TERMS OF REFERENCE
LAND USE REPORT (LUR)
APPLICATION FOR PLANNED MIXED DEVELOPMENT
100 LOGY BAY ROAD
October 8, 2025

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, the applicant must advise residents of the following:
    - "The City requires the applicant 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 Land Use Report must include a section which discusses the feedback and/or concerns from the neighbourhood and how the proposed development/design addresses the concerns. The Land Use Report must specify the consultation methods and notification area used.
- Should the site plan change following this consultation, additional neighbourhood consultation may be required.

B. Land Use and Lot Layout

- Identify all proposed land uses.
- Identify proposed minimum lot area, frontage, and lot coverage for each proposed use.
- Provide a typical lot layout showing setbacks and typical driveway location for each proposed use.
- Include floodplain and 15 m floodplain buffer on preliminary plans.
- Provide a Legal Survey of the property.
- Identify any existing or proposed easements.

C. Building Height

- Identify the proposed building heights in metres for each use, as per the definition of Building Height from the Development Regulations.

D. Municipal Services

- Provide a preliminary site servicing plan.
- Identify connection point(s) for the water distribution system and connection

point(s) for the sanitary sewer collection system.
- Confirm available sewer capacity between connection point(s) and trunk sanitary sewer located along the Boulevard.
- The proposed development will be required to comply with the City's Stormwater Detention Policy. Stormwater detention is required.
- Identify proposed locations for storm water detention infrastructure on the concept plans/preliminary site plan.
- Provide the sanitary drainage area plan and calculations with formulae for the proposed sanitary sewer system.

E. Transportation, Off-street Parking, and Site Access

- A Transportation Impact Assessment (TIA) is required for this application.
  - Refer to the Standard Terms of Reference for transportation assessment and development-specific Transportation Assessment Scope. The development-specific scope of work may evolve as the application progresses.
- Identify the number and location of off-street parking spaces to be provided for each proposed use, including accessible parking spaces.
- Identify the number and location of bicycle parking spaces to be provided for each proposed use.
- Identify the location of all access and egress points, including pedestrian access.
- Incorporate required active transportation connections to Lambert Place and Charter Avenue, SUP connection to Virginia Place, and new active transportation bridge over Virginia River.

F. Public Transit

- Transit planning in consultation with Metrobus must be incorporated into network design. 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.

G. Construction Timeframe

- Outline anticipated development phasing and include any planned staging of the proposed transportation network construction. Provide approximate timelines for beginning and completion of each phase or overall project.