

Decision Note

Title: 45-53 Blackmarsh Road – REZ2400022 – Adoption

Date Prepared: February 17, 2026

Report To: Regular Meeting of Council

Councillor and Role: Councillor Tom Davis, Planning

Ward: Ward 2

Decision/Direction Required:

To adopt Envision St. John's Development Regulations Number 75, 2026, to rezone land at 45-53 Blackmarsh Road from the Industrial Commercial (IC) Zone to the Commercial Mixed (CM) Zone to enable residential and commercial mixed-use development.

Discussion – Background and Current Status:

The City has received an application from Campbell Development Limited to rezone three (3) properties at 45, 47, and 53 Blackmarsh Road from the Industrial Commercial (IC) Zone to the Commercial Mixed (CM) Zone to develop dwelling units in the existing commercial buildings at 45 and 47 Blackmarsh Road. There are of 20 dwelling units proposed.

The applicant intends to convert the upper storeys of the building at 45 Blackmarsh Road into 16 dwelling units. There are businesses on the first floor including St. Pat's Bowling Lanes and Beagle Paws Thrift Store. The first floor will remain commercial and not have residential units.

The applicant is also proposing to convert the existing one-storey building at 47 Blackmarsh Road into four (4) dwelling units. He is not proposing to redevelop the commercial building at 53 Blackmarsh Road but is asking that Council rezone the property in case they wish to redevelop it in the future. Should the site be rezoned to CM, any uses within the CM Zone could be developed on the site.

Alignment with Envision St. John's Development Regulations

Section 4.9 of the Development Regulations requires a land use report (LUR) for rezonings. However, where the scale or circumstances of a proposed development do not merit an LUR, Council may accept a staff report instead. Staff recommend accepting this staff report in lieu of an LUR, as the proposed rezoning is to enable residential use within existing buildings. The neighbourhood has a mix of uses and zones. The site is surrounded by the IC Zone as well as Residential 1 (R1) and Residential 2 (R2) zoning. There is commercially zoned land along

Symmonds Avenue nearby. The proposed CM Zone is compatible with the existing zones and uses of this area, as the zone enables a mix of residential and commercial uses.

If rezoning is approved, the applicant will consolidate the three properties at 45, 47, and 53 Blackmarsh Road into one property. The applicant has provided a site plan (attached); this is conceptual only, and a detailed site plan would be required at the development stage.

The applicant proposes to keep the existing paved areas on the site, though the exact number of parking spaces would be confirmed at the development stage. The applicant will likely require parking relief, though this would be determined after a detailed site plan was received.

An analysis of the proposed rezoning can be found in the attached amendment.

Public Consultation

At its January 14, 2025, regular meeting, Council voted to consider the amendment and advertise it for public review and comment. The proposed amendment was advertised in *The Telegram* on two occasions, mailed to property owners within 150 metres of the site, advertised in two locations at City Hall and the John J. Murphy Building, and posted on the City's website and Planning Engage webpage. The discretionary use of four (4) dwelling units on the first storey at 47 Blackmarsh Road was also advertised with the amendment. Written submissions received are attached for Council's review. Feedback was also received through the project's Engage page, and a report is attached for review.

The City received six (6) written submissions and 14 responses through the Engage St. John's project page. Feedback on the proposed rezoning was generally positive. Residents support increased density and mixed-use development in this area, and several respondents emphasized the importance of keeping existing businesses on the property. Some residents raised concerns about the proposal and asked whether it would include affordable housing.

Next Steps

Should Council decide to adopt the attached 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.

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: Any accessibility requirements from the National Building Code or Service NL will be applied at the building permit stage.

7. Legal or Policy Implications: A map amendment to the Envision St. John's Development Regulations is required.

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Public notification was 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:

(1) adopt Envision St. John's Development Regulations Amendment Number 75, 2026, to rezone 45-53 Blackmarsh Road from the Industrial Commercial (IC) Zone to the Commercial Mixed (CM) Zone;

(2) accept this staff report in lieu of a land use report; and

(3) approve the discretionary use of four (4) dwelling units on the first storey of the existing building at 47 Blackmarsh Road.

Prepared by: Faith Ford, MCIP, Planner III

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

Report Approval Details

Document Title:	45-53 Blackmarsh Road – REZ2400022 – Adoption.docx
Attachments:	- 45-53 BLACKMARSH ROAD.pdf - 45-53 Blackmarsh Road - CONCEPT SITE PLAN.pdf - DR Amend No. 75, 2026 - 45-53 Blackmarsh Road - MAP (ff).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 17, 2026 - 1:46 PM

Jason Sinyard - Feb 19, 2026 - 11:41 AM