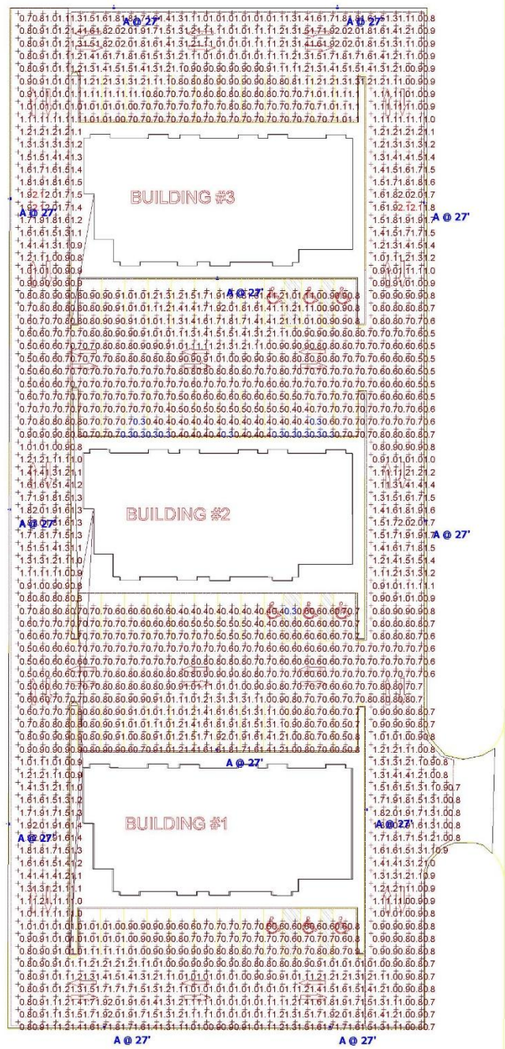
Regards,

CROSBIE ENGINEERING LIMITED

Dean Hopkins, CET, Principal

Enc.

ELECTRICAL SITE PLAN

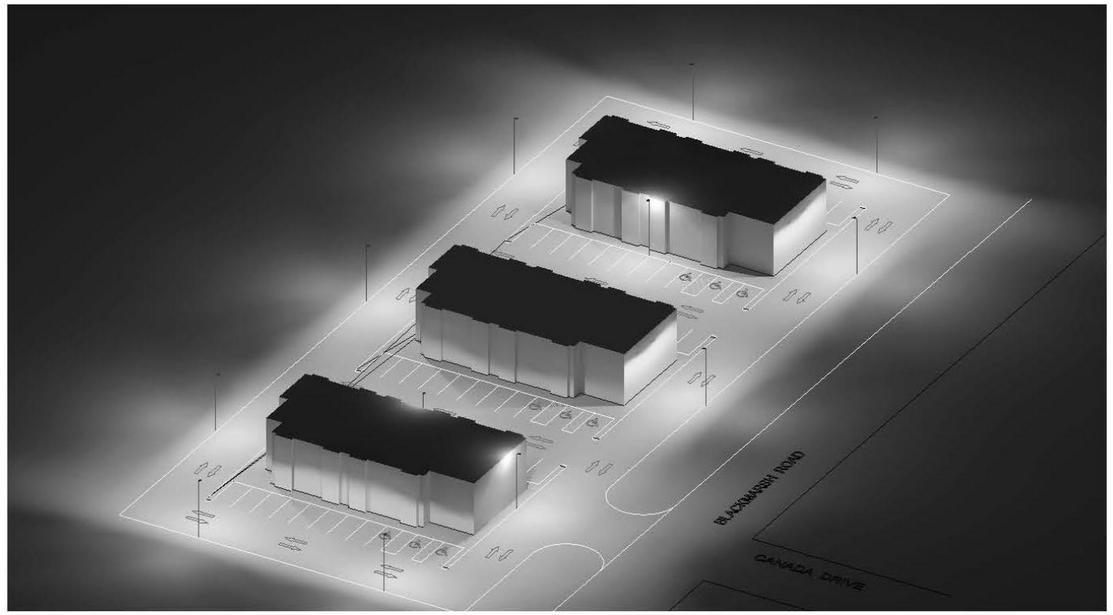


Statistics

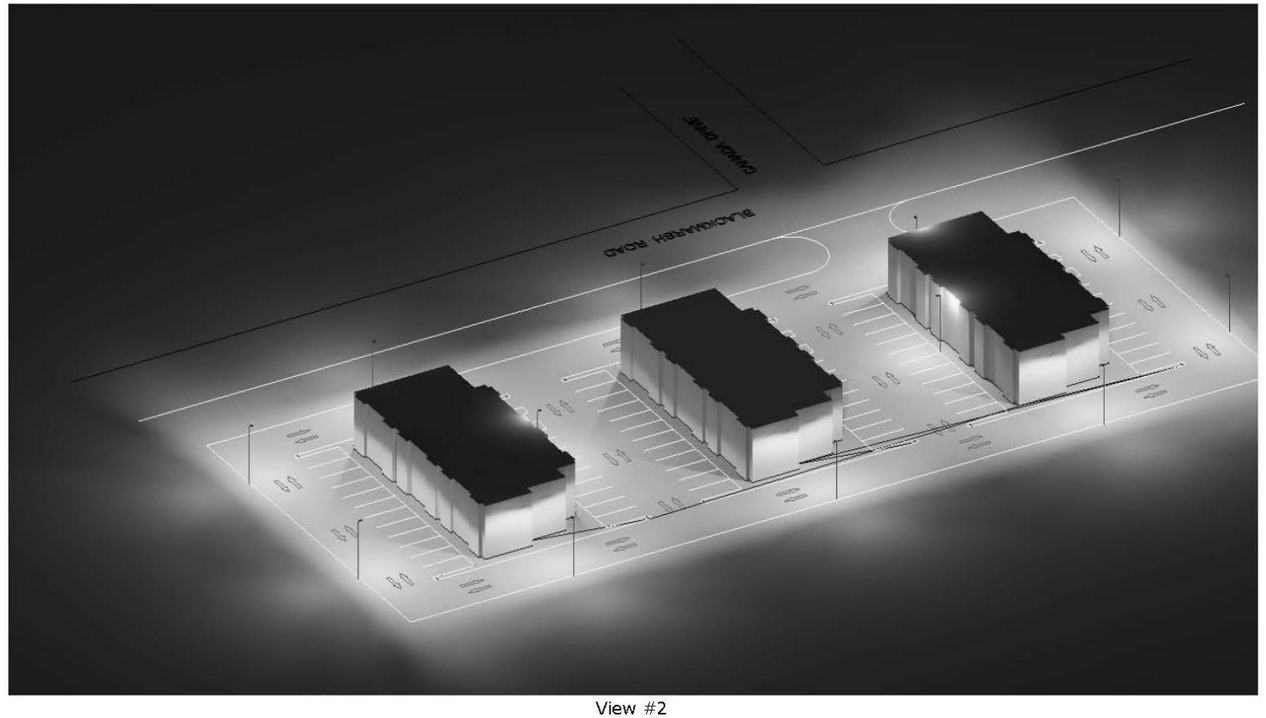
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.0 fc	2.1 fc	0.3 fc	7.0:1	3.3:1

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		12	Lithonia Lighting	RSX1 LED P1 40K R4	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type R4 Distribution	1	7189	0.92	51.34	Max: 4240cd


BLACKMARSH ROAD
CHURCH DRIVE

View #1


BLACKMARSH ROAD
CHURCH DRIVE

View #2

F. MUNICIPAL SERVICES

Refer to Appendix 'A' for Site Servicing Design Drawings. The sewer generation rate for each building is estimated at 2.17 L/s.

There is also a fire hydrant located on Blackmarsh Road in front of the development that will service all three buildings in the event of a fire. The buildings on this site are not sprinklered so the unobstructed distance from each building to the fire hydrant must be no more than 90 metres. The fire hydrant has an unobstructed distance of less than 90 metres to all three buildings accessed through a concrete walkway as seen on the Site Servicing Design Drawings. The developer is aware of the responsibility to keep the walkway unobstructed and clear at all times.

G. LANDSCAPING, BUFFERING & SNOW CLEARING/STORAGE

The site is currently forested, and the intent is to remove only those trees which interfere with the final site layout. There is ample buffering and numerous locations to store snow. The rendering on the cover of this document shows the general intent for landscaping, however, detailed site design will be completed later in the process and final drawing will be presented at that time, upon request. Snow storage area will not overlap with any proposed plantings.

H. TRANSPORTATION, OFF-STREET PARKING & ACCESS

The general site arrangement for parking and circulation is indicated on the site plan from Progressive Engineering & Consulting in Appendix A. If more information is required by council, it will be provided upon request.

I. PUBLIC TRANSIT

There is currently no public transit on Blackmarsh Road. The nearest Metrobus route is number 19 with stops on Frecker Drive, Canada Drive and Hopeall Street approximately 400m. from the subject property. The owner will consult Metrobus to determine whether extending the route to the subject property is feasible.

J. CONSTRUCTION TIMEFRAME

Depending on the approval process, the project construction is scheduled to commence in spring 2026 with an anticipated completion of 2028. After a builder is selected and all approvals are in place, if necessary, the owner will, upon request, provide an update to the proposed construction schedule.

APPENDIX A



VIEW FROM BLACKMARSH ROAD

TERMS OF REFERENCE
LAND USE REPORT (LUR)
APPLICATION FOR CLUSTER DEVELOPMENT AT
746 BLACKMARSH ROAD
NOVEMBER 27, 2024

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 to the City for review, the applicant must consult with neighbouring property owners. The Land Use Report must include a section which discusses feedback and/or concerns from the neighbourhood and how the proposal addresses the concerns.
- Should the site plan change following this consultation, additional neighbourhood consultation may be required.

B. Building Use

- Identify the size of the proposed building by Gross Floor Area and identify all proposed uses/occupancies within the building by their respective Gross and (if applicable for parking calculations) Net 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 42m^2), indicate the floor area of each unit.
- If there are any proposed commercial uses within the Apartment Building or on the property, indicate the days and hours of operation of each proposed use, number of employees on site at one time, and a description of the activities in the space (if applicable).

C. Site Location and Lot Layout

- 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;
    - Illustrate any building stepback 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); and
    - Identify any rooftop structures.
- Provide a Legal Survey of the property.
- Identify any existing or proposed easements.

- Provide streetscape views/renderings of the proposed buildings from Blackmarsh Road.

D. Elevation and Building Height

- Provide elevations of the proposed buildings.
- Identify the height of the building in metres, as per the definition of Building Height from the Development Regulations.

E. 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.

F. Municipal Services

- Provide a preliminary site servicing plan.
- Identify points of connection to the City's sanitary sewer, storm sewer and water system. The location of all existing sewers must be shown along with any existing or proposed easements.
- Provide the sanitary and storm drainage area plan along with the sewer generation rate for each.
- The proposed development will be required to comply with the City's Stormwater Detention Policy. Stormwater detention will be required for this development. Provide information on how onsite stormwater detention will be managed.
- 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).

G. Landscaping, Buffering & Snow Clearing/Snow Storage

- Identify with a landscaping plan, details of site landscaping (hard and soft) that illustrates:
  - Proposed placement of trees or other plant material;
  - Show areas of hard and soft landscaping;
  - A calculation of the total landscaped area;
  - Proposed snow storage;
  - Buffering and screening.
- Indicate through a tree plan/inventory which trees will be preserved.
- Indicate the required resident green space for the Cluster Development.
- Show required parking lot buffering/screening as per Section 8.8 of the Development Regulations on the site plan.
- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.
- Provide information on any snow clearing/snow removal operations. Onsite snow storage areas must be indicated.

H. Transportation. Off-Street Parking and Site Access

- Provide a dimensioned parking plan, including circulation details and parking lot buffers.
  - 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, location, and dimensions in metres of off-street parking spaces to be provided, including accessible parking spaces.
  - Where an applicant wishes to provide a different number of parking spaces then 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.
- Identify the number and location of bicycle parking to be provided.
- Identify the location and width of all access and egress points, and aisle widths, including pedestrian access.
- Indicate how garbage will be handled onsite. The location of any exterior bins must be indicated and access to the bins must be demonstrated. Outside waste containers shall be located a minimum of 7.6 meters from structures.
- Include the required left-turn lanes and crosswalk on the civil site plan.

I. Public Transit

- Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements.
- Identify nearby transit stops and routes.

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.

Public Notification

flyer :

FLYER PAGE 1



Note: The feedback deadline was subsequentially revised to April 27, 2025, via the website.

WESTBORO APARTMENTS

Tucker Group Inc.



Located at 746 Backmarsh road this project, designed for residents aged 50+, intends to provide 45 units of residential housing to the Cowan Heights area in an effort to address housing needs.

Property Features:

- 2 Bedrooms
- 1 Bathroom
- Kitchen
- Dining Room
- Lawn care
- Laundry Room
- Snow clearing
- Parking Space

The project addresses

- Affordability
- Accessibility
- Availability

Tucker Group Inc. is inviting feedback from the neighborhood for the proposed new development of Westboro apartments located at 746 Blackmarsh Road, St. John's.

FOR MORE INFORMATION PLEASE VISIT
TUCKERGROUPINC.CA

You can submit your comments and/or concerns by completing the form at the bottom of the main p[illegible] by emailing. **INFO@TUCKERGROUPIN[illegible]**



MAP SHOWING GENERAL AREA WHERE FLYERS WERE DISTRIBUTE

LIST OF DRAWINGS

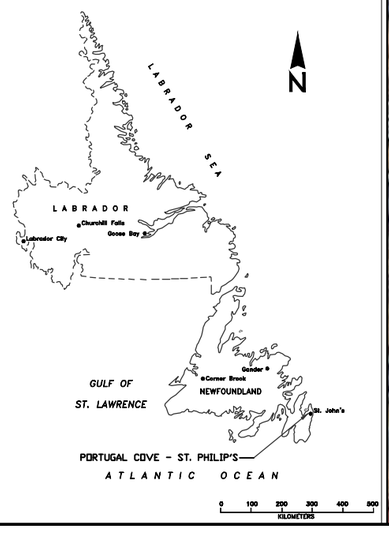
C1 EXISTING SITE PLAN
C2 SITE PLAN SERVICING
C3 PARKING PLAN
C4 LANDSCAPE PLAN
C5 FIRE TRUCK ROUTE
C6 GARBAGE TRUCK ROUTE
C7 SANITARY AREA DRAINAGE PLAN
C8 STORM AREA DRAINAGE PLAN

BLACKMARSH ROAD APARTMENTS

CITY OF ST. JOHN'S, NEWFOUNDLAND & LABRADOR

LOCATION PLAN:





PEC PROGRESSIVE ENGINEERING & CONSULTING INC

4 BREMIGENS BLVD, UNIT 201
PARADISE, NL A1L 2E6
PHONE: (709) 368-7117
FAX: (709) 368-3446

REV E –
REVISED FOR LAND USE REPORT
FEB 2026

OWNER/CLIENT NAME:

TUCKER GROUP INC.

PROJECT No.:

2024-021



CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH ANY PORTION OF THIS WORK. REPRODUCTIONS OF THIS DRAWING MAY HAVE BEEN REDUCED OR ENLARGED. REFER TO GRAPHIC SCALE. DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

A - PLAN, SECTION, ELEVATION, OR DETAIL No.
B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN
C - No. OF DRAWING WHERE 'A' IS DETAILED

LEGEND	
SYMBOL	DESCRIPTION
○	EXISTING MANHOLE
⊡	EXISTING CATCH BASIN
⋈	EXISTING GATE VALVE
○⋈+	EXISTING FIRE HYDRANT
●	POLE
100.00	EXISTING ELEVATION

No.	REVISIONS	APP	DWN	DATE
E	REVISED FOR LAND USE REPORT			26/02/10
D	REVISED FOR LAND USE REPORT			26/01/09
C	REVISED FOR LAND USE REPORT			25/12/12
B	REVISED FOR LAND USE REPORT			25/10/21
A	ISSUED FOR LAND USE REPORT			25/05/21

NORTH:

STAMP:
Licensed Professional Engineer
11169
Justin A. Tilley
Year Valid 2026
SIGNATURE
2026-02-18
DATE
pegnl
Newfoundland and Labrador

PEC PROGRESSIVE ENGINEERING & CONSULTING INC

PERMIT STAMP:
PROVINCE OF NEWFOUNDLAND & LABRADOR
pegnl PERMIT TO PRACTICE ENGINEERING
Progressive Engineering & Consulting Inc
Permit # N0566 Year Valid 2026
11169
Signature or Member Number of Member-in-Responsible-Charge

OWNER/CLIENT NAME:
TUCKER GROUP INC.

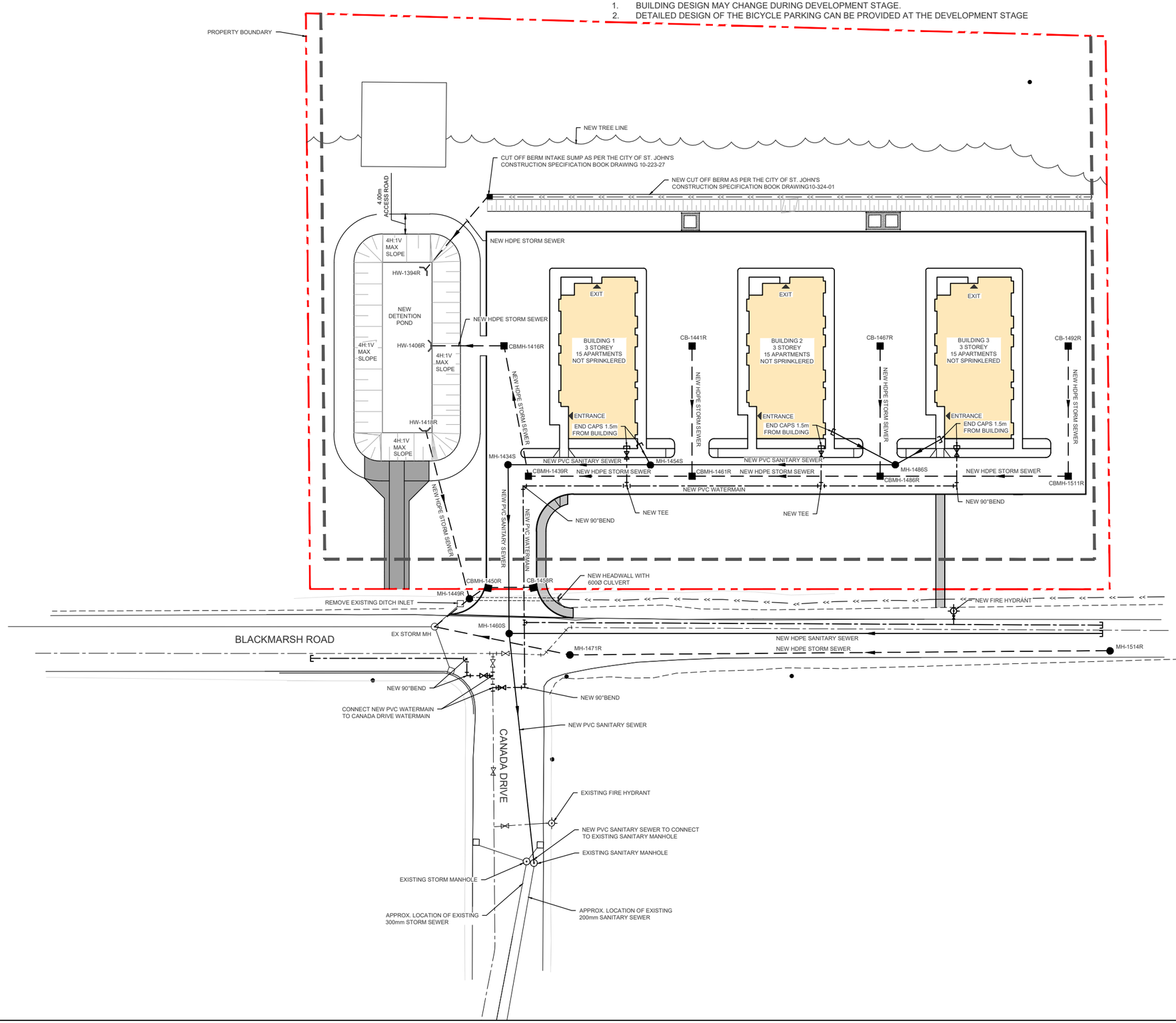
PROJECT TITLE:
BLACKMARSH ROAD APARTMENTS

DRAWING TITLE:
EXISTING SITE PLAN

DRAWN BY:	DESIGNED BY:	APPROVED BY:
TI-MI:	DATE:	SCALE:
N/A	MAY 2025	AS SHOWN
PROJECT No:	DRAWING No:	REV:
2024-021	C1	E

NOTE:

1. BUILDING DESIGN MAY CHANGE DURING DEVELOPMENT STAGE.
2. DETAILED DESIGN OF THE BICYCLE PARKING CAN BE PROVIDED AT THE DEVELOPMENT STAGE



0 10 20m
Scale 1:400

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH ANY PORTION OF THIS WORK. REPRODUCTIONS OF THIS DRAWING MAY HAVE BEEN REDUCED OR ENLARGED. REFER TO GRAPHIC SCALE. DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

A - PLAN, SECTION, ELEVATION, OR DETAIL No.
B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN
C - No. OF DRAWING WHERE 'A' IS DETAILED

LEGEND

SYMBOL	DESCRIPTION
	NEW SANITARY SEWER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING MANHOLE
1000R	NEW STORM MANHOLE
	NEW STORM SEWER MAIN
	EXISTING STORM SEWER MAIN
CB1000R	NEW CATCH BASIN
	EXISTING CATCH BASIN
	DIRECTION OF FLOW
	NEW WATERMAIN
	EXISTING WATERMAIN
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING REDUCER
	CURB STOP
	WATERMAIN TEE
	WATERMAIN BEND
	STUB WITH END CAP
	POLE
	EXISTING CULVERT
	SLOPED EMBANKMENT
	FENCE
100.00	FINISHED GRADE ELEVATION
100.00	EXISTING ELEVATION
	AREA TO BE LANDSCAPED
	NEW ASPHALT
	EXISTING ASPHALT

No.	REVISIONS	APP	DWN	DATE
E	REVISED FOR LAND USE REPORT			26/02/10
D	REVISED FOR LAND USE REPORT			26/01/09
C	REVISED FOR LAND USE REPORT			25/12/12
B	REVISED FOR LAND USE REPORT			25/10/21
A	ISSUED FOR LAND USE REPORT			25/05/21

NORTH:

STAMP:
Licensed Professional Engineer
11169
Justin A. Tilley
Year Valid 2026
SIGNATURE
2026-02-18
DATE
pegnl
Newfoundland and Labrador

PEC PROGRESSIVE ENGINEERING & CONSULTING INC

PERMIT STAMP:
PROVINCE OF NEWFOUNDLAND & LABRADOR
pegnl PERMIT TO PRACTICE ENGINEERING
Progressive Engineering & Consulting Inc
Permit # N0566 Year Valid 2026
11169
Signature or Member Number of Member-in-Responsible-Charge

OWNER/CLIENT NAME:
TUCKER GROUP INC.

PROJECT TITLE:
BLACKMARSH ROAD APARTMENTS

DRAWING TITLE:
SITE SERVICING PLAN

DRAWN BY:	DESIGNED BY:	APPROVED BY:

TI-MI:	DATE:	SCALE:
N/A	MAY 2025	AS SHOWN

PROJECT No:	DRAWING No:	REV:
2024-021	C2	E

PARKING CALCULATIONS FOR APARTMENT BUILDING (2 DWELLING SIZE)

RANGE OF SPACES REQUIRED: MINIMUM 1.0 (PER DWELLING UNIT)
MAXIMUM 1.5 (PER DWELLING UNIT)

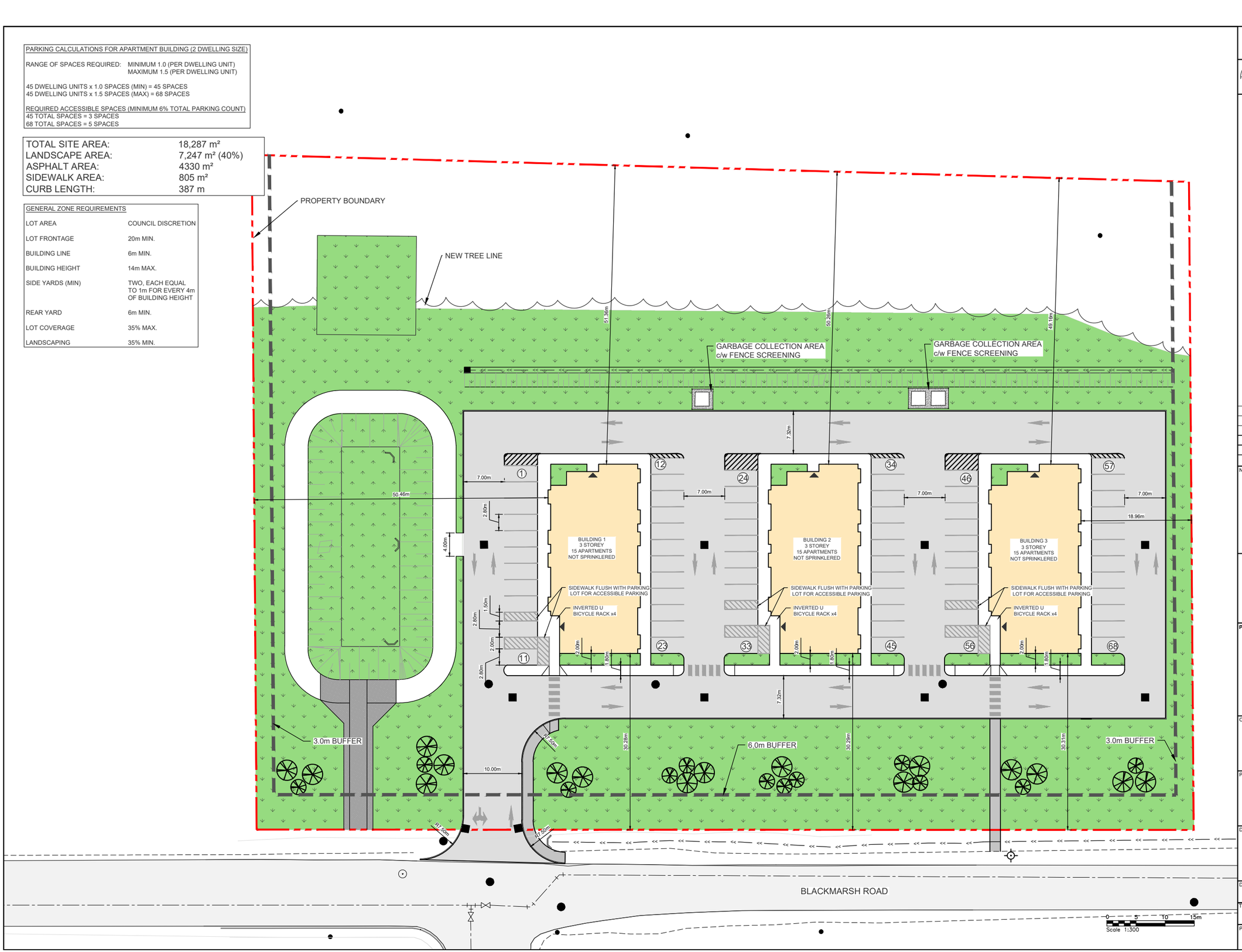
45 DWELLING UNITS x 1.0 SPACES (MIN) = 45 SPACES
45 DWELLING UNITS x 1.5 SPACES (MAX) = 68 SPACES

REQUIRED ACCESSIBLE SPACES (MINIMUM 6% TOTAL PARKING COUNT)
45 TOTAL SPACES = 3 SPACES
68 TOTAL SPACES = 5 SPACES

TOTAL SITE AREA:	18,287 m²
LANDSCAPE AREA:	7,247 m² (40%)
ASPHALT AREA:	4330 m²
SIDEWALK AREA:	805 m²
CURB LENGTH:	387 m

GENERAL ZONE REQUIREMENTS

LOT AREA	COUNCIL DISCRETION
LOT FRONTAGE	20m MIN.
BUILDING LINE	6m MIN.
BUILDING HEIGHT	14m MAX.
SIDE YARDS (MIN)	TWO, EACH EQUAL TO 1m FOR EVERY 4m OF BUILDING HEIGHT
REAR YARD	6m MIN.
LOT COVERAGE	35% MAX.
LANDSCAPING	35% MIN.



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LEGEND

SYMBOL	DESCRIPTION
	NEW SANITARY SEWER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING MANHOLE
1000R	NEW STORM MANHOLE
	NEW STORM SEWER MAIN
	EXISTING STORM SEWER MAIN
CB1000R	NEW CATCH BASIN
	EXISTING CATCH BASIN
	DIRECTION OF FLOW
	NEW WATERMAIN
	EXISTING WATERMAIN
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING REDUCER
	CURB STOP
	WATERMAIN TEE
	WATERMAIN BEND
	STUB WITH END CAP
	POLE
	EXISTING CULVERT
	SLOPED EMBANKMENT
	FENCE
100.00	FINISHED GRADE ELEVATION
100.00	EXISTING ELEVATION
	AREA TO BE LANDSCAPED
	NEW ASPHALT
	EXISTING ASPHALT
#	PARKING STALL NUMBER

No.	REVISIONS	APP	DWN	DATE
E	REVISED FOR LAND USE REPORT			26/02/10
D	REVISED FOR LAND USE REPORT			26/01/09
C	REVISED FOR LAND USE REPORT			25/12/12
B	REVISED FOR LAND USE REPORT			25/10/21
A	ISSUED FOR LAND USE REPORT			25/05/21

NORTH:

STAMP: Licensed Professional Engineer — 11169 — Justin A. Tilley — Year Valid 2025 — DATE 2026-02-18 — pegnl — Newfoundland and Labrador

PEC PROGRESSIVE ENGINEERING & CONSULTING INC

PERMIT STAMP: PROVINCE OF NEWFOUNDLAND & LABRADOR — pegnl — PERMIT TO PRACTICE ENGINEERING — Progressive Engineering & Consulting Inc — Permit # N0566 — Year Valid 2026 — 11169 — Signature or Member Number of Member-in-Responsible-Charge

OWNER/CLIENT NAME:
TUCKER GROUP INC.

PROJECT TITLE:
BLACKMARSH ROAD APARTMENTS

DRAWING TITLE:
PARKING PLAN

DRAWN BY:	DESIGNED BY:	APPROVED BY:

TI-MI:	DATE:	SCALE:
N/A	MAY 2025	AS SHOWN

PROJECT No:	DRAWING No:	REV:
2024-021	C3	E

NOTE:

1. BICYCLE PARKING CALCULATION TO BE DETERMINED DURING DEVELOPMENT STAGE.

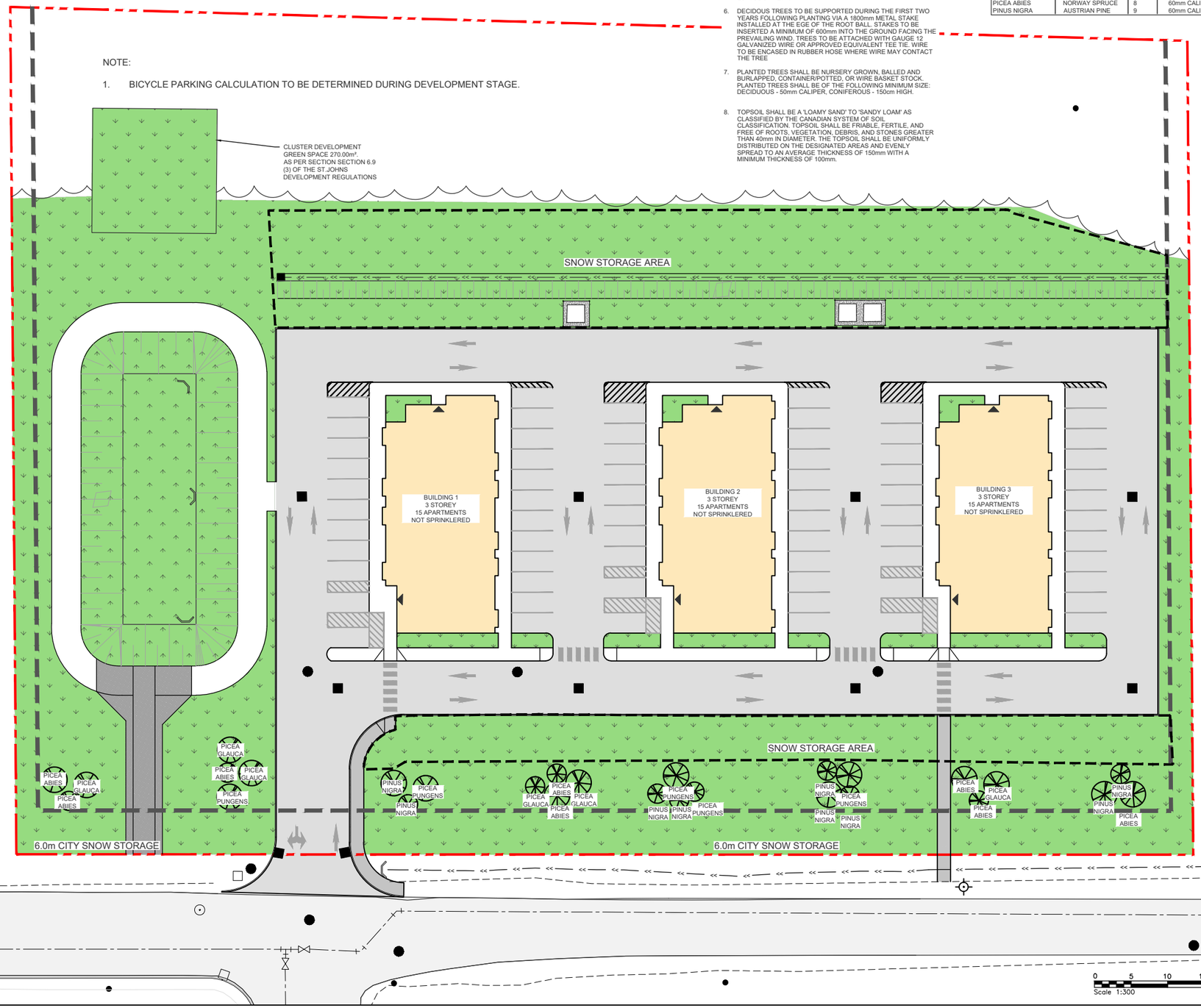
NOTES:

1. ALL LANDSCAPE WORK TO BE PERFORMED IN ACCORDANCE WITH THE CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS.
2. EXACT LOCATION OF TREES TO BE DETERMINED IN FIELD.
3. NO TREE SHALL BE PLANTED CLOSER THAN 1.5m FROM ANY DRIVEWAY OR LANEWAY.
4. TREES TO BE PLANTED IN GOOD QUALITY SOIL CONSISTING OF 50% LOAM, 30% DECOMPOSED ORGANIC MATTER AND 20% SAND.
5. CULTIVATED SOIL TO PROVIDE FOR A MINIMUM POROUS ROOT ZONE OF 1.25m^3 (1.25m-WIDTH, 1.25m-LENGTH, 0.80m DEPTH) TO ENABLE NORMAL ROOT DEVELOPMENT AND TREE ESTABLISHMENT.
6. DECIDOUS TREES TO BE SUPPORTED DURING THE FIRST TWO YEARS FOLLOWING PLANTING VIA A 1800mm METAL STAKE INSTALLED AT THE EGE OF THE ROOT BALL. STAKES TO BE INSERTED A MINIMUM OF 600mm INTO THE GROUND FACING THE PREVAILING WIND. TREES TO BE ATTACHED WITH GAUGE 12 GALVANIZED WIRE OR APPROVED EQUIVALENT TEE TIE. WIRE TO BE ENCASED IN RUBBER HOSE WHERE WIRE MAY CONTACT THE TREE
7. PLANTED TREES SHALL BE NURSERY GROWN, BALLED AND BURLAPPED, CONTAINERIPOTTED, OR WIRE BASKET STOCK. PLANTED TREES SHALL BE OF THE FOLLOWING MINIMUM SIZE: DECIDUOUS - 50mm CALIPER, CONIFEROUS - 150cm HIGH.
8. TOPSOIL SHALL BE A 'LOAMY SAND' TO 'SANDY LOAM' AS CLASSIFIED BY THE CANADIAN SYSTEM OF SOIL CLASSIFICATION. TOPSOIL SHALL BE FRIABLE, FERTILE, AND FREE OF ROOTS, VEGETATION, DEBRIS, AND STONES GREATER THAN 40mm IN DIAMETER. THE TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED ON THE DESIGNATED AREAS AND EVENLY SPREAD TO AN AVERAGE THICKNESS OF 150mm WITH A MINIMUM THICKNESS OF 100mm.

TOTAL SITE AREA:	18,287 m²
LANDSCAPE AREA:	7,247 m² (40%)

LANDSCAPED AREAS TO RECEIVE:
- 150mm TOPSOIL
- HYDROSEED

BOTANICAL NAME	COMMON NAME	QTY	SIZE
PICEA GLAUCA	WHITE SPRUCE	6	150cm HEIGHT
PICEA PUNGENS	COLORADO SPRUCE	5	150cm HEIGHT
PICEA ABIES	NORWAY SPRUCE	8	60mm CALIPER
PINUS NIGRA	AUSTRIAN PINE	9	60mm CALIPER



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LEGEND

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	EXISTING SANITARY SEWER MAIN
	EXISTING MANHOLE
1000R	NEW STORM MANHOLE
	NEW STORM SEWER MAIN
	EXISTING STORM SEWER MAIN
CB1000R	NEW CATCH BASIN
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	EXISTING WATERMAIN
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING REDUCER
	CURB STOP
	WATERMAIN TEE
	WATERMAIN BEND
	STUB WITH END CAP
	POLE
	EXISTING CULVERT
	SLOPED EMBANKMENT
x — x — x	FENCE
100.00	FINISHED GRADE ELEVATION
100.00	EXISTING ELEVATION
	AREA TO BE LANDSCAPED
	NEW ASPHALT
	EXISTING ASPHALT

No.	REVISIONS	APP	DWN	DATE
E	REVISED FOR LAND USE REPORT			26/02/10
D	REVISED FOR LAND USE REPORT			26/01/09
C	REVISED FOR LAND USE REPORT			25/12/12
B	REVISED FOR LAND USE REPORT			25/10/21
A	ISSUED FOR LAND USE REPORT			25/05/21

NORTH:

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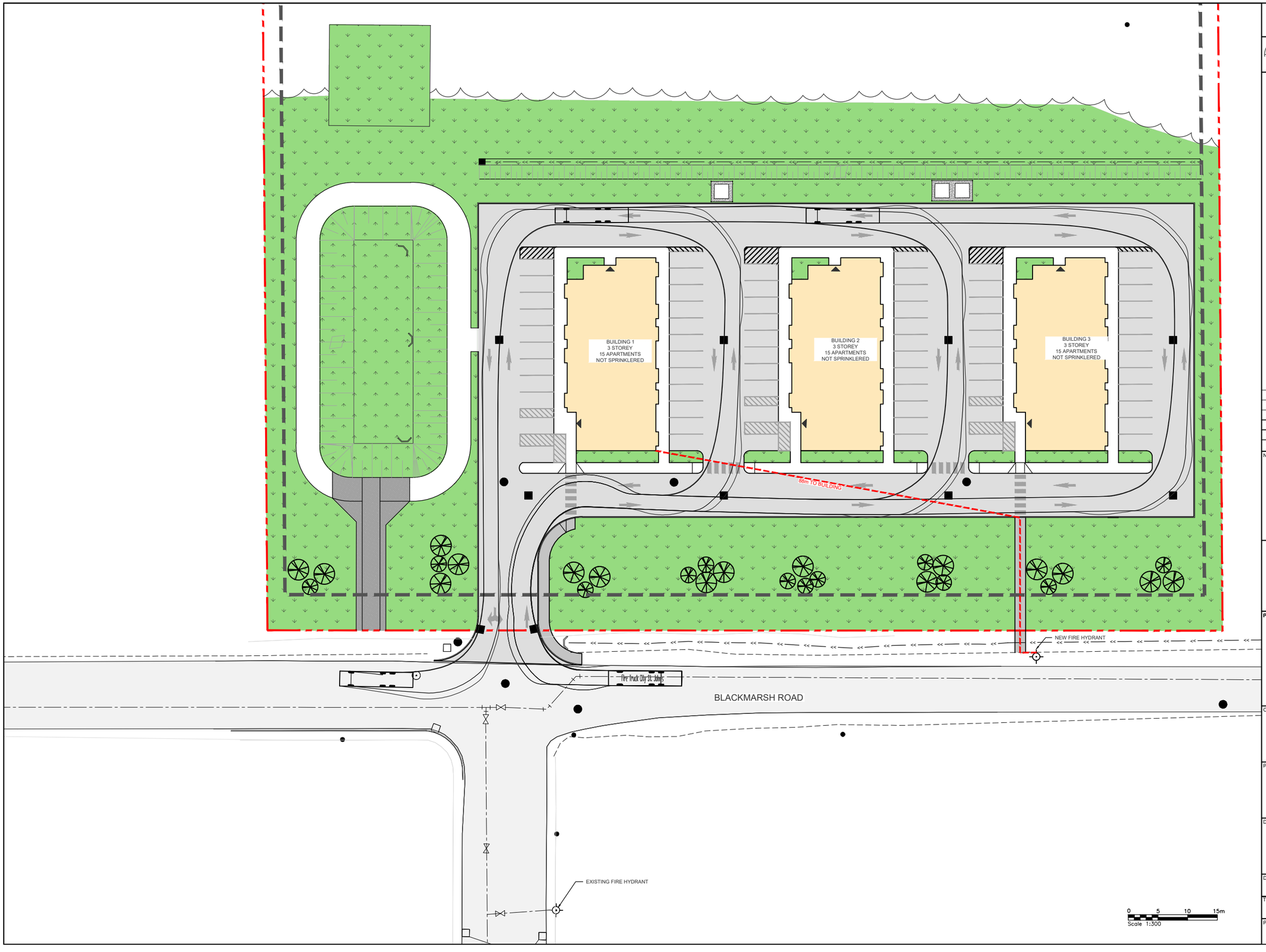
PROJECT TITLE:
BLACKMARSH ROAD APARTMENTS

DRAWING TITLE:
LANDSCAPE PLAN

DRAWN BY:	DESIGNED BY:	APPROVED BY:

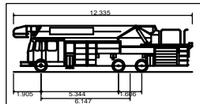
TI-MI:	DATE:	SCALE:
N/A	MAY 2025	AS SHOWN

PROJECT No:	DRAWING No:	REV:
2024-021	C4	E



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SL 100 Aerial Ladder Fire Truck	
Overall Length	12.335m
Overall Width	2.514m
Overall Body Height	3.177m
Min Body Ground Clearance	0.260m
Max Track Width	2.480m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	11.328m

No.	REVISIONS	APP	DWN	DATE
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A	ISSUED FOR LAND USE REPORT			25/05/21

NORTH:

STAMP:
Licensed Professional Engineer
11169
Justin A. Tilley
Year Valid 2026
SIGNATURE
DATE 2026-02-18
pegnl
Newfoundland and Labrador

PEC PROGRESSIVE ENGINEERING & CONSULTING INC

PERMIT STAMP:
PROVINCE OF NEWFOUNDLAND & LABRADOR
pegnl PERMIT TO PRACTICE ENGINEERING
Progressive Engineering & Consulting Inc
Permit # N0566 Year Valid 2026
11169
Signature or Member Number of Member-in-Responsible-Charge

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TUCKER GROUP INC.

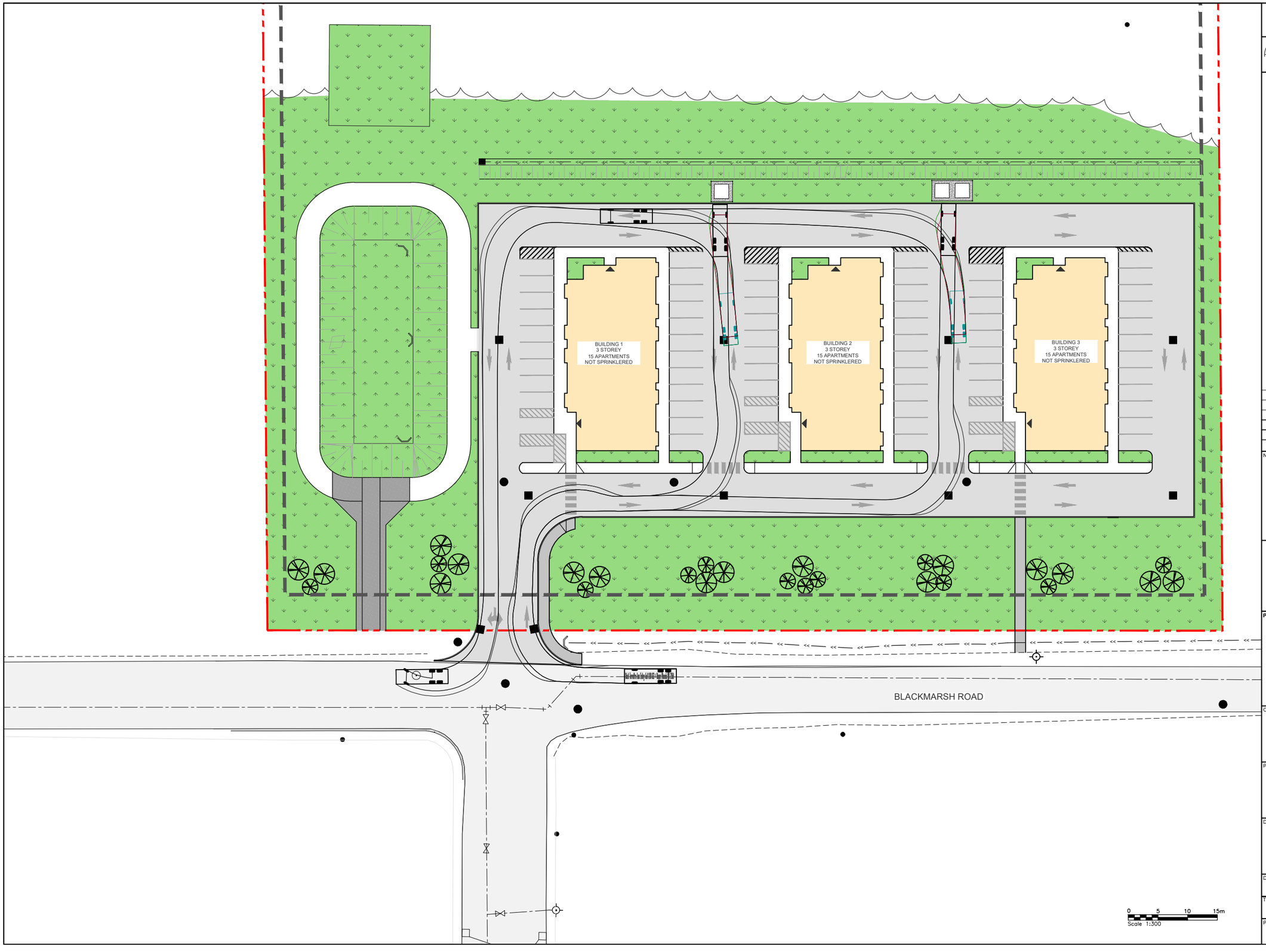
PROJECT TITLE:
BLACKMARSH ROAD APARTMENTS

DRAWING TITLE:
FIRE TRUCK ROUTE

DRAWN BY:	DESIGNED BY:	APPROVED BY:

TI-MI:	DATE:	SCALE:
N/A	MAY 2025	AS SHOWN

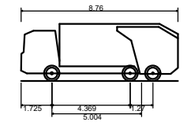
PROJECT No:	DRAWING No:	REV:
2024-021	C5	E



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Mack TerraPro Low Entry 6x4
LEU 613 + Wayne Phoenix III 25Yd



8.760m	Overall Length
2.438m	Overall Width
3.195m	Overall Body Height
0.400m	Min Body Ground Clearance
2.438m	Track Width
6.00s	Lock-to-lock time
10.363m	Curb to Curb Turning Radius

No.	REVISIONS	APP	DWN	DATE
E	REVISED FOR LAND USE REPORT			26/02/10
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C	REVISED FOR LAND USE REPORT			25/12/12
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Justin A. Tilley
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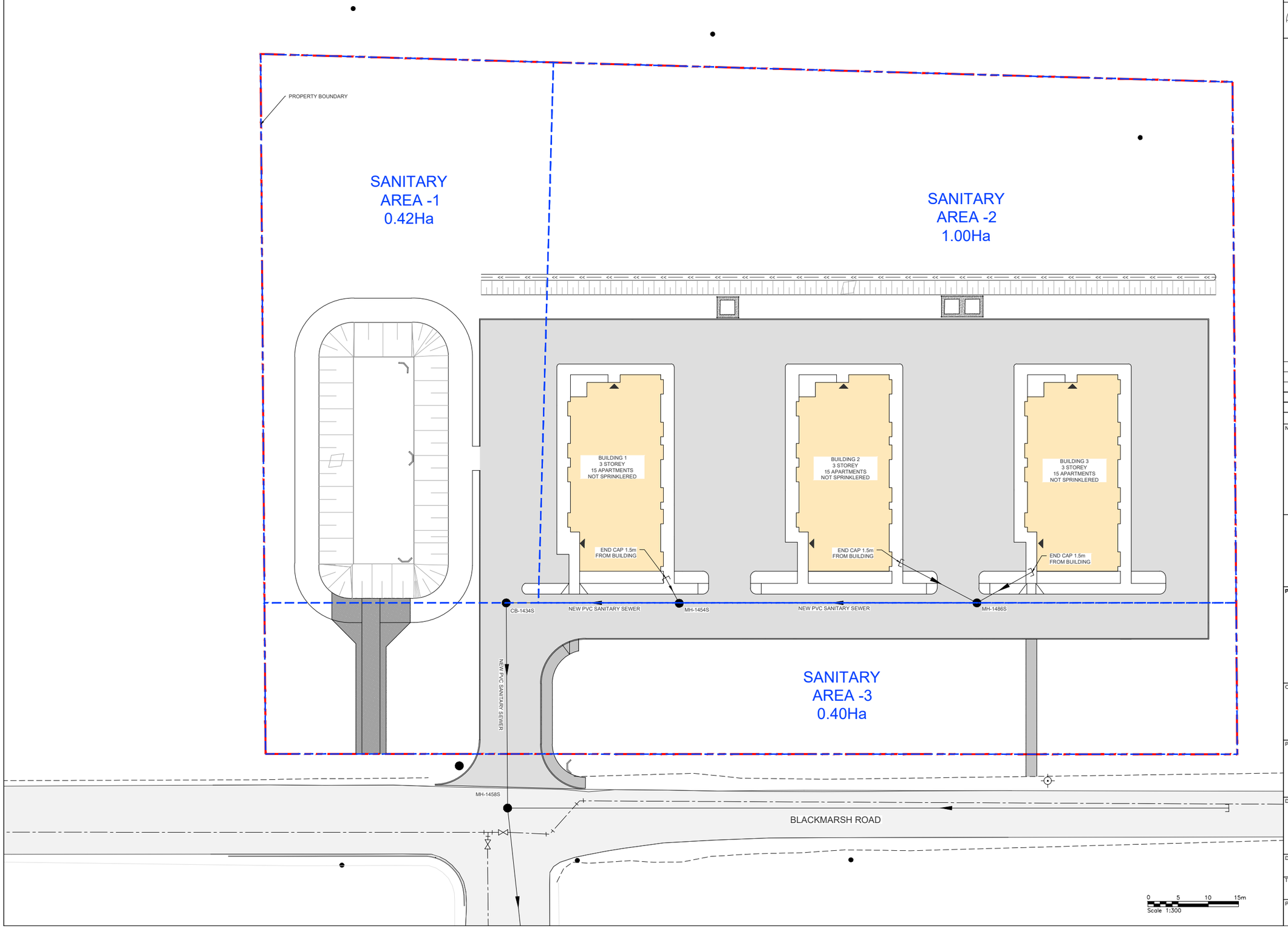
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pegnl PERMIT TO PRACTICE ENGINEERING
Progressive Engineering & Consulting Inc
Permit # N0566 Year Valid 2026
11169
Signature or Member Number of Member-in-Responsible-Charge

OWNER/CLIENT NAME:
TUCKER GROUP INC.

PROJECT TITLE:
BLACKMARSH ROAD APARTMENTS

DRAWING TITLE:
GARBAGE TRUCK ROUTE

DRAWN BY:	DESIGNED BY:	APPROVED BY:
TI-MI: N/A	DATE: MAY 2025	SCALE: AS SHOWN
PROJECT No: 2024-021	DRAWING No: C6	REV: E



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A	ISSUED FOR LAND USE REPORT			25/05/21

NORTH:

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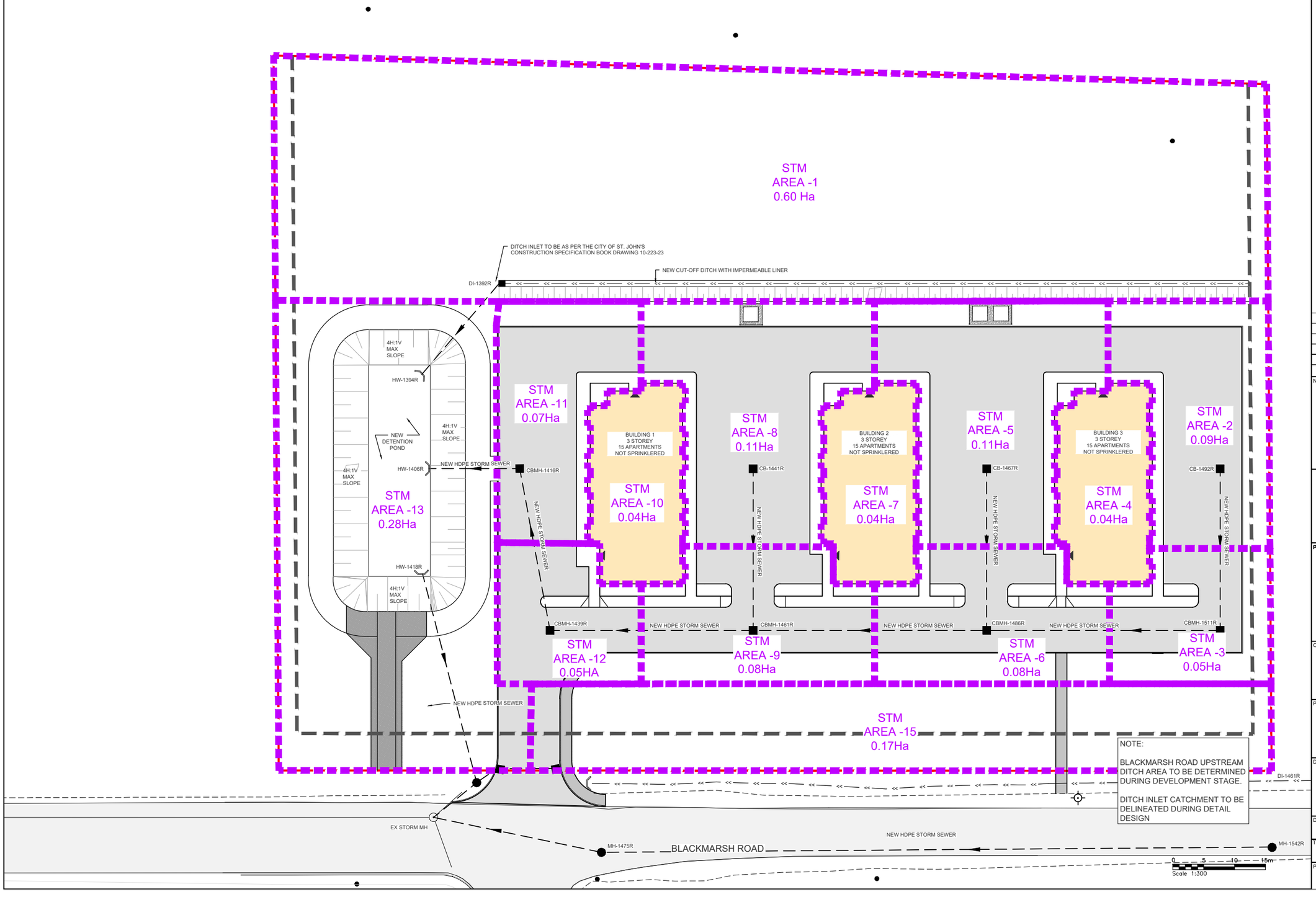
PROJECT TITLE:
BLACKMARSH ROAD APARTMENTS

DRAWING TITLE:
SANITARY AREA DRAINAGE PLAN

DRAWN BY:	DESIGNED BY:	APPROVED BY:

TI-MI:	DATE:	SCALE:
N/A	MAY 2025	AS SHOWN

PROJECT No:	DRAWING No:	REV:
2024-021	C7	E



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OWNER/CLIENT NAME:

TUCKER GROUP INC.

PROJECT TITLE:

BLACKMARSH ROAD APARTMENTS

DRAWING TITLE:

STORM AREA DRAINAGE PLAN

DRAWN BY:	DESIGNED BY:	APPROVED BY:

TI-MI:	DATE:	SCALE:
N/A	MAY 2025	AS SHOWN

PROJECT No:	DRAWING No:	REV:
2024-021	C8	E