City of St. John's Development Regulations, 2021

St. John's Development Regulations
Amendment Number 73, 2026

Residential 1 (R1) Land Use Zone to
Residential 2 (R2) and Apartment 1 (A1) Land Use Zones
for a Residential Development
358-376 Portugal Cove Place

February 2026

ENVISION ST. JOHN'S

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 73, 2026

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 73, 2026

Adopted by the City Council of St. John's on the 24th day of February, 2026.

Signed and sealed this 10th day of March, 2026

Mayor: _____

Clerk: _____

Town Seal

Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 73, 2026 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000.*

MCIP/FCIP: _____

MCIP/FCIP Stamp

ANN-MARIE CASHIN
CANADIAN INSTITUTE OF PLANNERS
INSTITUT CANADIEN DES URBANISTES
MCIP MICU

Development Regulations/Amendment
REGISTERED
Number 4400-0415-2026
Date May 8, 2026
Signature _____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 73, 2026

BACKGROUND AND PURPOSE

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 Townhouses along Portugal Cove Place and a Cluster Development (Apartment Buildings) at the rear. The property is within the Residential District of the Envision St. John's Municipal Plan and therefore a Municipal Plan amendment is not required to consider this rezoning. The two properties currently have two dwellings and is heavily treed. The dwellings will be demolished and the lots reconfigured should the rezoning proceed.

ANALYSIS

The Municipal Plan recognizes that adequate and affordable housing is fundamental to quality of life, and enables a range of housing to create diverse neighbourhoods. The Plan sets policies to increase density in existing neighbourhoods and encourage a variety of housing forms. Section 4.1 of the Plan has the following policies:

1. Support the implementation of the City of St. John's Affordable Housing Strategy, 2019-2028.
2. Enable a range of housing to create diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached, townhousing, medium- and higher density and mixed-use residential developments.
3. Promote a broad range of housing choice for all ages, income groups, and family types by supporting the development of housing that is appropriate, accessible and affordable for low-income and moderate-income households.

Further, within the Residential Land Use District, Policy 8.4.1 enables that Council shall establish low, medium and high-density residential land use zones that consider a variety of residential forms. Policy 8.4 also states:

2. Recognize and protect established residential areas. Support the retention of existing housing stock, with provision for moderate intensification, in a form that respects the scale and character of the neighbourhood.
3. Support neighbourhood revitalization, redevelopment and residential infill that contributes to the livability and adaptability of established neighbourhoods, is sensitive to existing development and is economically viable for a range of socio-economic groups.
5. New development should be complementary to existing adjacent neighbourhoods in scale, form, massing, style and materials, and will incorporate design elements that create a transition between the new and existing development.

The proposed development will add a variety of housing to a neighbourhood that has mostly Single Detached Dwellings. The proposed design of lower density housing along Portugal Cove Place and Apartment Buildings toward the rear (closer to Portugal Cove Road and the Outer Ring Road) will help blend the new development within the existing neighbourhood. The proposed development meets the policies of the Municipal Plan.

Along with this rezoning, the City is considering reducing the required landscaping percentage in the A1 Zone from 35% to 30%. Currently, the Apartment 2 (A2) and Apartment 3 (A3) Zones require a minimum 30% landscaping. Reducing the landscape required in the A1 Zone will ensure consistency within the three Apartment Zones. Further, for Cluster Developments, there is an additional landscape requirement for developments with more than 20 units ($6m^2$ per dwelling unit). Therefore, larger developments will require more than 30% landscaping.

PUBLIC CONSULTATION

A public meeting was held on November 27, 2025, at 7pm at St. John's City Hall. The proposed amendment and public meeting were advertised on three occasions in The Telegram newspaper on November 7, November 14, and November 21, 2025. A notice of the amendment was also mailed to property owners within 150 metres of the application site, posted on the City's website and posted in two conspicuous places in the area affected (St. John's City Hall and St. John's City Hall Annex). Background information on the amendment is available on the Engage St. John's project page.

The City determined that this consultation effort is reflective of the size, structure and complexity of planning and policy issues under consideration for the proposed amendments.

Feedback on the proposal was mixed. There was some support for the development with residents noting the need for housing in general, the need to diversify housing in existing neighbourhoods, as well as the need for this form of housing in particular, especially for residents seeking to downsize. For those opposed to the development, the greatest concern was generally an increase in traffic from the proposed development.

While staff acknowledge the neighbourhood's concerns, the proposed development does meet the policies in the St. John's Municipal Plan to increase density and allow for a variety of housing types in neighbourhoods. The City's Transportation Engineering staff have reviewed the proposal and the applicant's traffic study and accept the conclusion that the new vehicle trips associated with the proposed residential development can be accommodated at the intersection of Higgins Line and Bell's Turn with a minor impact on traffic operations. It is understood that while the overall delay at the intersection is anticipated to increase with the addition of site traffic and background area traffic growth, movements will remain below capacity as demonstrated by the counts and analysis completed by the developer's consultant, and that a higher degree of traffic control is not warranted at the intersection.

The subject property is near the approach of a St. John's International Airport runway and between the 25 and 30 Noise Exposure Forecast (NEF) contour. From initial correspondence with the St. Johns Airport Authority, the proposed building height does not pose a concern at this stage. However, the applicant will be responsible for consulting with NAVCAN at the development approval stage, should the amendment proceed.

Minutes from the public meeting and submissions received can be found in the February 24, 2026 Regular Council Meeting agenda package.

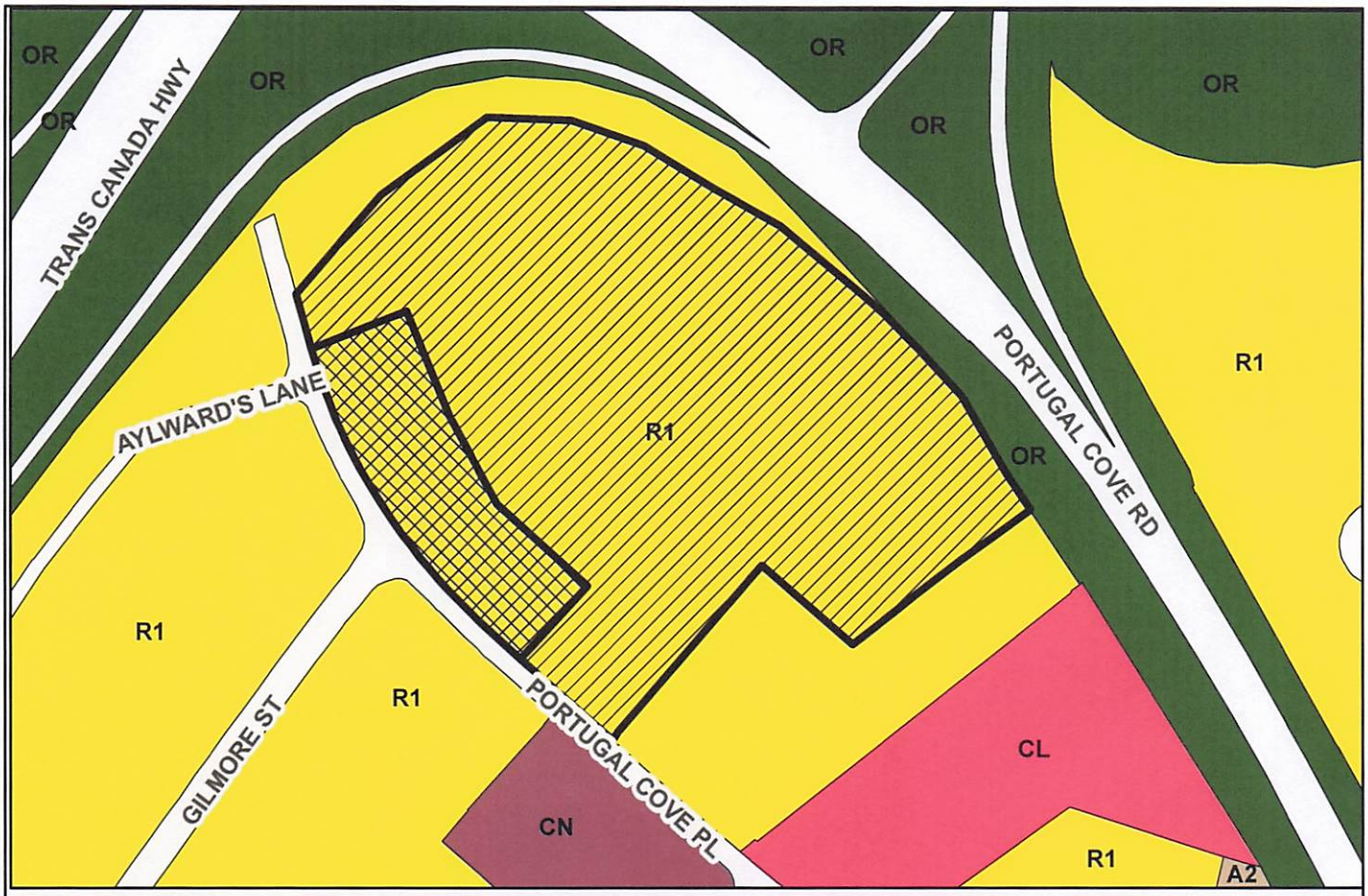
ST. JOHN'S URBAN REGION REGIONAL PLAN
The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required to rezone this property to the Residential 2 (R2) and Apartment 1 (A1) Zones.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 73, 2026
The City of St. John's Development Regulations, 2021 is amended by:

1. **Repealing Sections (3)(h) Landscaping (minimum) for Apartment Building and (4)(h) Landscaping (minimum) for Cluster Development in the Apartment 1 (A1) Zone, which states:**
   "(h) Landscaping (minimum) 35%"

   And substituting the following:
   "(h) Landscaping (minimum) 30%"

2. **Rezoning land at 358-376 Portugal Cove Place [Parcel ID# 32578 & 29911] from the Residential 1 (R1) Zone to the Residential 2 (R2) Zone and Apartment 1 (A1) Zone as shown on City of St. John's Zoning Map attached.**



CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS Amendment No. 73, 2026

[City of St. John's Zoning Map]

2025 11 26 Scale: 1:2500
City of St. John's
Department of Planning, Development & Regulatory Services

I hereby certify that this amendment has been prepared in accordance with the Urban and Rural Planning Act.

AREA PROPOSED TO BE REZONED FROM RESIDENTIAL 1 (R1) LAND USE ZONE TO RESIDENTIAL 2 (R2) LAND USE ZONE

AREA PROPOSED TO BE REZONED FROM RESIDENTIAL 1 (R1) LAND USE ZONE TO APARTMENT 1 (A1) LAND USE ZONE

358-376 PORTUGAL COVE PLACE
Parcel ID 32578 & 29911

ANN-MARIE CASHIN
CANADIAN INSTITUTE OF PLANNERS
INSTITUT CANADIEN DES URBANISTES
MCIP

M.C.I.P. signature and seal

Mayor

City Clerk

February 24th, 2026
Council Adoption

Development Regulations/Amendment
REGISTERED
Number 4400-0415-2026
Date May 6, 2026
Signature

Provincial Registration