ST. JOHN'S

Decision Note

Title: 188 Airport Heights Drive – REZ2600012

Date Prepared: June 17, 2026

Report To: Committee of the Whole

Councillor and Role: Councillor Greg Noseworthy - Planning

Ward: Ward 1

Decision/Direction Required:
To consider rezoning 188 Airport Heights Drive from the Residential 1 (R1) Zone to the Residential 2 (R2) Zone to accommodate semi-detached dwellings and townhouses.

Discussion – Background and Current Status:
The City has received an application from Donovan Homes Ltd. to rezone land at 188 Airport Heights Drive from the Residential 1 (R1) Zone to the Residential 2 (R2) Zone to accommodate semi-detached dwellings and townhouses. The proponent is proposing to develop approximately 54 semi-detached dwellings and 27 townhouses, for a total of 81 new homes. The townhouses are proposed in groups of three (3), located on the northern portion of the site near Portugal Cove Road.

The subject property is in the Residential District of the Envision St. John's Municipal Plan, so a Municipal Plan amendment is not required. The surrounding neighbourhood is primarily zoned R1, with some pockets of R2 zoning along Malka Drive. East of the site, there are institutional uses including Roncalli Elementary School and Lane's Retirement Living. There is a protected wetland along the western boundary of the site which will not be rezoned, as no development is permitted within the wetland or wetland buffer.

The current R1 Zone on the subject site allows semi-detached dwellings, however the developer is asking for the R2 Zone because it allows slightly smaller lots.

<u>Alignment with Envision St. John's Municipal Plan</u>
The Residential District allows a variety of low-, medium-, and high-density residential uses. The proposal to rezone land from R1 to R2 aligns with Municipal Plan policy 8.4.2 to support moderate intensification while respecting the scale and character of the neighbourhood. The proposal also aligns with Municipal Plan policy 4.1.2 to enable a range of housing, including a mix of housing forms and tenures, such as single, semi-detached, townhousing, medium and

higher density developments; and policy 4.3.3 to encourage a suitable transition in intensity, use and form of development between low-density residential areas and medium or high-density development. The addition of semi-detached dwellings and townhousing units in this area introduces a new housing form here, increases housing choice for prospective residents, and gently increases the density.

The subject property is located next to the shared-use path that runs along Portugal Cove Road, and the neighbourhood is serviced by Metrobus with bus stops on Airport Heights Drive. The Municipal Plan encourages increased residential density along key transportation corridors and areas that have access to multiple transportation options.

Alignment with the Envision St. John's Development Regulations

Section 4.9(2)(a) of the Development Regulations requires a land use report (LUR) for rezonings and amendments to the Development Regulations. However, under section 4.9(3), where the scale or circumstances of a proposed development do not merit a land use report, Council may accept a staff report instead. Staff recommend accepting this staff report in lieu of an LUR, as the request is to rezone land from R1 to R2 in an existing residential neighbourhood and the proposal aligns with Municipal Plan policies. The proposed semi-detached dwellings are compatible with the adjacent R1 Zone, as it already permits semi-detached dwellings. The proposal for townhouses introduces gentle density while being compatible with the proposed semi-detached dwellings and the existing single detached dwellings nearby.

Should Council consider rezoning, staff recommend public notification (not a public meeting) in accordance with Section 4.8 of the Development Regulations. Two public notices (signs) will be placed on-site to inform residents about the proposal, in line with the City's new requirements, as well as advertisements on the City's website and notices mailed out within at least 150 metres of the site. As a Municipal Plan amendment is not required, there will not be a commissioner's public hearing, so this public notification would be the only form of public review. Staff recommend this approach due to the nature and modest scale of the application.

Should the property be zoned R2, any use within the R2 Zone could be considered. The applicant has provided a preliminary concept plan (attached); some additional information will be required.

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.

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.

6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: A map amendment to the Development Regulations will be required.

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: The proponent is required to post two large (8 feet x 4 feet) signs on the property to inform residents about the proposed rezoning. As well, public notification will be carried out in accordance with Section 4.8 of the Development Regulations.

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 consider rezoning 188 Airport Heights Drive from the Residential 1 (R1) Zone to the Residential 2 (R2) Zone to accommodate semi-detached dwellings and townhouses.

Prepared by: Faith Ford, MCIP, Planner III
Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

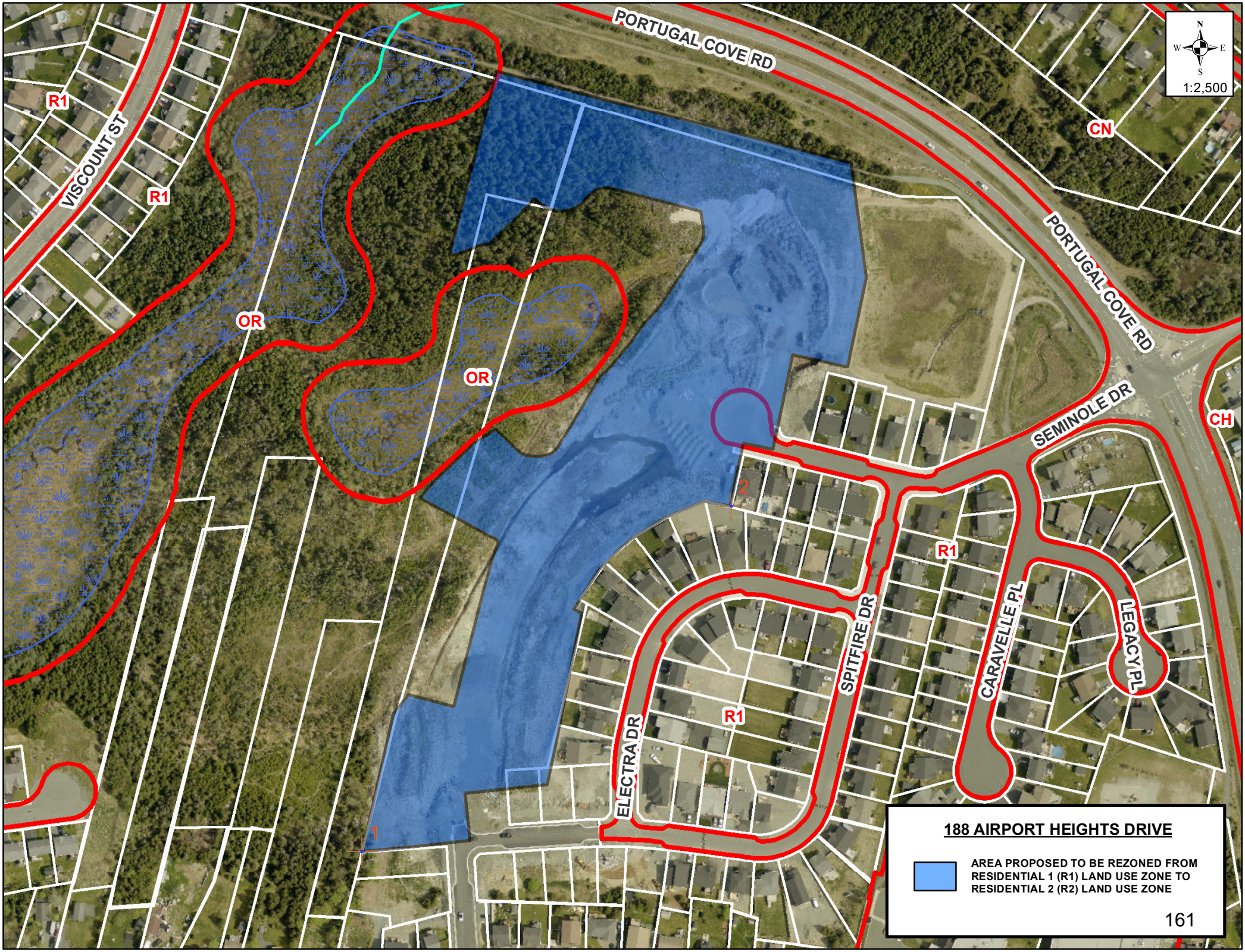
Document Title:	188 Airport Heights Drive – REZ2600012.docx
Attachments:	- 188 AIRPORT HEIGHTS DR REZONING.pdf - Concept Plan 188 Airport Heights Drive.pdf
Final Approval Date:	Jun 17, 2026

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

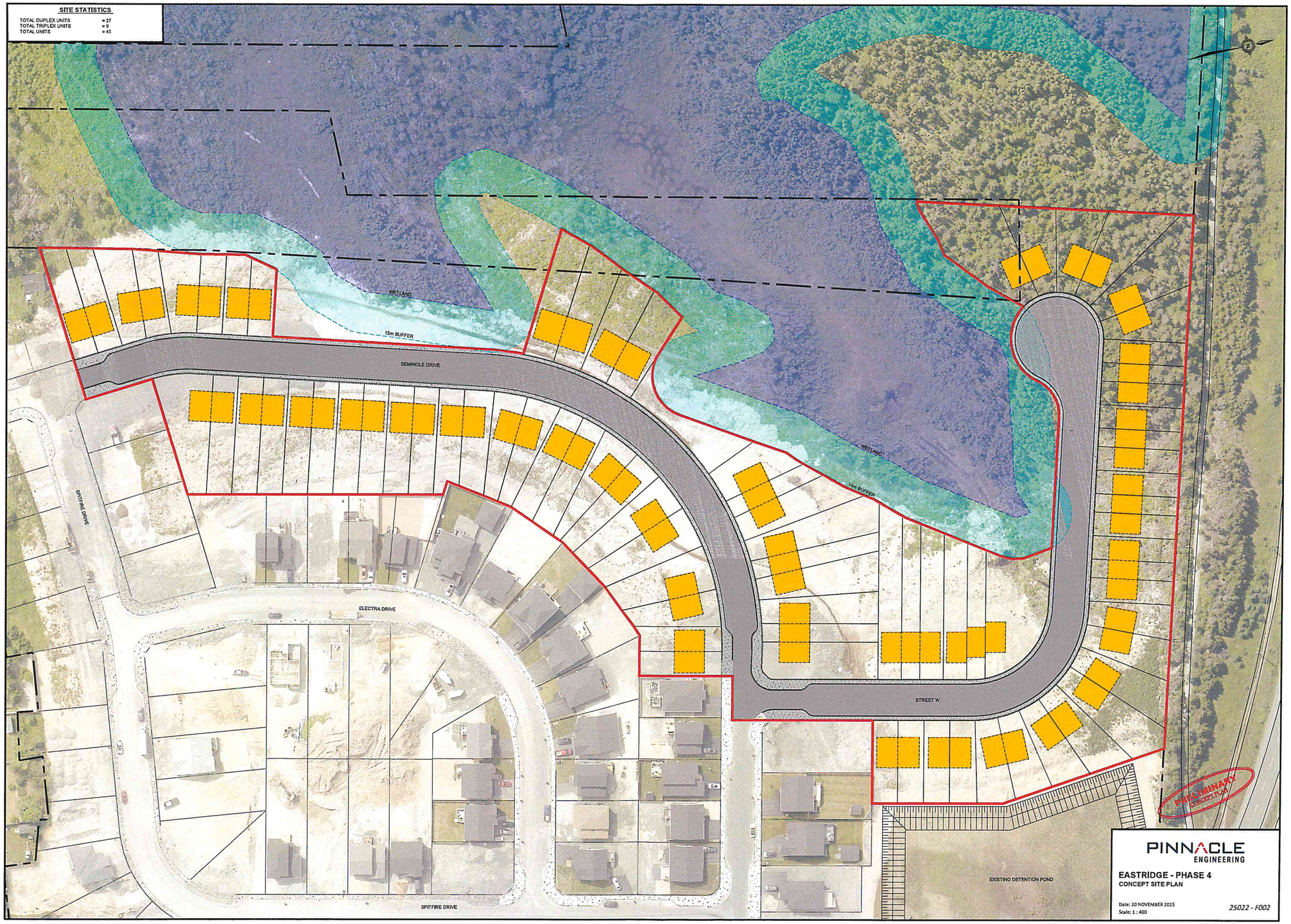
Ken O'Brien - Jun 17, 2026 - 11:28 AM

No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Theresa Walsh

Jason Sinyard - Jun 17, 2026 - 11:40 AM



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SITE STATISTICS
TOTAL DUPLEX UNITS = 27
TOTAL TRIPLEX UNITS = 9
TOTAL UNITS = 45
WETLAND
15m BUFFER
SEMINOLE DRIVE
WETLAND
15m BUFFER
SPITFIRE DRIVE
ELECTRA DRIVE
STREET 'A'
SPITFIRE DRIVE
EXISTING DETENTION POND
PRELIMINARY CONCEPT PLAN
PINNACLE ENGINEERING
EASTRIDGE - PHASE 4
CONCEPT SITE PLAN
Date: 20 NOVEMBER 2025
Scale: 1 : 400
25022 - F002