

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 75, 2026

Industrial Commercial (IC) Land Use Zone to
Commercial Mixed (CM) Land Use Zone

45-53 Blackmarsh Road

February 2026



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 75, 2026

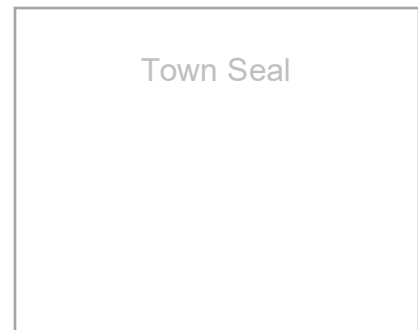
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 75, 2026.

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

Signed and sealed this ____ day of _____.

Mayor: _____

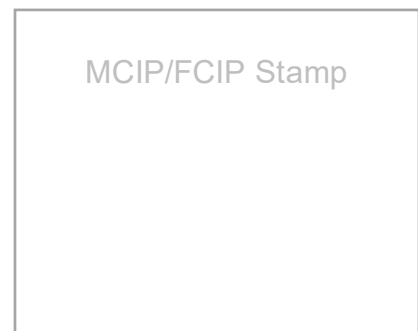
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 75, 2026 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



Development Regulations/Amendment	
<u>REGISTERED</u>	
Number	_____
Date	_____
Signature	_____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 75, 2026

BACKGROUND AND PURPOSE

The City of St. John's wishes to rezone land at 45, 47, and 53 Blackmarsh Road from the Industrial Commercial (IC) Zone to the Commercial Mixed (CM) Zone. The amendment is prompted by an application to develop Dwelling Units within the upper storeys of the existing commercial building 45 Blackmarsh Road and to convert the existing commercial building at 47 Blackmarsh Road into residential units.

ANALYSIS

The proposal aims to enable residential and commercial mixed-use development on the site. The subject property is located within the Commercial Land Use District of the Envision St. John's Municipal Plan. The Commercial District allows a wide range of commercial uses and enables residential uses, provided they do not hinder the area for being used for commercial purposes.

The proposal meets the policies for mixed-use development, including Policy 8.5.19 which encourages areas of mixed use-development where commercial uses are combined with housing, and Policy 8.5.21 which allows mixed-use zones within the Commercial District and along transportation nodes. The proposal also aligns with Policy 8.5.22, which encourages multi-storey buildings that contain a mix of uses and contains commercial uses on the ground level.

The applicant proposes converting the underused and vacant commercial space on the upper storeys of the building at 45 Blackmarsh Road into residential units, while keeping the commercial uses on the first floor. The building at 47 Blackmarsh Road will be converted into residential units, while 53 Blackmarsh Road will remain commercial. The property is well served by public transit and is well suited for mixed-use zoning, given its location within a neighbourhood that includes low-density residential, commercial, and industrial uses.

PUBLIC CONSULTATION

The proposed rezoning was advertised on two occasions in The Telegram newspaper on January 30 and February 13, 2026. A notice of the amendment was mailed to property owners within 150 metres of the application site, posted on the City's website, and posted in two conspicuous locations in the area affected (City Hall and the John J. Murphy Building) in accordance with Section 110.1 of the **Urban and Rural Planning Act, 2000**. Background information on the amendment was available on the Engage St. John's project page. Submissions received can be found in the February 24, 2026, Regular Council Meeting agenda package.

The City received six written submissions and 14 responses through the Engage St. John's project page. Overall, the feedback received was positive. Residents support

increased density and mixed-use development in this area, and several emphasized the importance of retaining the existing commercial businesses at 45 Blackmarsh Road. Some respondents raised concerns about the proposal and questioned whether it would include affordable housing.

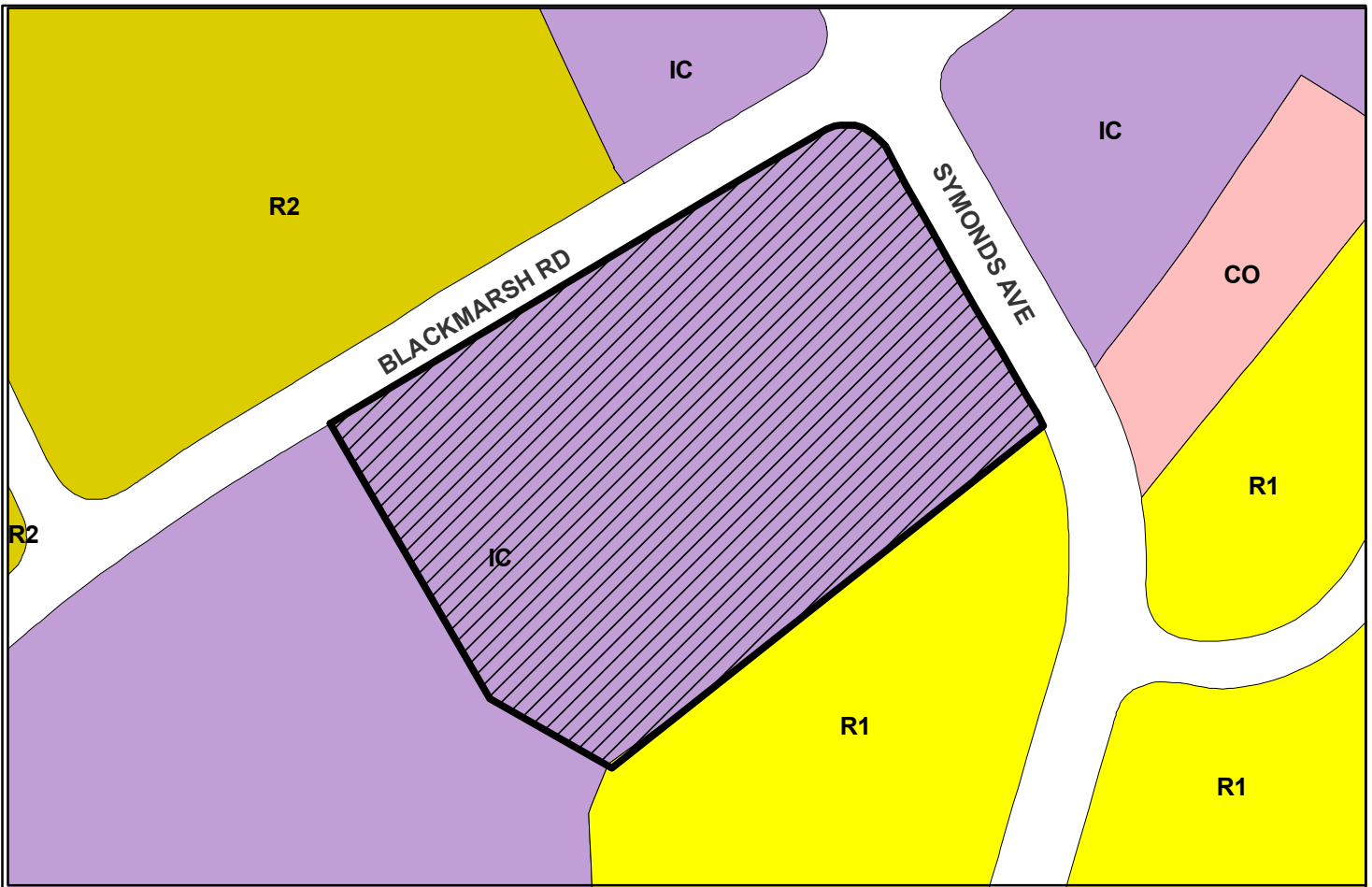
ST. JOHN'S URBAN REGION REGIONAL PLAN

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 Commercial Mixed (CM) Zone.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 75, 2026

The City of St. John's Development Regulations, 2021 is amended by:

Rezoning land at 45, 47, and 53 Blackmarsh Road [Parcel IDs# 7157, 26616, and 22472] from the Industrial Commercial (IC) Zone to the Commercial Mixed (CM) Zone as shown on City of St. John's Zoning Map attached.

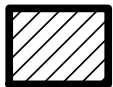


**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 75, 2026**

[City of St. John's Zoning Map]

2026 02 09 Scale: 1:1250
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
INDUSTRIAL COMMERCIAL (IC) LAND USE ZONE
TO COMMERCIAL MIXED (CM) LAND USE ZONE

45, 47, 53 BLACKMARSH ROAD
Parcel ID 22472, 26616, 7157

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration