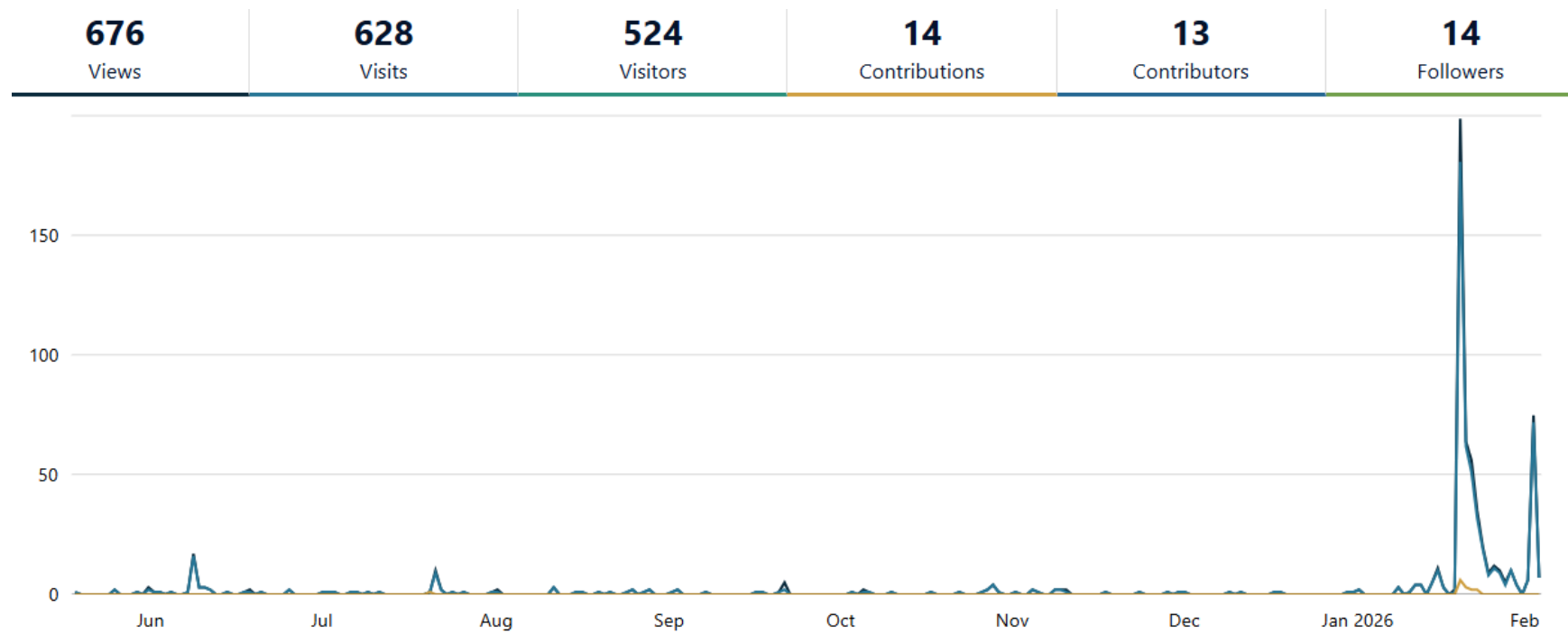




Planning St. John's

EngageStJohns.ca Report

45-53 Blackmarsh Road



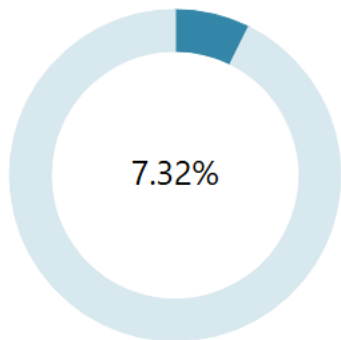
Types of visitors:

- Visits: unique browsing sessions (may be the same person visiting multiple times)
- Contributions: total number of responses/questions collected

NOTE: The City of St. John’s transitioned to a new EngageStJohns.ca platform on June 2nd, 2025. In addition to statistics noted above, there were 191 page visits on the previous platform prior to the transition.

EngageStJohns.ca Project Page Interactions:

Percentage of visits where at least 2 actions were performed:



Actions include such things as downloading a file, making a contribution, clicking links, and expanding content.



of times documents on the project page were downloaded

What is your overall feedback of this application?	Comments (verbatim)
Support	Mixed use zoning promotes walkable neighborhoods and is a demonstrably better use of city land resources, increasing tax revenue per acre in the city, making it a fiscally responsible change.
Support	I live in the area, and I totally support more dwellings and higher density. Currently, that area is very rundown. Would love to see close attention paid to beautification.
Support	This is an appropriate initiative to increase the population density in the centre city. It aligns well with the plan for the city, and with the positive move towards smart growth. Bravo
Support	Yes to greater density along existing transit routes.
Support	I think it is a great idea, more housing is the way to go. Also, very nice location that supports those with out cars! Close to food, the outdoors, and a community centre!

Support	Mixed zoning is desperately needed in this city
Support	I think this would be a great addition to the area. I would like to see the existing businesses retain and the exterior of the buildings updated rather
Support	Great to see more housing! Building is on a bus stop and near a grocery store, does not need much parking.
Support	I agree with these changes and with the proposed development. I suggest the developer also include some planting to increase the visual appeal.
Mixed	What is happening with St. Pats Bowling Alley as I know you cant do anything on that blacktop as it is the roof top of the alley? Is that going to remain. Its the citys only 5 and 10 pin and 100 year old business.

Public Q&A Questions (verbatim)	Question Details (verbatim)	Public Response
I am completely in favour of this development, we need more housing. That being said, I was wondering if the units would be rent controlled?		Thank you for your feedback and question. The City does not regulate the tenure type or rent levels for private development.
Beautification	I live in the area, and more dwellings and higher density are needed. Is the beautification of the area taken into account? Presently, the lot looks terrible. Greenery and trees would be fantastic.	Thank you for your feedback. The proposed development must adhere to the City's landscaping requirements.
Are the current businesses affected?	45 blackmarsh is home to some businesses. At least one of these businesses brings people to the area the parking lot can be seen full during certain nights. Would	Thank you for your question. The first floor of the building where there are existing businesses will remain commercial space to be used for commercial businesses. The applicant is proposing to

	<p>this plan retain these businesses or would those spaces also be converted?</p>	<p>convert the upper storeys of the building to residential.</p>
<p>Affordable housing?</p>	<p>Hello. I support the creation of much-needed housing in St. John's. However, what we really need more of is AFFORDABLE housing. I noticed that someone else asked a question related to affordability 9 months ago, but the project team never answered the question. What plans are there to make this housing helpful to people in this city who are struggling to find affordable housing?</p>	<p>Thank you for your question. The rent levels and tenure type of these units will be determined by the property owner, as the City does not regulate the tenure type or rent levels for private development. The addition of new dwelling units contributes to the City's overall housing supply and providing different types of housing contributes to a more inclusive, diverse housing stock. The City of St. John's Affordable Housing Strategy recognizes that affordable housing stock is about creating a range of housing choices.</p>
<p>Accident mitigation at the Intersection</p>	<p>This is a busy intersection for both vehicles and pedestrians; some businesses around the intersection have multiple</p>	<p>Thank you for your comments and question. This application is reviewed by City staff including Transportation Engineering to</p>

	<p>entrances and exits that currently creates potential for accidents. Adding such a sizeable development to this area will significantly increase the traffic and pedestrian volume.</p> <p>What steps will the City take or require the developer to take that will mitigate the traffic volume and increased likelihood for vehicle and pedestrian accidents?</p>	<p>ensure the proposal meets the City's standards.</p>
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