DECISION/DIRECTION NOTE

Title: 358-376 Portugal Cove Place – REZ2200011

Date Prepared: August 13, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Tom Davis, Planning

Ward: Ward 4

Decision/Direction Required:
To consider rezoning 358-376 Portugal Cove Place from the Residential 1 (R1) Zone to the Residential 2 (R2) Zone and Apartment 1 (A1) Zone for a mixed subdivision comprising Semi-detached Dwellings, Townhouses and Cluster Development of approximately 147 units.

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) Zone to the Residential 2 (R2) and Apartment 1 (A1) Zone for a mixed subdivision development. The initial proposal is for a combination of Semi-detached Dwellings and Townhouses along Portugal Cove Place and a 147-unit Cluster Development at the rear of the properties. A Municipal Plan amendment is not required.

Alignment with Envision St. John's Municipal Plan
The Municipal Plan recognizes that adequate and affordable housing is fundamental to quality of life; it enables a range of housing to create diverse neighbourhoods. Section 4.1.3 supports the development of housing that is appropriate, accessible, and affordable for low- and moderate-income households. The proposed development meets these policies. Further, Section 8.4.11 promotes the development of infill, rehabilitation, and redevelopment projects, thereby better utilizing existing infrastructure.

The Municipal Plan sets out 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.

Land Use Report

Section 4.9(2)(a) of the Envision Development Regulations requires a Land Use Report (LUR) for rezonings. The applicant has provided an initial site plan, however additional information is required before staff can fully evaluate the proposal. Draft terms of reference for an LUR are attached for Council's consideration. Note, should the buildings within the Cluster Development exceed 14 metres in building height, the Apartment 2 (A2) Zone may be recommended. Building height and zoning will be confirmed in the LUR prior to public consultation.

The City's regulations for Cluster Developments require 6 square metres of green space for each unit for developments of 20 or more units. This will have to be demonstrated on a site plan in the LUR. Further, the proposed density will require secondary access. The applicant has proposed a secondary access to the Outer Ring Road off-ramp and is seeking permission from the Province to allow this connection. If permitted, any legal agreements or requirements will be included in the LUR. Otherwise, the secondary access will have to be relocated to a different location on the site plan, which may change the layout of the development. This will be confirmed prior to public consultation.

Public Consultation

Should Council consider this amendment and approve the terms of reference for an LUR, the applicant will have to consult with the neighbourhood before submitting the report. Upon receiving an acceptable LUR, the rezoning will be advertised for a public meeting chaired by an independent facilitator.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

2. Partners or Other Stakeholders: Neighbouring residents and property owners.

3. Is this a New Plan or Strategy: 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 at this stage.

4. Legal or Policy Implications: A map amendment (rezoning) is required to consider the proposed development.

5. Privacy Implications: Not applicable.

6. Engagement and Communications Considerations: Following staff acceptance of a Land Use Report, a public meeting will be held, and public consultation will be carried out in accordance with the Development Regulations.

7. Human Resource Implications: Not applicable.

8. Procurement Implications: Not applicable.

9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

Recommendation:
That Council consider rezoning 358-376 Portugal Cove Place from the Residential 1 (R1) Zone to the Residential 2 (R2) Zone and Apartment 1 (A1) Zone for a mixed subdivision of Semi-detached Dwellings, Townhouses and Cluster Development. Further, upon receiving a satisfactory Land Use Report (LUR), that Council refer the application to a public meeting chaired by an independent facilitator for public input and feedback.

Prepared by: Ann-Marie Cashin, MCIP, Planner III
Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

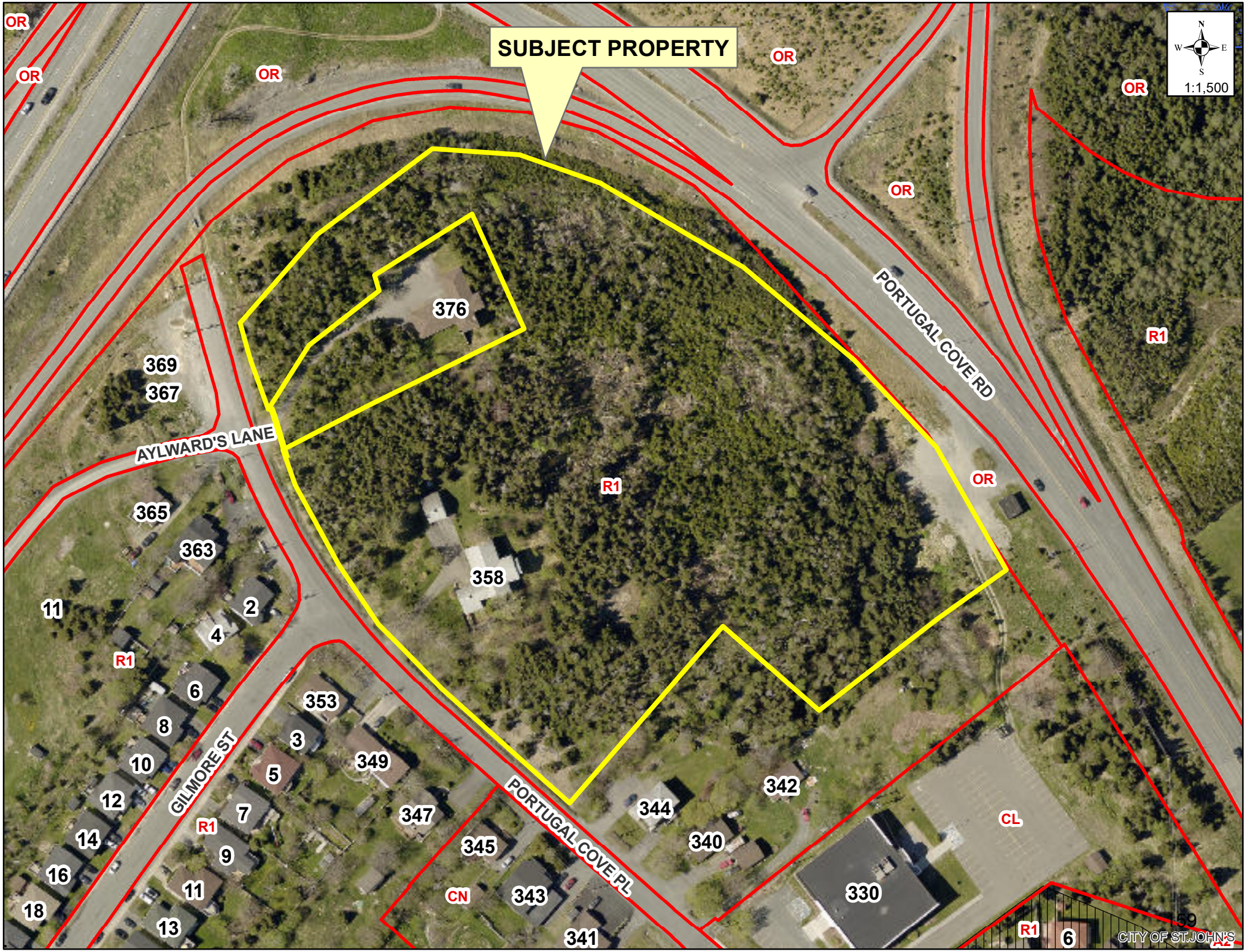
Report Approval Details

Document Title:	358-376 Portugal Cove Place - REZ2200011.docx
Attachments:	- 358-376 Portugal Cove Place - Aerial.pdf - 23034-F009.pdf - TOR - 358-376 Portugal Cove Place August 12, 2024.pdf
Final Approval Date:	Aug 15, 2024

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

Ken O'Brien - Aug 15, 2024 - 11:26 AM

Jason Sinyard - Aug 15, 2024 - 1:56 PM



w:\engwork\planw\applications 2022\rez2200011-358 portugal cove place.mxd

PORTUGAL COVE ROAD

ORR EXIT RAMP

AYLWARDS LANE

GILMORE ST.

PORTUGAL COVE PLACE

PARKING PROVIDED = 16 STALLS

PARKING PROVIDED = 25 STALLS

PARKING PROVIDED = 21 STALLS

PARKING PROVIDED = 23 STALLS

PARKING PROVIDED = 27 STALLS

PARKING PROVIDED = 20 STALLS

PARKING PROVIDED = 9 STALLS

PARKING PROVIDED = 17 STALLS

PARKING PROVIDED = 27 STALLS

23 UNIT BLDG

12 UNIT BLDG

10 UNIT BLDG

3 UNIT TOWNHOUSING

SEMI-D UNITS

GARBAGE ENCL.

STORMWATER DETENTION DRYPOND STORAGE VOLUME = 4,723 m³

LAND AREA = 0.482 ha (1.191ac)

MAINTENANCE ACCESS TO STORMWATER DRYPOND

6.00m EMERG. ACCESS

CURB TO CURB

PINNACLE ENGINEERING ULC

CONCEPTUAL LOT LAYOUT
RESIDENTIAL DEVELOPMENT
PORTUGAL COVE PLACE

Date: 17 JUNE 2024
Scale: 1 : 400

23034-F009

TERMS OF REFERENCE
LAND USE REPORT (LUR)
APPLICATION FOR SEMI-DETACHED DWELLINGS, TOWNHOUSES AND CLUSTER DEVELOPMENT AT
358-376 PORTUGAL COVE ROAD
AUGUST 12, 2024

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (include an electronic PDF version with a maximum file size of 15MB). A list of those persons/agencies who prepared the Land Use Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

A. Public Consultation

- Prior to submitting a first draft of the Land Use Report to the City for review, the applicant must consult with neighbouring property owners. The Land Use Report must include a section which discusses feedback and/or concerns from the neighbourhood and how the proposal addresses the concerns.
- Should the site plan change following this consultation, additional neighbourhood consultation may be required.

B. Site Location and Lot Layout

- Identify the location of the proposed development in relation to adjoining properties and identify the use of each lot (i.e. dwelling type).
- Include all zone requirements on a subdivision plan, such as lot area, frontage, building line, all setbacks and building height.
- Indicate driveway locations and dimensions.
- Indicate front yard landscaping percentage for each lot.
- Indicate the required resident green space for the Cluster Development.
- Provide a dimensioned parking plan, including circulation details and parking lot buffers. Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
    - Where an applicant wishes to provide a different number of parking spaces then required in the Development Regulations, a Parking Report is required, which at a minimum must address:
        - parking generation rates for the Development including pre- and post-development;
        - parking duration (short/long term);
        - available parking in the area (private/public on-street, parking lots and garages);
        - effects on traffic and local parking;
        - traffic to and from the Development;
        - neighbourhood impact;
        - other available transit options.
    - If parking relief is being requested, then a detailed rationale, as acceptable by staff, must be included. Additional information may be requested upon review of the parking proposal.
- Identify the number and location of bicycle parking spaces to be provided.

- Identify the location of all access and egress points, including pedestrian access.
- Identify any existing or proposed easements.
- Provide a Legal Survey of all properties.

C. Municipal Services

- Provide a preliminary site servicing plan.
- Identify points of connection to existing sanitary sewer, storm sewer and water system. The location of all existing sewers must be shown along with any existing or proposed easements.
- The proposed development will be required to comply with the City's Stormwater Detention Policy. Stormwater detention is required for this development. Indicate the location of the proposed stormwater detention facility.
- Provide the storm and sanitary drainage area plans along with proposed generation rates for each.
    - Sanitary calculations to follow the Development Design Manual guidelines and all calculations must be provided in an Excel spreadsheet with formula.
    - Include additional information regarding population density that supports the type of development being proposed.

D. Landscaping, Buffering & Snow Clearing/Snow Storage

- Identify with a landscaping plan, details of site landscaping (hard and soft) that illustrates:
    - Proposed placement of trees or other plant material;
    - Show areas of hard and soft landscaping;
    - A calculation of the total landscaped area;
    - Proposed snow storage;
    - Buffering and screening.
- Indicate through a tree plan/inventory which trees will be preserved.
- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.
- Provide information on any snow clearing/snow removal operations.

E. Transportation System

- Applicant to provide a traffic impact assessment summarizing the anticipated peak hour and daily trips generated by the proposed development. Depending on the results of the assessment, capacity analysis of nearby intersections, including Bell's Turn at Higgins Line, may be required.
- Provide confirmation from the Province that the proposed access to the Outer Ring Road ramp is acceptable. Legal agreements will be required. The form of the agreements will depend on details of the provincial approval.

F. Public Transit

- Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements and include their response and any recommendations in the report.

G. Construction Timeframe

- Indicate any phasing of the project and approximate timelines for beginning and completion of each phase or overall project.
- Indicate on a site plan any designated areas for equipment and materials during the construction period.