

June 21, 2017

Email: [REDACTED]

Dear [REDACTED]

**Re: Request for Access to Information Under Part II of the
Access to Information and Protection Privacy Act**

On June 12, 2017, the City of St. John's received your request for access to the following information:

*"Copy of all Approval-in-Principle letters sent out from January 2015 to Present."
Later clarified to be Approval-in-Principle letters regarding Residential Development.*

Enclosed is the information you requested. As the provision of the information constitutes full disclosure, we now consider this matter completed and will be closing the file.

If you have any further questions, please feel free to contact the undersigned by telephone at 576-8619 or by e-mail: kchafe@stjohns.ca

Yours truly,



Karen Chafe
ATIPP Coordinator

Enclosures

ST. JOHN'S

March 23, 2017

RJC Services
79 Rennie Mill Road
St. John's, NL A1C 3R1

Dear Sir/Madam:

**Re: PER No. DEV1400166
Extension to Approval-in-Principle for Residential Condominium Development
Commercial Central Mixed (CCM) Zone
32-36 Temperance Street, Ward 2
Applicant: RJC Services**

This is to inform you that your request for one a one (1) year extension on the above noted application was approved at a Regular Meeting of the St. John's Municipal Council held on **March 21, 2017**. The Approve-in-Principal which was originally granted on May 11, 2015 will now expire on **May 11, 2018**.

The following development conditions apply:

1. **Access**

- The City does not currently provide snow clearing or ice control to U .S. Army Dock Road.
- The report indicates the creation of on-street parking for various upper units along Battery Road. The creation of this additional parking will effectively eliminate the existing on street parking in this area which is intended for the current residents of the area. Unless otherwise approved by the Traffic Division and Council no allotted parking will be designated for the condo units along Battery Road.
- Any structure located within 3 metres from the face of curb shall have a height no greater than 0.75 m from the grade of the street.
- The 8 metre corner triangle, as defined in the City's Development Regulations under Section 8.3.3, shall be kept free and clear of any and all obstructions. In order to accomplish this the following will need to be met:
 - No parking shall be located within the corner triangle.
 - No access points shall be located within the corner triangle.
 - Any sections of fence or other structure located within the corner triangle shall have a height no greater than 0.75m from the grade of the street.
- The two parking spaces along the front of the building will need to be relocated such that they are accessed from the site and not directly from the public street right of way.
- The parking lot and associated parking stalls must be constructed to the appropriate dimensions based on our parking stall standards.

ST. JOHN'S

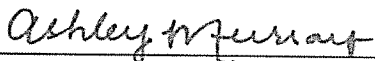
2. **Availability of Sanitary Sewer Service**
 - There is a SANITARY SEWER and COMBINED SEWER main in Temperance Street and a SANITARY SEWER main in U.S. Army Dock Road. The proposed development can be serviced with the existing sewer mains.
 - The applicant may contact the City of St. John's Land Information Services division to obtain as-built drawing for existing infrastructure.
 - The applicant must provide detailed engineering drawings showing the connection point for the proposed development.
3. **Availability of Storm Sewer Service**
 - A STORM SEWER connection can be made to the existing STORM system in ARMY DOCK ROAD.
 - The applicant may contact the City of St. John's Land Information Services division to obtain as-built drawing for existing infrastructure.
 - The applicant must provide detailed engineering drawings showing the connection point for the proposed development.
4. **Availability of Water Service**
 - Record Drawings show there is a WATER main in Temperance Street.
 - The development will need to comply with the City's Water Meter and Premises Isolation By-Laws.
5. All work must be performed in accordance with the requirements of the applicable sections of the City of St. John's Specifications Book.
6. The proposed perpendicular parking along Battery Road to service the condominium and residents in the area will not be approved. The City requires that all parking and vehicle movements associated with the development be contained within the site boundary. Any residential on street parking must be installed as parallel parking.
7. The applicant should give some consideration to temporary snow storage. Residents are required to clear their parking spaces and the current configuration does not allow for snow storage.
8. The proponent will be required to submit detailed site and site servicing plans in accordance with the requirements of the City's Subdivision and Commercial Development Policy prior to final approval.
9. In addition, the Developer is responsible to locate all Newfoundland Power, Aliant, Rogers, Utility, and City of St. John's water and sewer easements which are traversing the property and to maintain required separation from all easements and infrastructure.
10. All applicable assessments and fees must be paid in full prior to final engineering approval.

Please note that the *St. John's Development Regulations* provide that an Approval-in-Principle is valid for two (2) years from the date granted by Council, during which time the applicant shall submit an application for Final Approval to the City. Please note that the Approval-in-Principle for your project is valid for the period from May 11, 2015, until May 11, 2018.

You should take note that the *St. John's Development Regulations* (the "Development Regulations") provide that any person may appeal the decision of the Development Officer to approve the application to the St. John's Local Board of Appeal (the "Appeal Board"), provided that an appeal is filed with the Secretary of the Appeal Board within fourteen (14) days of the date the Development Officer's decision appears in the agenda for a Regular Meeting of the St. John's Municipal Council. The Development Regulations provide that where an appeal is filed, the development concerned shall not proceed pending a decision of the appeal and the subsequent issue of all required permits.

If you have any questions regarding this matter, please do not hesitate to contact the undersigned at (709) 576-8380, fax: (709) 576-2340, or by e-mail: amurray@stjohns.ca.

Yours truly,



Ashley Murray
Assistant Development Officer
Planning, Engineering & Regulatory Services

AAM/dlm

p.c. Dave Wadden, M. Eng., P. Eng., Manager of Development Engineering
Gerard Doran, Development Supervisor