

## Decision Note

**Title:** 746 Blackmarsh Road – MPA2400011 - Adoption

**Date Prepared:** March 31, 2026

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Tom Davis, Planning

**Ward:** Ward 3

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### **Decision/Direction Required:**

Following provincial release of the proposed amendments for 746 Blackmarsh Road, Council may now adopt Envision St. John's Municipal Plan Amendment Number 22, 2026 and Envision St. John's Development Regulations Amendment Number 72, 2026, and proceed to a commissioner's public hearing.

### **Discussion – Background and Current Status:**

At its December 10, 2024 regular meeting, Council decided to consider rezoning a portion of land at 746 Blackmarsh Road from the Rural Residential (RR) Zone to the Apartment 1 (A1) Zone. A Municipal Plan amendment is also required, to re-designate the land from the Urban Expansion District to the Residential District. The land is owned by the provincial government. The Province is considering selling the front of the parcel between Blackmarsh Road and the Team Gushue Highway for an affordable housing development that includes three apartment buildings for a total of 45 units. Should the application proceed, the land will be subdivided, and only the portion to be developed will be rezoned.

The proposed amendment was advertised three times in *The Telegram* and on the City's website and posted at City Hall and the City Hall Annex. A project page was created on the Planning Engage web page. Submissions received are included for Council's review. A summary of the submissions is found in the attached amendment.

The NL Department of Municipal and Community Affairs has reviewed and released the amendments. Should Council decide to adopt them, a public hearing is required. The tentative date is Wednesday, May 6, 2026, at 7 p.m. at City Hall. This will be a hybrid public hearing – people can attend in person or virtually using Zoom. It is recommended that Council appoint Marie Ryan, a member of the City's commissioner list, to conduct the hearing. If no submissions are received by two days beforehand, the City may cancel the hearing.

Following the hearing, the amendments will be brought back to Council with the commissioner's report for consideration of approval.

**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.  
  
An Effective City: Ensure accountability and good governance through transparent and open decision making.
5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: Map amendments to the Municipal Plan and Development Regulations are required.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: The public hearing will be advertised in accordance with 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 adopt the attached resolutions for Envision St. John's Municipal Plan Amendment Number 22, 2026 and Envision St. John's Development Regulations Amendment Number 72, 2026, and appoint Marie Ryan as commissioner for a public hearing on the amendments. The proposed date is Wednesday, May 6, 2026, at 7 p.m. at City Hall.

**Prepared by: Ann-Marie Cashin, MCIP, Planner III**

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

## Report Approval Details

Document Title:	746 Blackmarsh Road - MPA2400011 - Adoption.docx
Attachments:	- MPA2400011-746 BLACKMARSH ROAD.pdf - MP Amend No. 22 and DR Amend No. 72, 2026 - 746 Blackmarsh Road - MAP (amc).pdf
Final Approval Date:	Apr 1, 2026

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

**Ken O'Brien - Apr 1, 2026 - 9:16 AM**

**Jason Sinyard - Apr 1, 2026 - 10:51 AM**