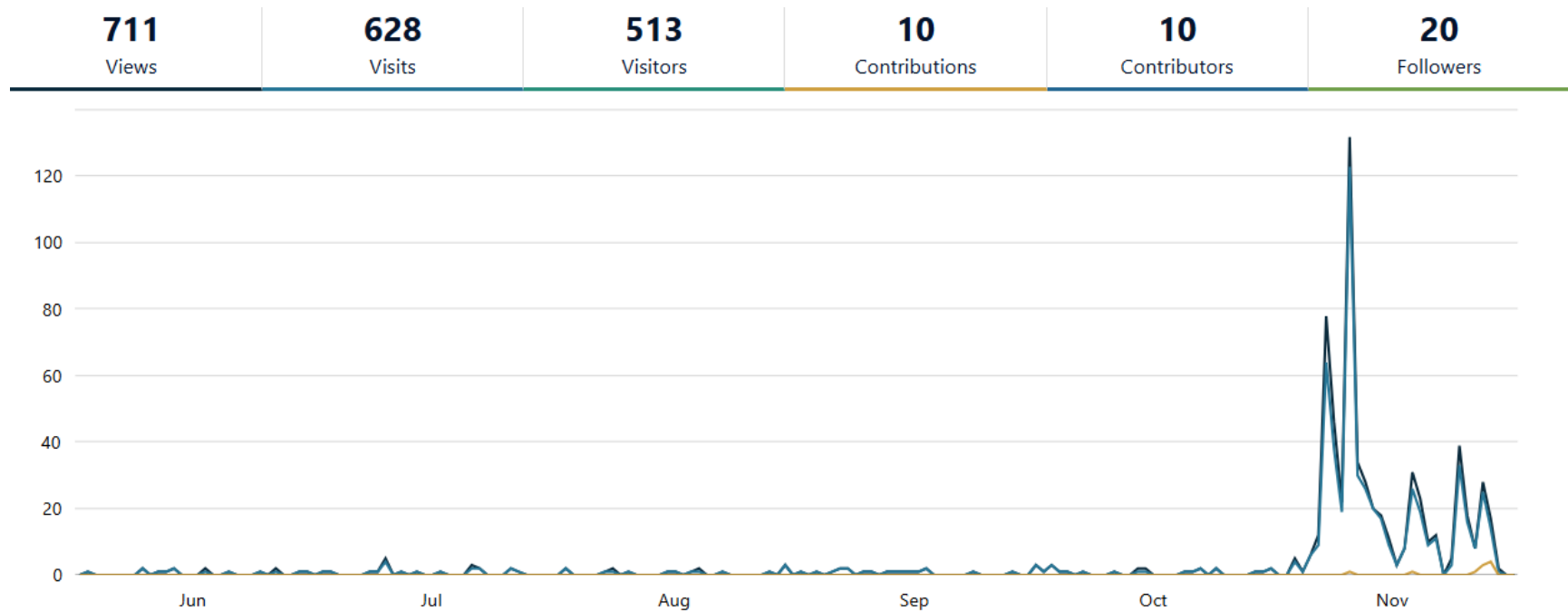




Planning St. John's

EngageStJohns.ca Report

358-376 Portugal Cove Place



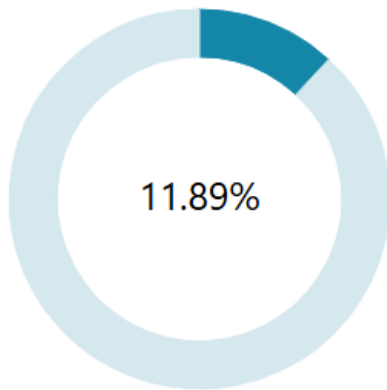
Types of visitors:

- Visits: unique browsing sessions (may be the same person visiting multiple times)
- Contributions: total number of responses/questions collected

NOTE: The City of St. John’s transitioned to a new EngageStJohns.ca platform on June 2nd, 2025. In addition to statistics noted above, there were 361 page visits on the previous platform prior to the transition.

EngageStJohns.ca Project Page Interactions:

Percentage of visits where at least 2 actions were performed:



Actions include such things as downloading a file, making a contribution, clicking links, and expanding content.



378
Total Downloads

of times documents on the project page were downloaded

Comments (verbatim)	What is your overall feedback of this application?
<p>I am a resident of the east end and have recently experienced the challenges in finding suitable, affordable accommodations for my elderly mother. I enthusiastically support this rezoning, we are at a critical stage in housing where as a city we must prioritize housing for our changing demographic as well as keep this revenue on the island. Projects like this will ensure adequate supply to meet our growing demand.</p>	<p>Support</p>
<p>I am writing in support of the application to rezone land at 358-376 Portugal Cove Place from the Residential (1) Zone to the Residential 2 (R2) Zone and Apartment 1 (A1) Zone, and to allow parking relief as requested by the applicant. For the past four years we have seen record low housing inventory and growing demand for all types of housing. The city is on track to have one of the strongest years every in terms of the number of MLS residential sales (at 1800 year to date) at record prices (up nearly 50% over the past four years) The strong demand and chronic shortage is pushing house prices and rental rates up leading to affordability becoming a growing concern.</p> <p>The proposed development at 358-376 Portugal Cove Place is a start at relieving some of the pressure on housing supply. The proposed mix-use will see a range of housing for purchase and</p>	<p>Support</p>

<p>rental stock, with dedicated senior's units as well. It is a well-designed plan that incorporates upgrades in the area's amenities, including improved sidewalks on the existing streets.</p> <p>The applicant has a track record of success in our industry. Their build quality and designs are top-notch. I wholeheartedly endorse this application and encourage councillors to support it.</p> <p>Bill Stirling CEO NL Association of REALTORS®</p>	
<p>I support this application. I think a development like this is needed and will provide much needed diversified housing options for our city. I think our neighbourhood is a great location!</p>	Support
<p>I would like to express my support for the proposed development at 358-376 Portugal Cove Place. The City needs to act as a partner for development and not merely a governing body or vessel of approval or denial for development.</p> <p>The City NEEDS developments like this. Unless the City is going to build these developments itself, the City MUST work with developers to make these developments happen. Of course, most feedback on these developments is going to be negative and from those living in the immediate area. This makes sense, as these people will feel they are most directly impacted. The issue here is that the City of St. John's is a growing City. As such, change is</p>	Support

<p>required to keep up and the more suburban lifestyle and neighbourhoods in the middle of the City's east end that many long term, and perhaps shorter term, residents have become accustomed to is, unfortunately, most likely a thing of the past. Change is difficult for everyone, but change is a requirement for growth and prosperity in every case. The population of the City of St. John's is growing and evolving at a pace more rapid than than City Hall appears to be capable of keeping up with. These types of developments need to move forward, the City must invest in supporting infrastructure to support these developments.</p>	
<p>I think it would be nice if some greenery could be retained on the future properties.</p>	Support
<p>A good idea -- we need more housing. Please consider the installation of noise buffers to cut down on Highway traffic noise.</p>	Support
<p>I have read the traffic study report and am astonished that the access to the development is to be routed through Bells Turn. The intersection of Higgins Line and Portugal Cove Road is already chaotic in the morning and evening. The addition of the additional traffic for the new development will only make it worse. I note that according to the city's accident reports this intersection is the second most dangerous intersection in the city. To expect people leaving the new development to access portugal cove road will require a left turn across two or three lanes of traffic. For people</p>	Oppose

<p>going home and using Higgins line will require them to make a left turn at Bells Turn across two lanes of traffic. I would encourage any Council Member to drive through this area at the busy times of day before approving this application.</p>	
<p>Subject: Concerns Regarding Traffic Impact Study – 358 Portugal Cove Place Development</p> <p>Dear Planning Department, I am writing to provide comments on the Traffic Impact Study (TIS) prepared by Harbourside Transportation Consultants for the proposed residential development at 358 Portugal Cove Place. While the study concludes that traffic impacts at the Bell’s Turn / Higgins Line intersection will be minimal, I have significant concerns that the analysis underestimates the real-world effects of this project.</p> <p>1. Left-Turn Delays at Higgins Line / Bell’s Turn The TIS suggests that left-turn delays from Bell’s Turn onto Higgins Line will increase by only two seconds during peak hours. This projection does not reflect the actual conditions experienced by drivers. Higgins Line is a busy arterial roadway with high traffic volumes during morning and evening rush hours. In practice, left-turning vehicles already face difficulty finding safe gaps. With the addition of over 60 trips in the AM peak and more than 80 trips</p>	<p>Oppose</p>

in the PM peak from the new development, delays will be substantially higher than reported.

It is reasonable to expect that left-turning vehicles could face 5 to 10 minutes of additional wait time during peak periods. Such delays would not only frustrate drivers but also increase the likelihood of unsafe maneuvers, raising serious safety concerns for residents and commuters.

2. Construction Phase Impacts

The study does not adequately address the temporary but significant impacts of construction traffic. During site preparation and building, dump trucks and other heavy vehicles will regularly enter and exit via Bell's Turn. These vehicles accelerate slowly and require longer gaps to complete left turns across Higgins Line. Their presence will further increase wait times for all vehicles attempting to turn left, compounding congestion and creating potential hazards.

Without mitigation, construction traffic could result in queues extending back into Portugal Cove Place, blocking local driveways and creating unsafe conditions for both residents and through traffic.

3. Recommendation – Traffic Signal Installation

Given the projected increase in traffic volumes, the underestimated left-turn delays, and the added burden of construction traffic, I strongly recommend that the City require the installation of traffic signals at the Higgins Line / Bell's Turn intersection as part of the development approval process.

Signalization would:

- Provide controlled gaps for left-turning vehicles.
- Reduce excessive wait times and improve safety.
- Manage construction traffic more effectively.
- Ensure the intersection can accommodate future growth beyond the conservative assumptions used in the study.

Conclusion

The proposed development will place significant strain on the Bell's Turn / Higgins Line intersection. The TIS underestimates the operational challenges, particularly for left-turn movements. Proactive installation of traffic signals is the most effective measure to ensure safe and efficient traffic operations both during construction and after full build-out.

Thank you for considering these concerns. I urge the City to incorporate traffic signal installation into the development's approval conditions to safeguard residents, commuters, and construction workers.

Sincerely, [REDACTED]	
I am very concerned about the impact of the PPC development's impact on the traffic problems at the Bell's Turn/Higgins Line area. This intersection is already frequently a nightmare. The Portugal Cove-Higgins Line intersection is even worse being #2 for city wide accident frequency. Traffic coming out of Bells Turn trying to make a left risk their lives, and if they are coming up Higgins Line trying to make a left to get up Bell's Turn, they will definitely snarl the rest of the traffic behind them. Surely there must be a way to make this intersection (BT-HL) safer and not make worse the PC-HL.	Mixed
The city needs to require that some portion of the units be offered as affordable housing.	Mixed

Public Q&A Questions (verbatim)	Public Response
Has the development on Portugal cove pl approved 358 376	Thank you for your question. No, the development has not been approved. At this stage, Council has agreed to consider an amendment to rezone the land to the Apartment 1 (A1) Zone. The

	<p>applicant is now required to prepare a Land Use Report(LUR). Once the LUR is reviewed by staff, the City will set a public meeting to gain feedback from residents prior to Council making a decision on the application.</p>
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