

Decision Note

Title: 358-376 Portugal Cove Place – REZ2200011 - Adoption

Date Prepared: February 17, 2026

Report To: Regular Meeting of Council

Councillor and Role: Councillor Tom Davis, Planning

Ward: Ward 4

Decision/Direction Required:

That Council adopt Envision St. John's Development Regulations Amendment Number 73, 2026, to rezone land at 358-376 Portugal Cove Place from the Residential 1 (R1) Zone to the Residential 2 (R2) and Apartment 1 (A1) Zones.

Discussion – Background and Current Status:

The City has received an application from GLD Homes Ltd. to rezone land at 358-376 Portugal Cove Place from the Residential 1 (R1) Zone to the Residential 2 (R2) and Apartment 1 (A1) Zones for a mix of townhouses and cluster development (apartment buildings) with 168 residential units. A Municipal Plan amendment is not required.

For information, a cluster development is defined as follows:

CLUSTER DEVELOPMENT means two or more Buildings, each of which is comprised of a Townhouse Cluster, Triplex, Four-Plex, or Apartment Building, or any combination thereof, on one Lot, as a condominium or common ownership.

The proposal includes fourteen (14) townhouses along Portugal Cove Place and eleven (11) low-rise apartment buildings with 154 units. The entire development proposes 168 residential units in this neighbourhood. Previous proposals included a mix of semi-detached dwellings and townhouses on Portugal Cove Place. Should the rezoning proceed, any form of housing and uses within the R2 or A1 Zones could be considered. The applicant's land use report (LUR) is attached for Council's review and approval.

Along with this rezoning, the City is considering reducing the required landscaping in the A1 Zone from 35% to 30% of a property. Currently, the Apartment 2 (A2) and Apartment 3 (A3) Zones require 30% landscaping. Reducing the landscape requirement will bring consistency to the three apartment zones. Further, for cluster developments, there is an additional landscape requirement for developments with more than 20 units (6 square metres per dwelling unit).

Therefore, larger developments still require more than 30% landscaping. The exact percentage differs for each application, depending on the number of units proposed. The proposal at Portugal Cove Place would have almost 34% landscaping.

Within the A1 Zone, the lot area for a cluster development is at Council's discretion. It is recommended to accept the lot area proposed by the applicant, 2.848 ha (or 28,480 square metres) for the cluster development.

Public Consultation

A public meeting was held on November 27, 2025, at City Hall. The proposed amendment and public meeting were advertised on three occasions in *The Telegram* newspaper and a notice was mailed to property owners within 150 metres of the application site and posted on the City's website and in two conspicuous places in the area affected. Background information on the amendment is available on the Engage St. John's project page.

Feedback was mixed. Some residents support the development, noting the need for more housing in diverse types, especially apartments for residents seeking to downsize. For those who oppose the development, the greatest concern was an increase in traffic.

The subject property is near the approach to a St. John's International Airport runway and between the 25 and 30 noise exposure forecast (NEF) contour. From initial contact with the Airport Authority, the proposed building height is not a concern. However, the applicant must consult NavCan at the development approval stage, should the amendment be approved. For developments between the 25 and 30 NEF contours, Transport Canada agrees that residential is acceptable, however, developers should inform prospective tenants or purchasers about aircraft noise and consider acoustic insulation features in the building design.

Next Steps

Should Council adopt the amendment, the documents will be forwarded to the NL Department of Municipal and Community Affairs for registration.

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.

An Effective City: Ensure accountability and good governance through transparent and open decision making.

5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: The site plan was reviewed for accessibility considerations and will be further evaluated at the development and building permit stage should the amendment proceed.
7. Legal or Policy Implications: A map amendment (rezoning) to the Development Regulations is required to consider the proposed development.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Engagement was carried out in accordance with Section 4.8 of the Development Regulations. Information about the application was available on the EngageStJohns.ca project page.
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:

- 1) adopt the attached Envision St. John's Development Regulations Amendment Number 73, 2026, to rezone land at 358-376 Portugal Cove Place from the Residential 1 (R1) Zone to the Residential 2 (R2) and Apartment 1 (A1) Zones, and reduce the required landscaping for Apartment Buildings and Cluster Developments in the A1 Zone from 35% to 30% of lot area.
- 2) approve the land use report for 358-376 Portugal Cove Place, dated January 26, 2026.
- 3) set the zone standards for a Cluster Development at 358-376 Portugal Cove Place as follows:
 - Lot Area (minimum) – 28,480 m²

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

Report Approval Details

Document Title:	358-376 Portugal Cove Place - REZ2200011 - Adoption.docx
Attachments:	- 358-376 Portugal Cove Place - Aerial.pdf - 358-376 Portugal Cove Place - Concept Plan.pdf - DR Amend No. 73, 2026 - 358-376 Portugal Cove Place - MAP (amc).pdf - 358-376 Portugal Cove Place - Final Land Use Report-JAN-26-2026 - .pdf
Final Approval Date:	Feb 19, 2026

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

Ken O'Brien - Feb 18, 2026 - 3:09 PM

Jason Sinyard - Feb 19, 2026 - 11:37 AM