

City of St. John's Municipal Plan, 2021

St. John's Municipal Plan Amendment Number 22, 2026

**Urban Expansion Land Use District to
Residential Land Use District
746 Blackmarsh Road**

December 2025



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 22, 2026

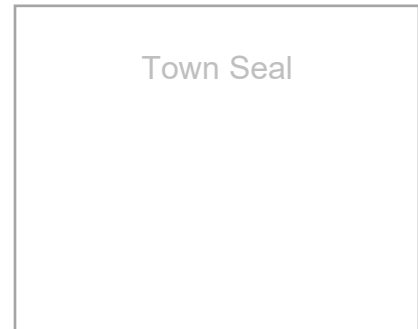
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 22, 2026.

Adopted by the City Council of St. John's on the ____ day of [Click or tap to enter a date..](#)

Signed and sealed this ____ day of _____.

Mayor: _____

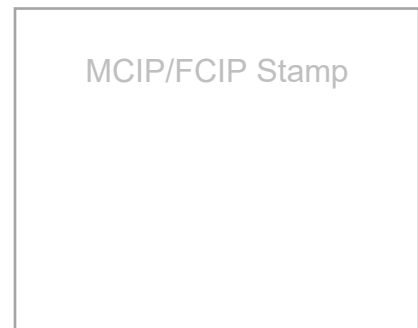
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Municipal Plan Amendment Number 22, 2026 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Municipal Plan, 2021

Amendment Number 22, 2026

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

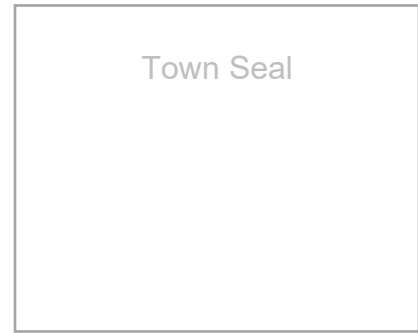
1. Adopted the St. John's Municipal Plan Amendment Number 22, 2026 on the ____ day of Click or tap to enter a date.;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 22, 2026 by way of an advertisement inserted in the Telegram newspaper on the ____ day of Click or tap to enter a date., on the ____ day of Click or tap to enter a date., and on the ____ day of Click or tap to enter a date.; and
3. Set the ____ day of Click or tap to enter a date. at 7:00 p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Municipal Plan Amendment Number 22, 2026 on the ____ day of Click or tap to enter a date. as _____.

Signed and sealed this ____ day of _____.

Mayor: _____

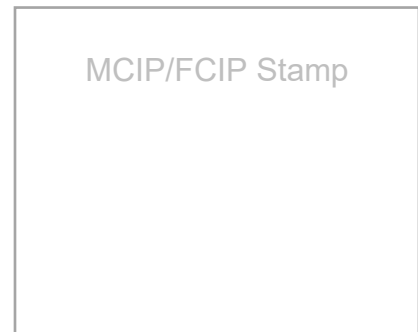
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Municipal Plan Amendment Number 22, 2026 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



Municipal Plan/Amendment	
<u>REGISTERED</u>	
Number	_____
Date	_____
Signature	_____

CITY OF ST. JOHN'S

Municipal Plan Amendment Number 22, 2026

BACKGROUND AND ANALYSIS

Background

The City has received an application from the NL Department of Transportation and Infrastructure on behalf of Tucker Group Inc., to rezone land at 746 Blackmarsh Road from the Rural Residential (RR) Zone to the Apartment 1 (A1) Zone for a Cluster Development. The applicant is proposing to develop three Apartment Buildings with a total of approximately 45 units and a building height of approximately 12 metres. A Municipal Plan amendment is required to redesignate the property from the Urban Expansion District to the Residential District.

This will be an affordable housing project. The applicant is the recipient of Newfoundland and Labrador Housing Corporation's Affordable Rental Housing Program. The full parcel contains land that extends over 550 metres from Blackmarsh Road toward George's Pond. The province is considering divesting the front of the parcel between Blackmarsh Road and the Team Gushue Highway for this proposed development. Should the application proceed, the land will be subdivided and only the portion to be developed will be rezoned.

Analysis

The Envision St. John's Municipal Plan maintains a number of policies that recommend developments which increase density within existing neighbourhoods. The Growth and Development Strategy is achieved through the identification of undeveloped areas that are able to accommodate future, well-planned growth, with an emphasis on encouraging intensification. Further, the City shall preserve the pattern and scale of development in established residential neighbourhoods and work to improve amenities such as services, parks, recreation and pedestrian trail networks. The Cowan Heights Neighbourhood Plan, while only in draft form at present, contemplates this area of Blackmarsh Road as being high-density, including apartment building forms, with pedestrian improvements and increase connectivity to existing recreational amenities. This application is in line with the Municipal Plan, as well as the future vision of this neighbourhood.

The Municipal Plan recognizes that in order to have a City of healthy, walkable neighbourhoods with access to local services, a greater mix of uses and higher density residential development will be required to support such initiatives.

Policies that recommend increased density include:

Policy 4.1.2 - 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.

Policy 4.3.2 - Ensure that infill development complements the existing character of the area.

Policy 4.4.1 - Ensure that the review of development proposals considers how new development may affect abutting properties and uses.

Policy 8.4.2 - 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.

746 Blackmarsh Road is a vacant, primarily treed lot. A portion of the lot was cleared between 2015 and 2017, but no buildings were developed at that time. Within the A1 Zone, the maximum building height is 14 metres and the applicant is proposing building with an approximate building height of 12 metres. This is a similar height to existing dwellings in the area and will blend with the existing housing form. The development will introduce a new housing form to this neighbourhood, which will create a more diverse neighbourhood for new residents or existing residents looking to downsize and remain within the neighbourhood. The proposed development is considered a moderate intensification and is in line with the St. John's Municipal Plan.

PUBLIC CONSULTATION

The proposed Municipal Plan and Development Regulations amendment was advertised on three occasions in The Telegram newspaper on November 21, November 28 and December 5, 2025. A notice of the amendment was also mailed to property owners within 150 metres of the application site, posted on the City's website and posted in two conspicuous places in the area affected. Background information on the amendment is available on the Engage St. John's project page.

The City determined that this consultation effort is reflective of the size, structure and complexity of planning and policy issues under consideration for the proposed amendments.

Feedback on the proposal has been generally supportive with residents noting there is a need for this form of housing, and in particular affordable housing. However, others suggest other parts of the City or neighbourhood may be more appropriate for Apartment Buildings and request to retain the treed areas. There are concerns that Blackmarsh Road is not optimal for residents needing to use public transportation and others suggested intersection improvements to accommodate the new development.

Should the development proceed, the applicant will be required to provide an accessible path of travel from the access intersection/public right of way to building entrances and exits. Further, the City recommends improvements to pedestrian connections and crossing on Blackmarsh Road as part of ongoing capital works projects. This will help improve access from the proposed development to amenities such as transit,

commercial areas, and parks and open spaces. The proposed development meets the City's landscape requirements. Further, the applicant proposes retaining the existing trees at the rear of the lot.

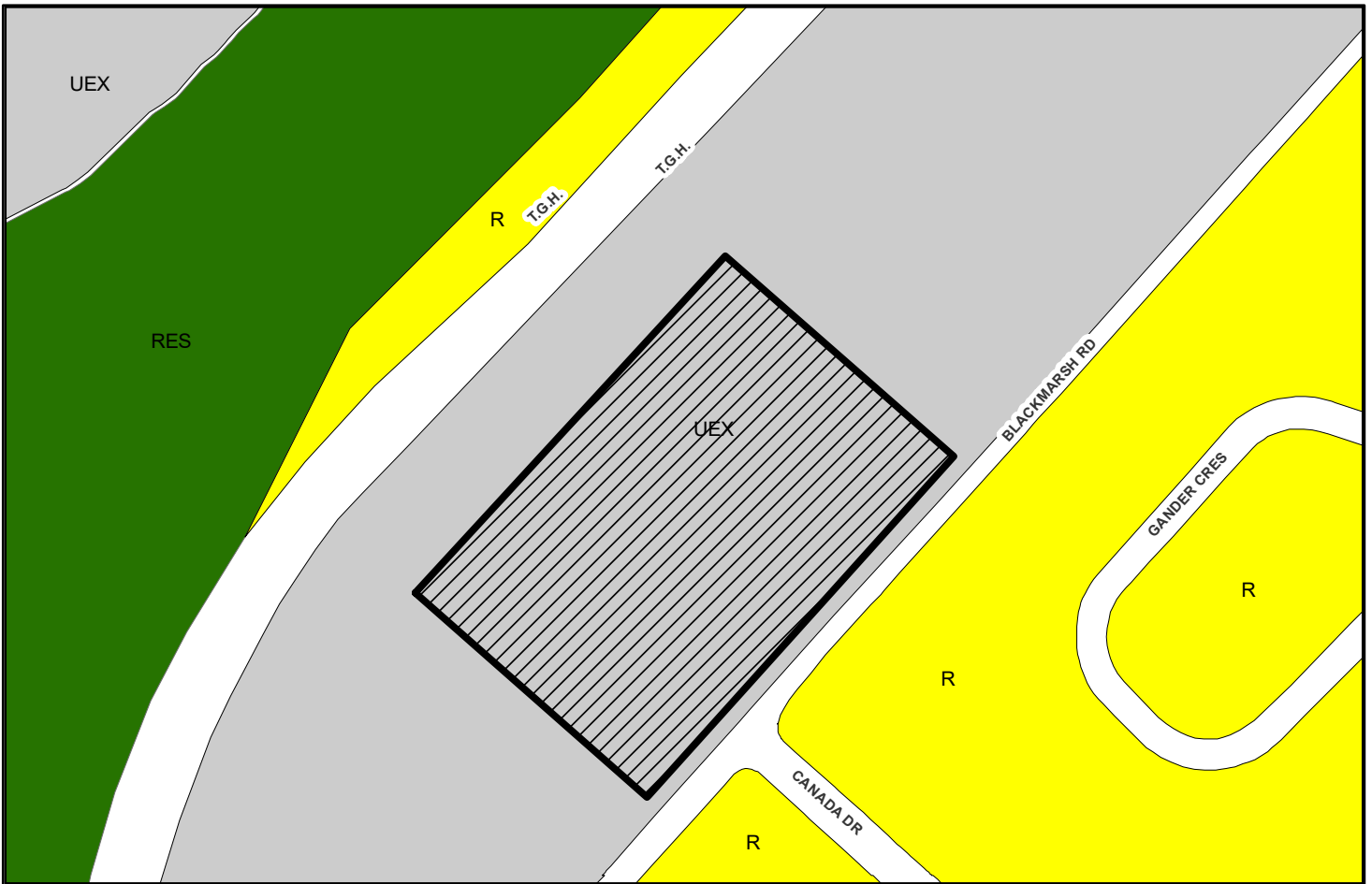
ST. JOHN'S URBAN REGION REGIONAL PLAN

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.

ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 22, 2026

The St. John's Municipal Plan, 2021 is amended by:

- 1. Redesignating land at the front of 746 Blackmarsh Road [Parcel ID# 44306] from the Urban Expansion Land Use District to the Residential Land Use District as shown on Future Land Use Map P-1 attached.**



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 22, 2026**

2025 11 26 Scale: 1:2500
City of St. John's
Department of Planning, Development
& Regulatory Services

Future Land Use Map P-1

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.



AREA PROPOSED TO BE REDESIGNATED FROM
URBAN EXPANSION (UEX) LAND USE DISTRICT
TO RESIDENTIAL (R) LAND USE DISTRICT

**746 BLACKMARSH ROAD.
Parcel ID 44306**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Municipal Plan/Amendment
REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 72, 2026

Rural Residential (RR) Zone
to the Apartment 1 (A1) Zone
746 Blackmarsh Road

December 2025



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 72, 2026

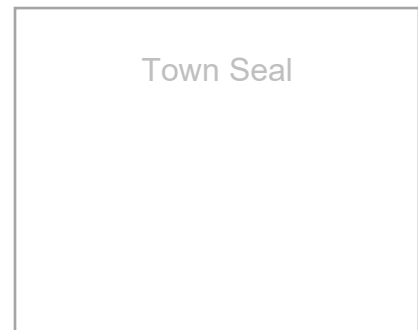
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 72, 2026.

Adopted by the City Council of St. John's on the ____ day of [Click or tap to enter a date..](#)

Signed and sealed this ____ day of _____.

Mayor: _____

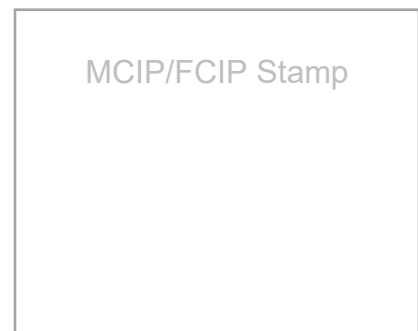
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Development Regulations Amendment Number 72, 2026 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Development Regulations, 2021

Amendment Number 72, 2026

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

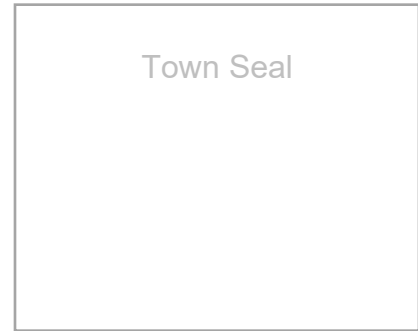
1. Adopted the St. John's Development Regulations Amendment Number 72, 2026 on the ____ day of Click or tap to enter a date.;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 72, 2026 by way of an advertisement inserted in the Telegram newspaper on the ____ day of Click or tap to enter a date., on the ____ day of Click or tap to enter a date. , and on the ____ day of Click or tap to enter a date.; and
3. Set the ____ day of Click or tap to enter a date. at 7:00 p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Development Regulations Amendment Number 72, 2026 on the ____ day of Click or tap to enter a date. as _____.

Signed and sealed this ____ day of _____.

Mayor: _____

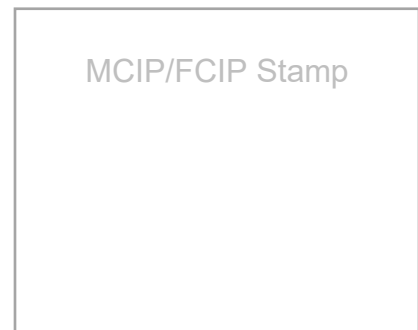
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 72, 2026 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



Development Regulations/Amendment
REGISTERED

Number _____
Date _____
Signature _____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 72, 2026

BACKGROUND

The City has received an application from the NL Department of Transportation and Infrastructure on behalf of Tucker Group Inc., to rezone land at 746 Blackmarsh Road from the Rural Residential (RR) Zone to the Apartment 1 (A1) Zone for a Cluster Development. The applicant is proposing to develop three Apartment Buildings with a total of approximately 45 units and a building height of 12 metres.

This will be an affordable housing project. The applicant is the recipient of Newfoundland and Labrador Housing Corporation's Affordable Rental Housing Program. The full parcel contains land that extends over 550 metres from Blackmarsh Road toward George's Pond. The province is considering divesting the front of the parcel between Blackmarsh Road and the Team Gushue Highway for this proposed development. Should the application proceed, the land will be subdivided and only the portion to be developed will be rezoned.

This amendment implements St. John's Municipal Plan Amendment 22, 2026, which is being processed concurrently.

PUBLIC CONSULTATION

The proposed Municipal Plan and Development Regulations amendment was advertised on three occasions in The Telegram newspaper on November 21, November 28 and December 5, 2025. A notice of the amendment was also mailed to property owners within 150 metres of the application site, posted on the City's website and posted in two conspicuous places in the area affected. Background information on the amendment is available on the Engage St. John's project page.

The City determined that this consultation effort is reflective of the size, structure and complexity of planning and policy issues under consideration for the proposed amendments.

Feedback on the proposal has been generally supportive with residents noting there is a need for this form of housing, and in particular affordable housing. However, others suggest other parts of the City or neighbourhood may be more appropriate for Apartment Buildings and request to retain the treed areas. There are concerns that Blackmarsh Road is not optimal for residents needing to use public transportation and others suggested intersection improvements to accommodate the new development.

Should the development proceed, the applicant will be required to provide an accessible path of travel from the access intersection/public right of way to building entrances and exits. Further, the City recommends improvements to pedestrian connections and

crossing on Blackmarsh Road as part of ongoing capital works projects. This will help improve access from the proposed development to amenities such as transit, commercial areas, and parks and open spaces. The proposed development meets the City's landscape requirements. Further, the applicant proposes retaining the existing trees at the rear of the lot.

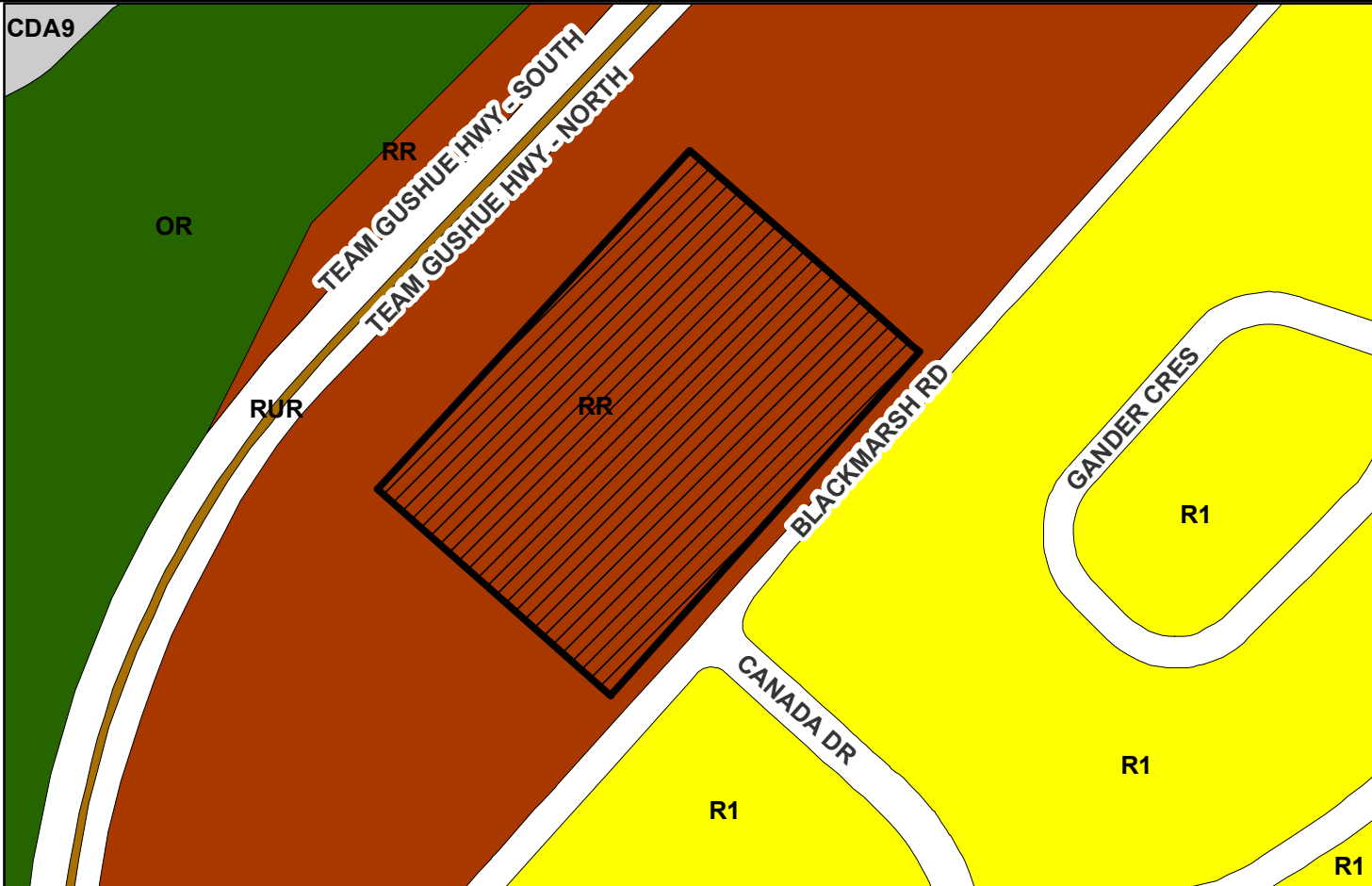
ST. JOHN'S URBAN REGION REGIONAL PLAN

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.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 72, 2026

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

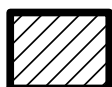
- 1. Rezoning land at the front of 746 Blackmarsh Road [Parcel ID# 44306] from the Residential Rural (RR) Zone to the Apartment 1 (A1) Zone as shown on City of St. John's Zoning Map attached.**



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 72, 2026**
[City of St. John's Zoning Map]

2025 11 26 Scale: 1:2500
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
RURAL RESIDENTIAL (RR) LAND USE ZONE
TO APARTMENT 1 (A1) LAND USE ZONE

746 BLACKMARSH ROAD
Parcel ID 44306

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration