

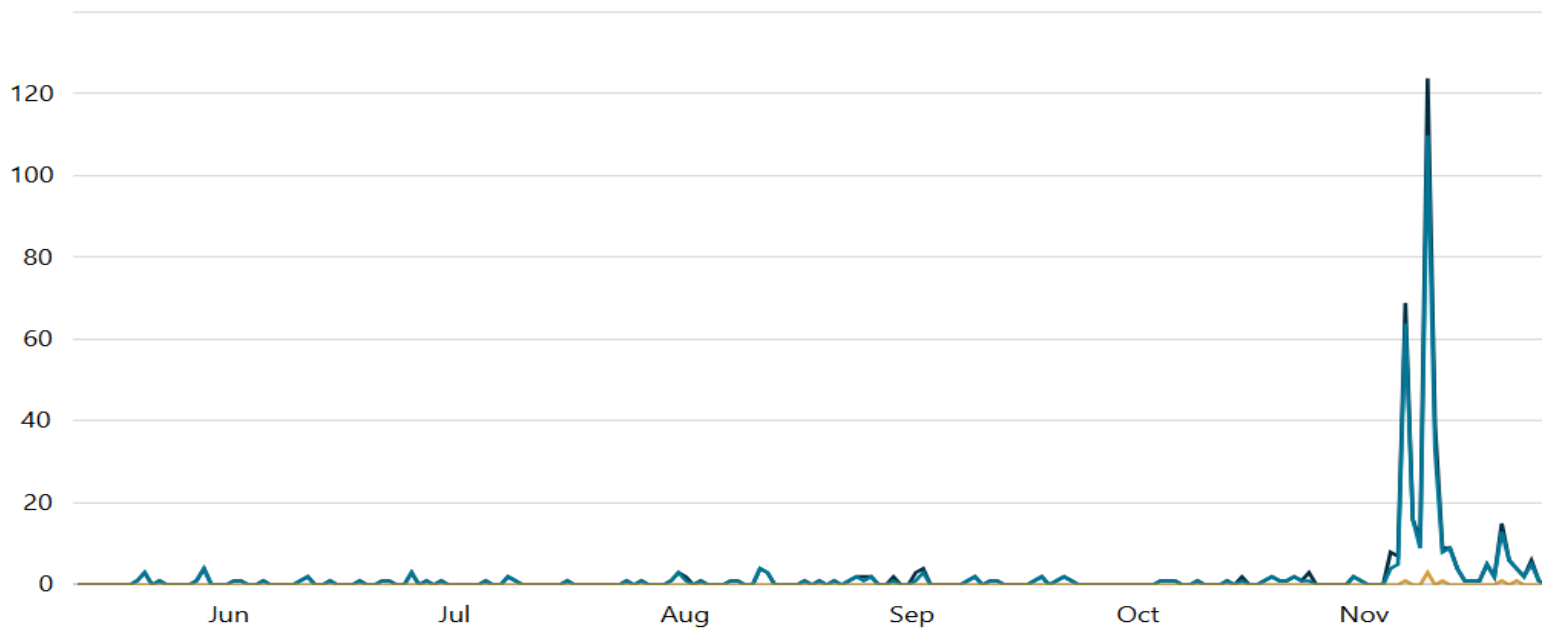


Planning St. John's

[EngageStJohns.ca](http://EngageStJohns.ca) Report

746 Blackmarsh Road

<b>440</b> Views	<b>394</b> Visits	<b>332</b> Visitors	<b>7</b> Contributions	<b>7</b> Contributors	<b>8</b> Followers
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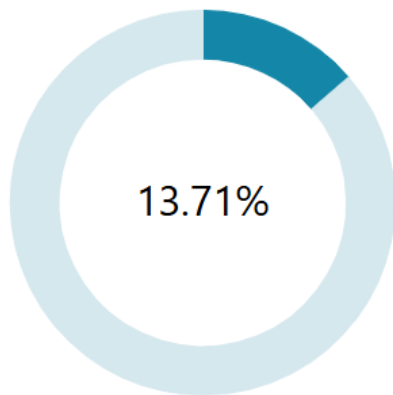
Types of visitors:

- 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 2<sup>nd</sup>, 2025. In addition to statistics noted above, there were 24 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.



**396**  
Total Downloads

# of times documents on the project page were downloaded

<b>Comments (verbatim)</b>	<b>What is your overall feedback of this application?</b>
We need more housing. Bring it on !	Support
I am in support of this rezoning and the proposed development. We clearly need more affordable housing, and this relatively central location is an excellent place for the same.	Support
I think more affordable housing is a positive thing, and this project should be pursued, as long as there are no negative environmental consequences.	Support
So great to see more affordable housing going up! Is there any plan to improve the bus service to this area?	Support
This seems like a natural evolution of the type of housing development needed in this area. I live in the west end of Cowan Heights. My concern is with the intersection at the top of Canada Drive. This is already a very busy intersection at certain times day, especially during morning and evening rush hours. It's dangerous for anyone needing to turn left from Canada Drive onto Blackmarsh Road. It will be the same for anyone leaving the new lot. New traffic signals will be needed, preferably traffic-activated so that vehicles travelling along Blackmarsh Rd. won't be needlessly forced to stop when traffic is slower.	Support

I think this is a good projected well needed	Support
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<b>Public Q&amp;A Questions (verbatim)</b>	<b>Question Details (verbatim)</b>	<b>Public Response</b>
Expansion of Blackmarsh Road in this area	The area of Blackmarsh Road where this is proposed is notorious for it's narrow road and no sidewalk/SUP. If this development were to go ahead, it would create a significant increase in foot traffic along this part of the road to access bus stops (Canada Drive/Hopeall) and the Marie's (Freckler). Is there any plan to go along with this project to widen this roadway and add in sidewalks/crosswalks/shared-use path?	Thank you for your question. If the development proceeds, the applicant will be required to provide an accessible path of travel the access intersection/public right of way near Canada Drive to entrances and exits. Further, the City is in the process of completing a Neighbourhood Plan for Cowan Heights. Transportation recommendations for Blackmarsh Road include improving pedestrian connections and crossings. The Plan recommendations can be found on Page 40 of the Report.