



Envision St. John's

Municipal Plan

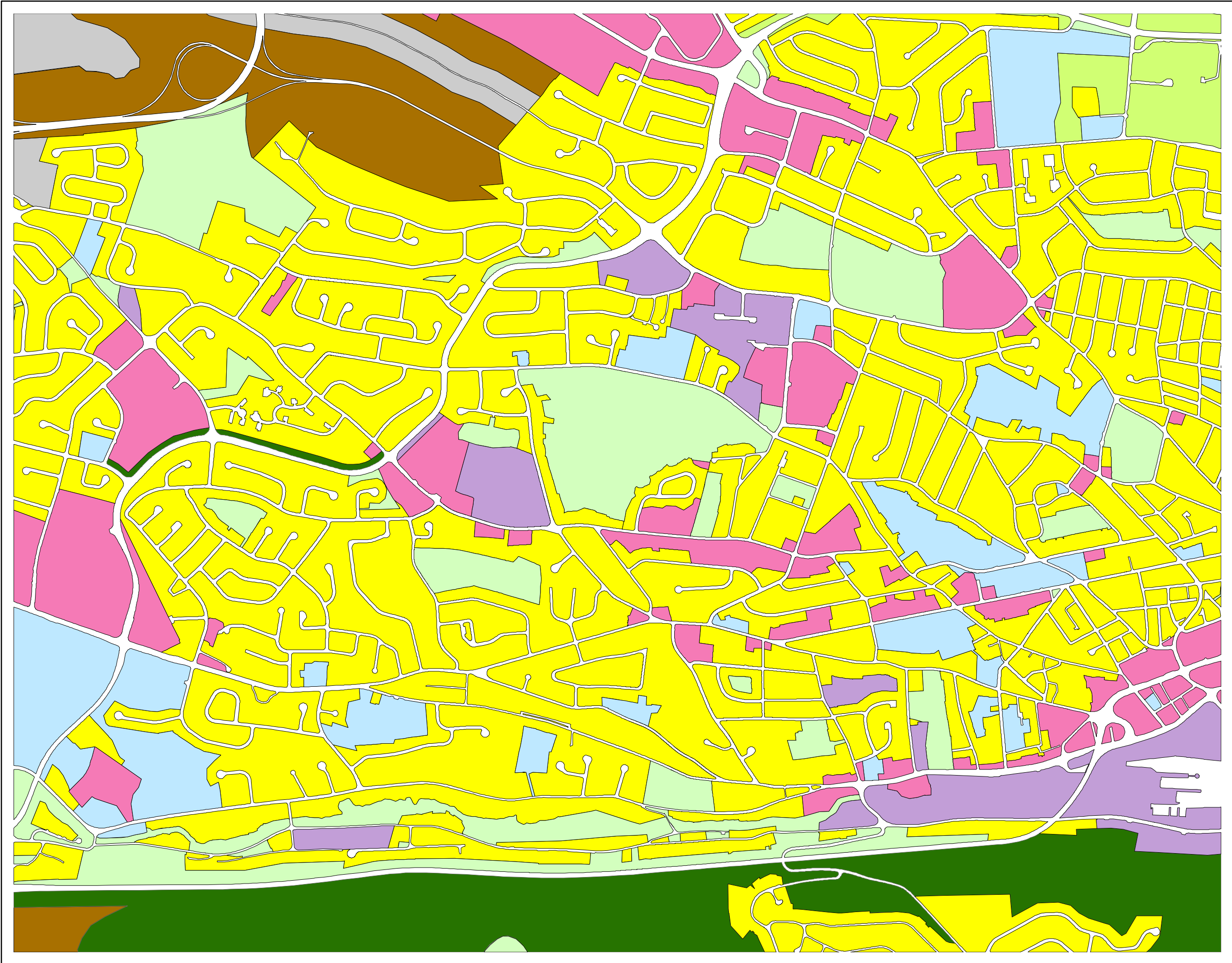
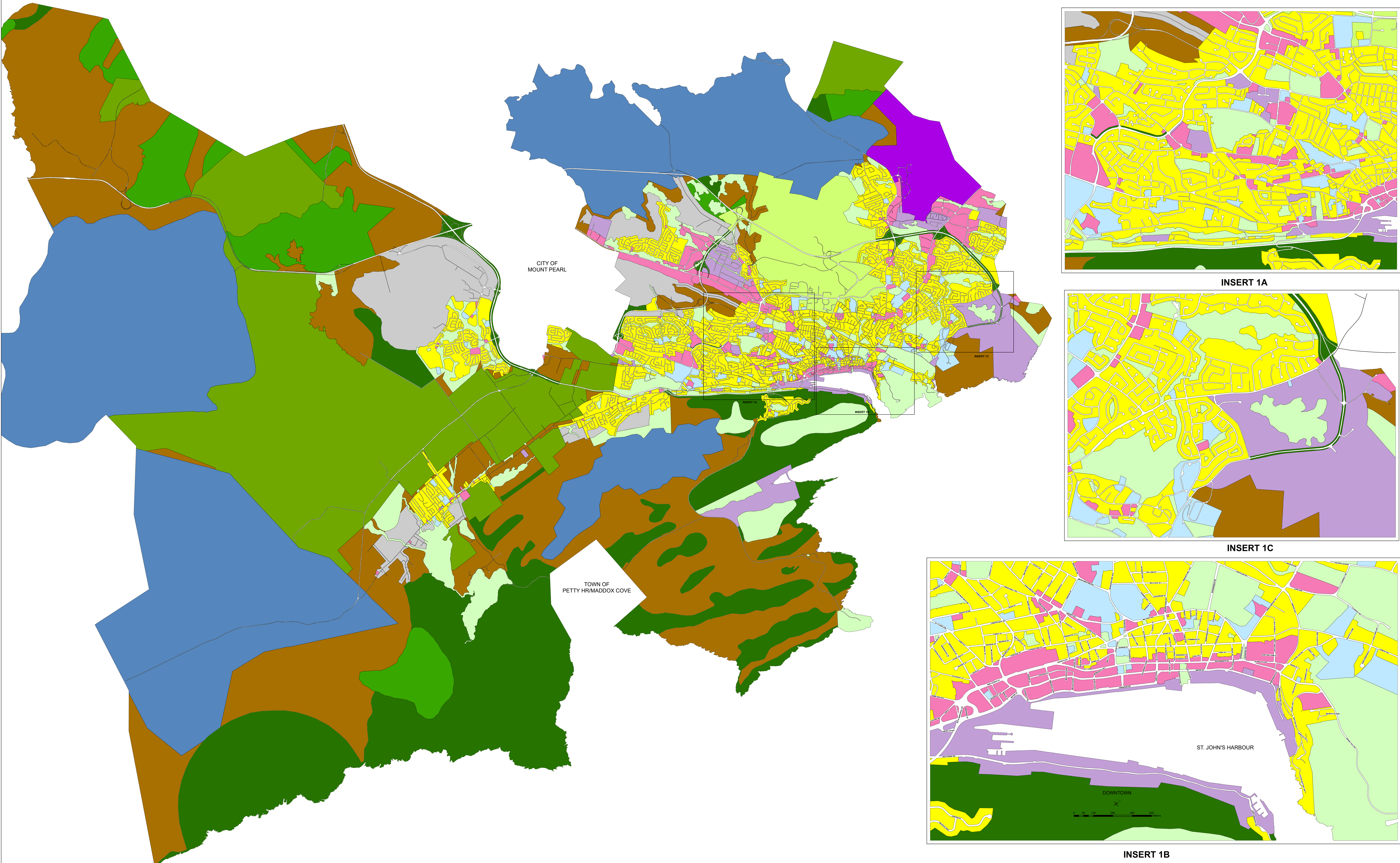
Appendices

Last Updated January 2025

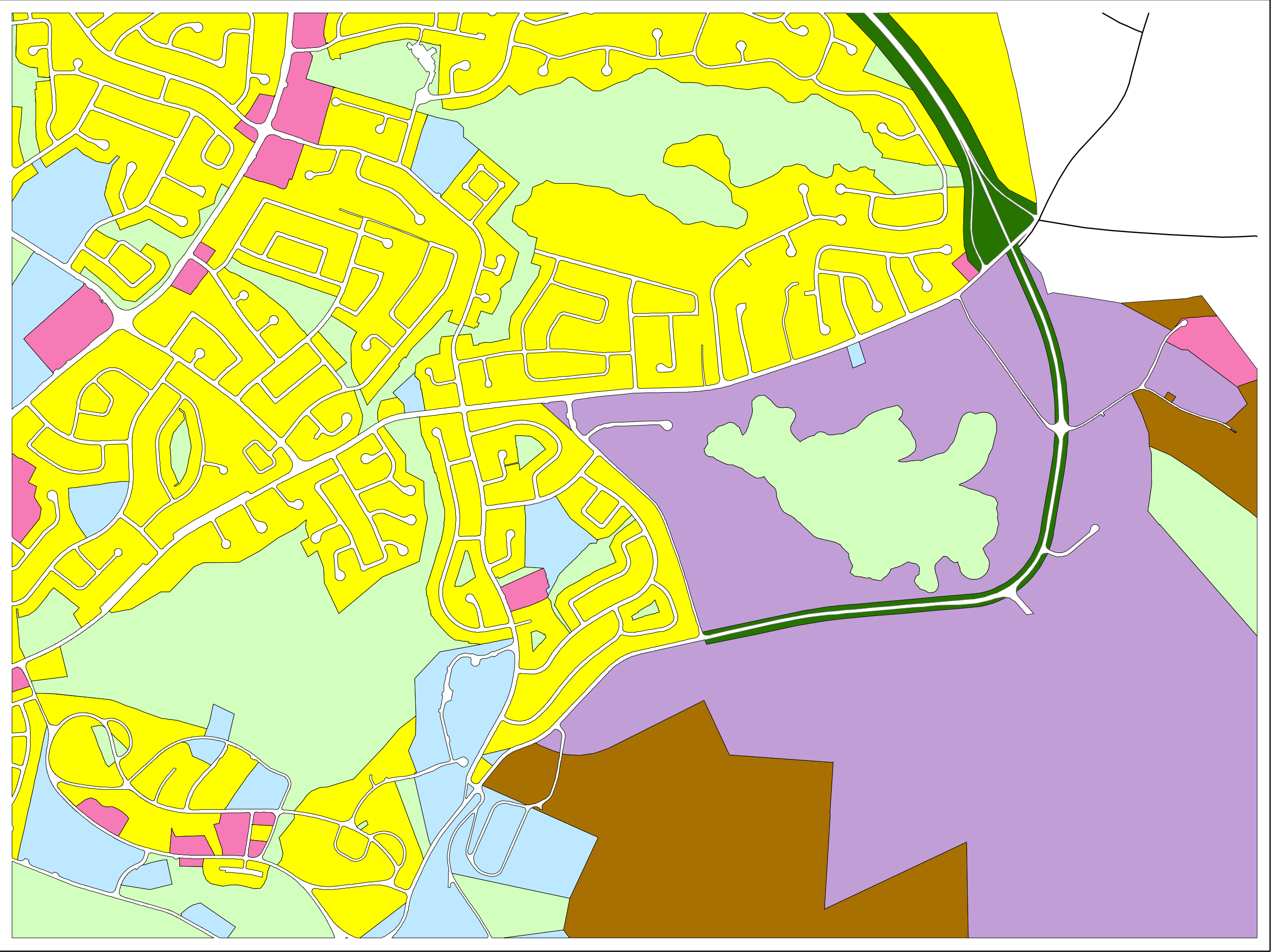




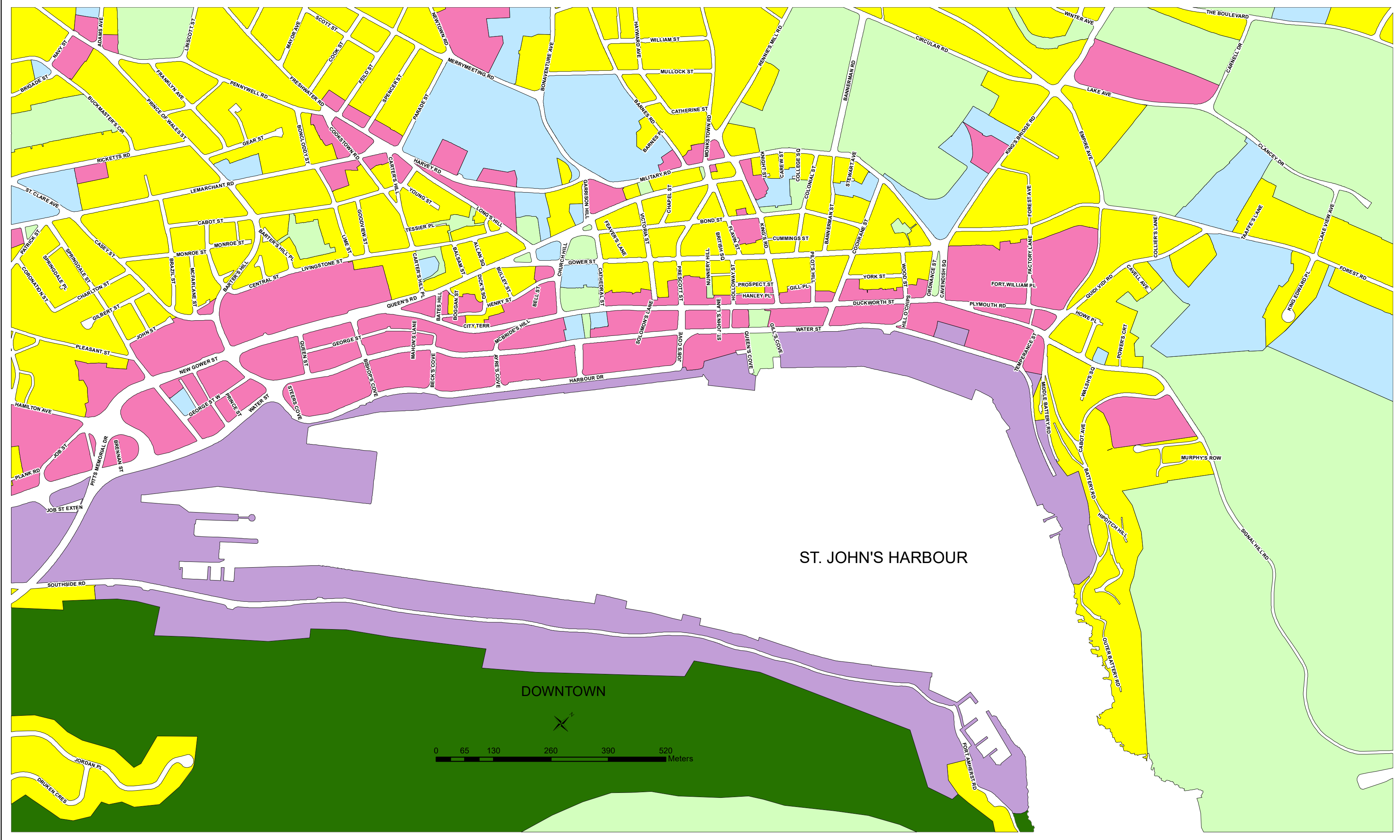
APPENDIX 'A'



INSERT 1A



INSERT 1C



INSERT 1B

ENVISION ST. JOHN'S
MUNICIPAL PLAN

FUTURE LAND USE MAP

- Residential (R)
- Commercial (C)
- Industrial (I)
- Airport (AIR)
- Institutional (INST)
- Pippy Park (PP)
- Open Space (O)
- Agricultural (AG)
- Forestry (F)
- Rural (RUR)
- Restricted (RES)
- Watershed (W)
- Urban Expansion (UEX)

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

M. C. I. P. signature and seal

Office Consolidate, Updated: Jan 15, 2025

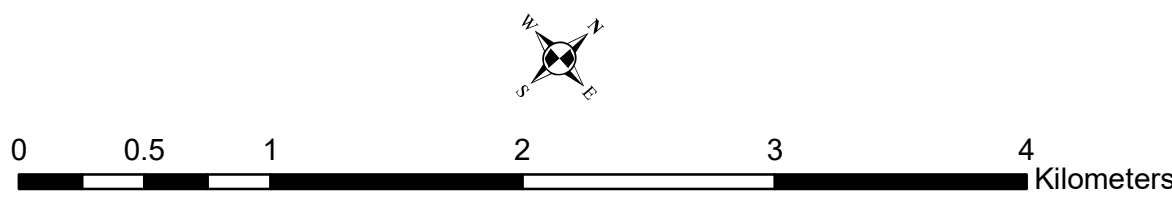
Council Adoption

Council Approval

Mayor

City Clerk

Date of Gazetting

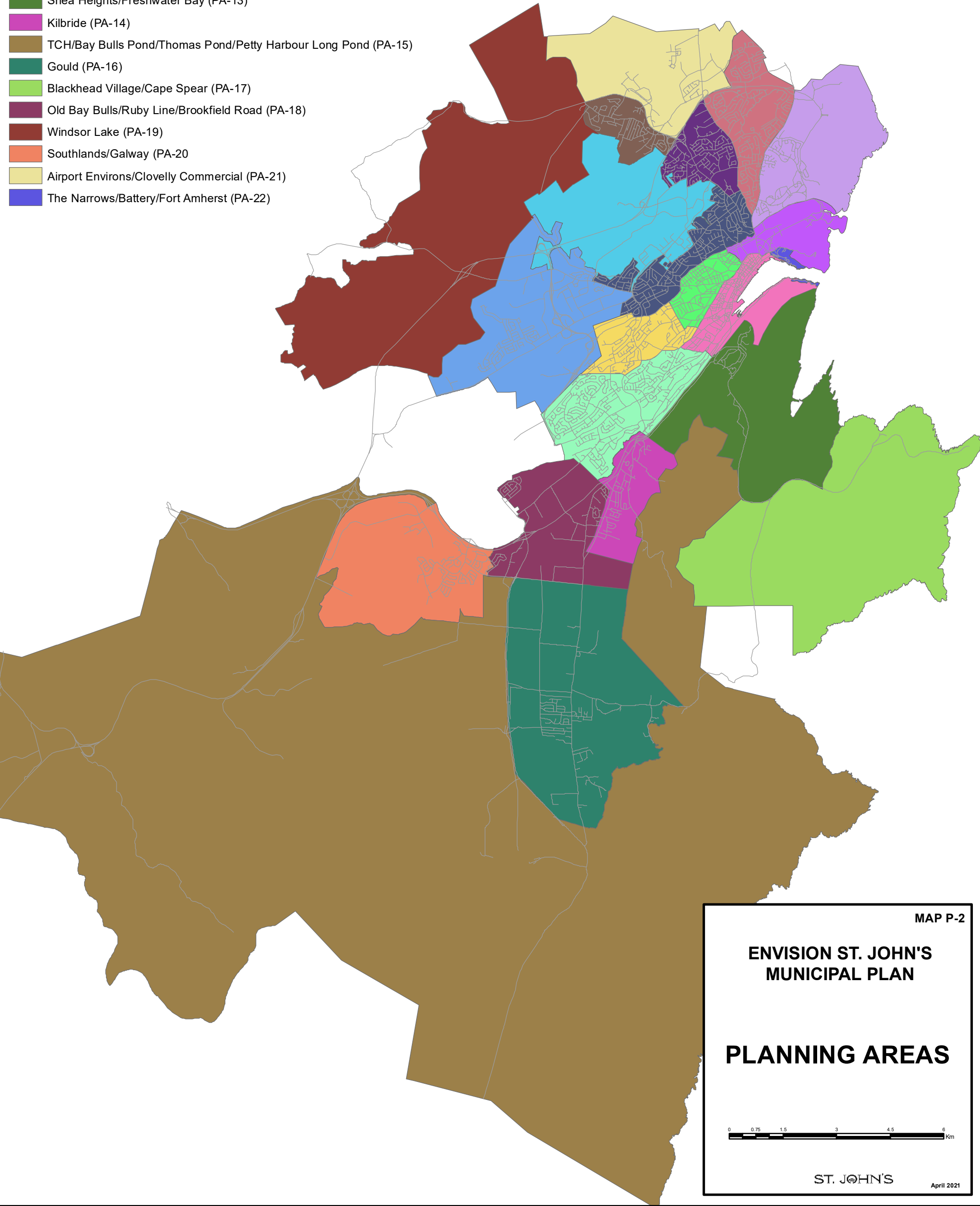


ST. JOHN'S



PLANNING AREA

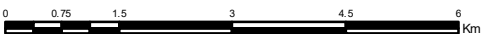
- Downtown (PA-1)
- East End/Quidi Vidi Village (PA-2)
- Georgetown/Rabbittown/Higer Levels (PA-3)
- Mundy Pond (PA-4)
- Rennies River/Churchill Park/Baird (PA-5)
- Pleasantville/Virginia Park (PA-6)
- Waterford/Amherst Heights/Cowan Heights (PA-7)
- Glenbrook/Centennial Meadows/Fox Avenue (PA-8)
- O'Leary/Southwest Expansion Area (PA-9)
- Airport Heights (PA-10)
- Ennis Avenue/Wedgewood Park/Clovelly Residential (PA-11)
- Pippy Park (PA-12)
- Shea Heights/Freshwater Bay (PA-13)
- Kilbride (PA-14)
- TCH/Bay Bulls Pond/Thomas Pond/Petty Harbour Long Pond (PA-15)
- Gould (PA-16)
- Blackhead Village/Cape Spear (PA-17)
- Old Bay Bulls/Ruby Line/Brookfield Road (PA-18)
- Windsor Lake (PA-19)
- Southlands/Galway (PA-20)
- Airport Environs/Clovelly Commercial (PA-21)
- The Narrows/Battery/Fort Amherst (PA-22)



MAP P-2

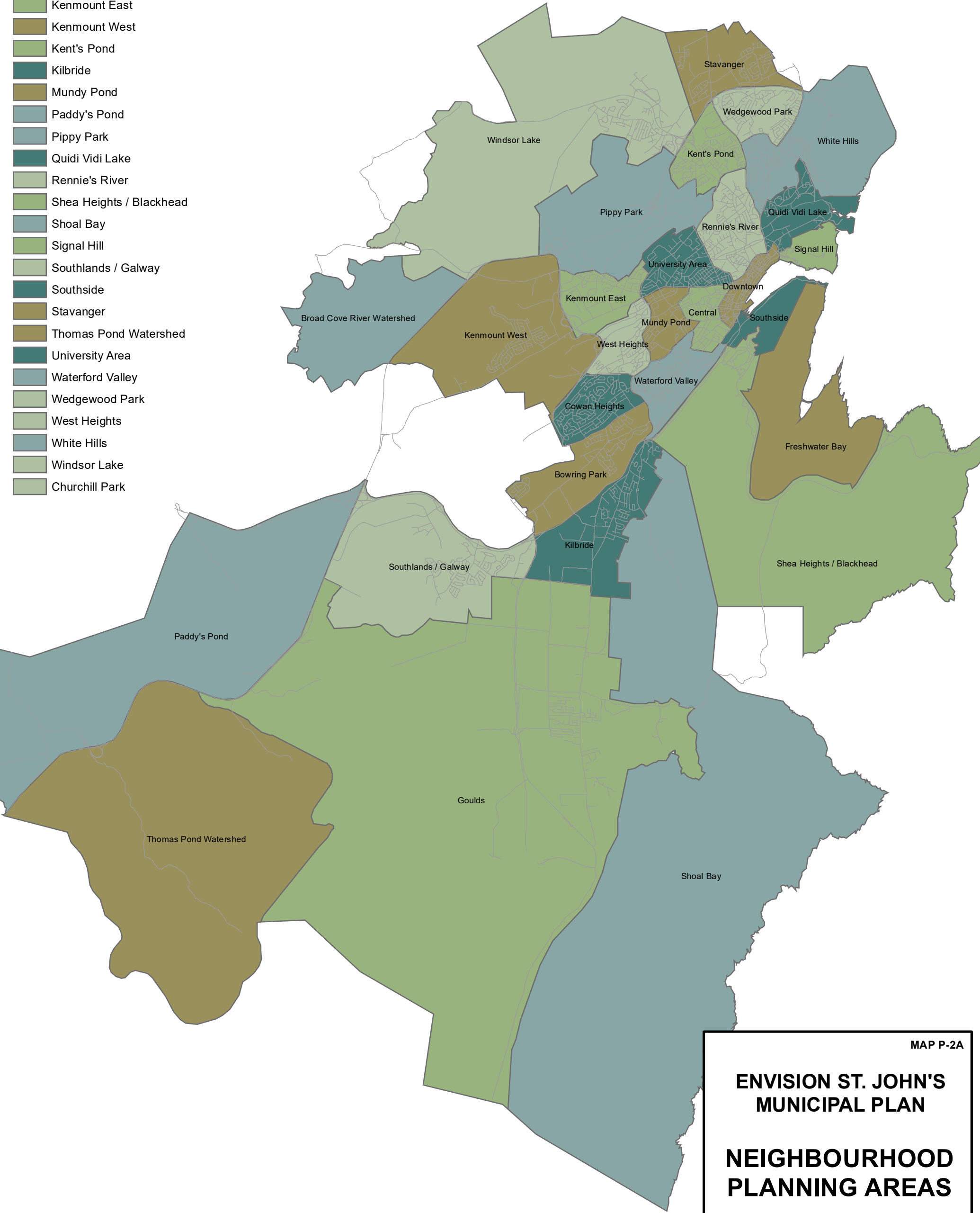
**ENVISION ST. JOHN'S
MUNICIPAL PLAN**

PLANNING AREAS



Legend

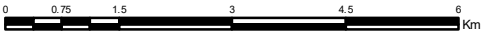
- Bowring Park
- Broad Cove River Watershed
- Central
- Cowan Heights
- Downtown
- Freshwater Bay
- Goulds
- Kenmount East
- Kenmount West
- Kent's Pond
- Kilbride
- Mundy Pond
- Paddy's Pond
- Pippy Park
- Quidi Vidi Lake
- Rennie's River
- Shea Heights / Blackhead
- Shoal Bay
- Signal Hill
- Southlands / Galway
- Southside
- Stavanger
- Thomas Pond Watershed
- University Area
- Waterford Valley
- Wedgewood Park
- West Heights
- White Hills
- Windsor Lake
- Churchill Park



MAP P-2A

ENVISION ST. JOHN'S
MUNICIPAL PLAN

NEIGHBOURHOOD
PLANNING AREAS

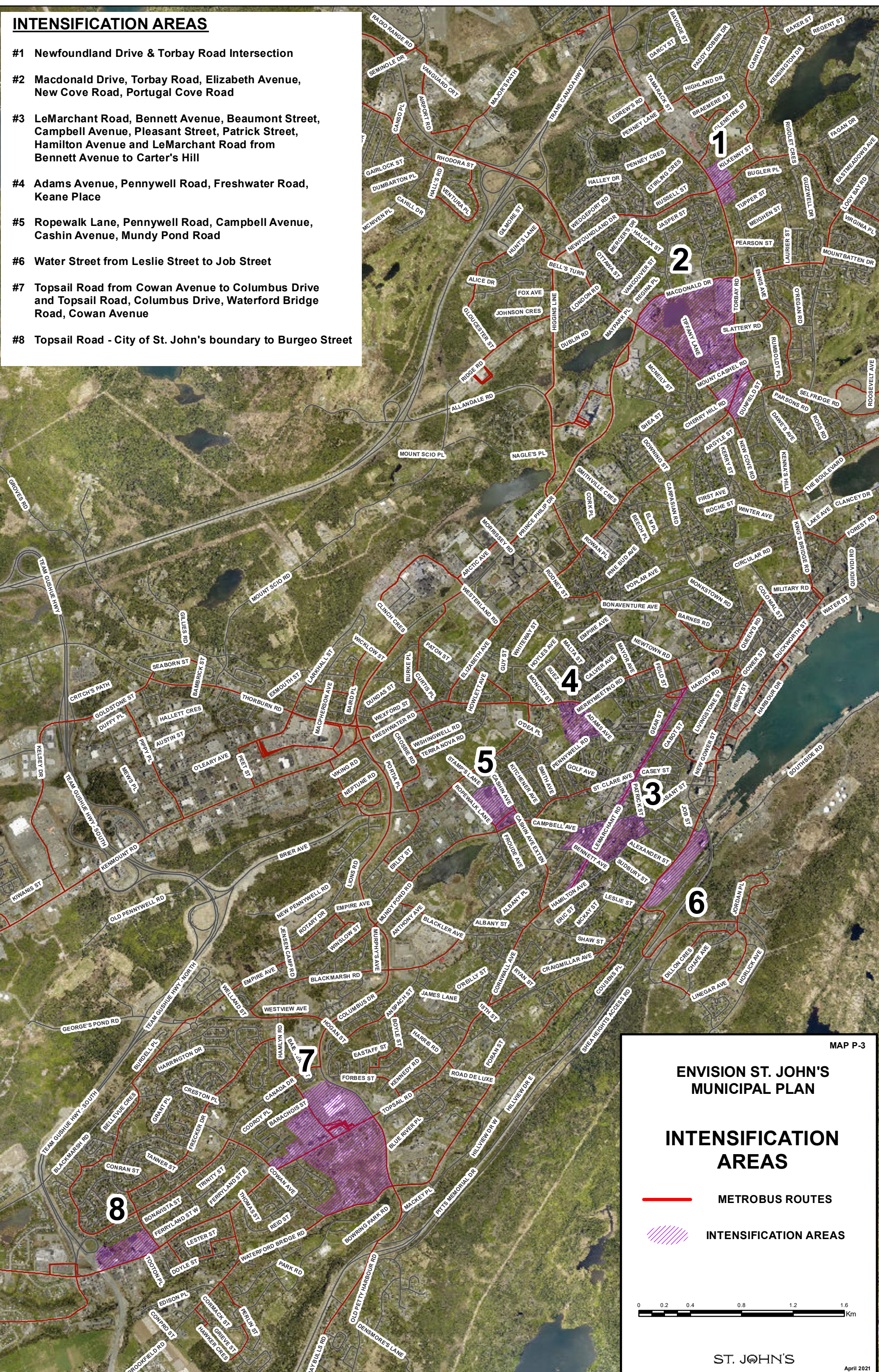


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INTENSIFICATION AREAS

- #1 Newfoundland Drive & Torbay Road Intersection
- #2 Macdonald Drive, Torbay Road, Elizabeth Avenue, New Cove Road, Portugal Cove Road
- #3 LeMarchant Road, Bennett Avenue, Beaumont Street, Campbell Avenue, Pleasant Street, Patrick Street, Hamilton Avenue and LeMarchant Road from Bennett Avenue to Carter's Hill
- #4 Adams Avenue, Pennywell Road, Freshwater Road, Keane Place
- #5 Ropewalk Lane, Pennywell Road, Campbell Avenue, Cashin Avenue, Mundy Pond Road
- #6 Water Street from Leslie Street to Job Street
- #7 Topsail Road from Cowan Avenue to Columbus Drive and Topsail Road, Columbus Drive, Waterford Bridge Road, Cowan Avenue
- #8 Topsail Road - City of St. John's boundary to Burgeo Street



MAP P-3

ENVISION ST. JOHN'S
MUNICIPAL PLAN

INTENSIFICATION
AREAS

METROBUS ROUTES

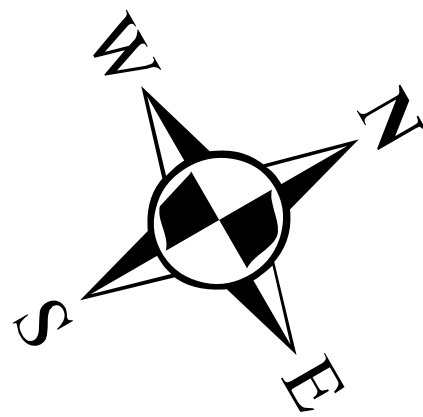
INTENSIFICATION AREAS

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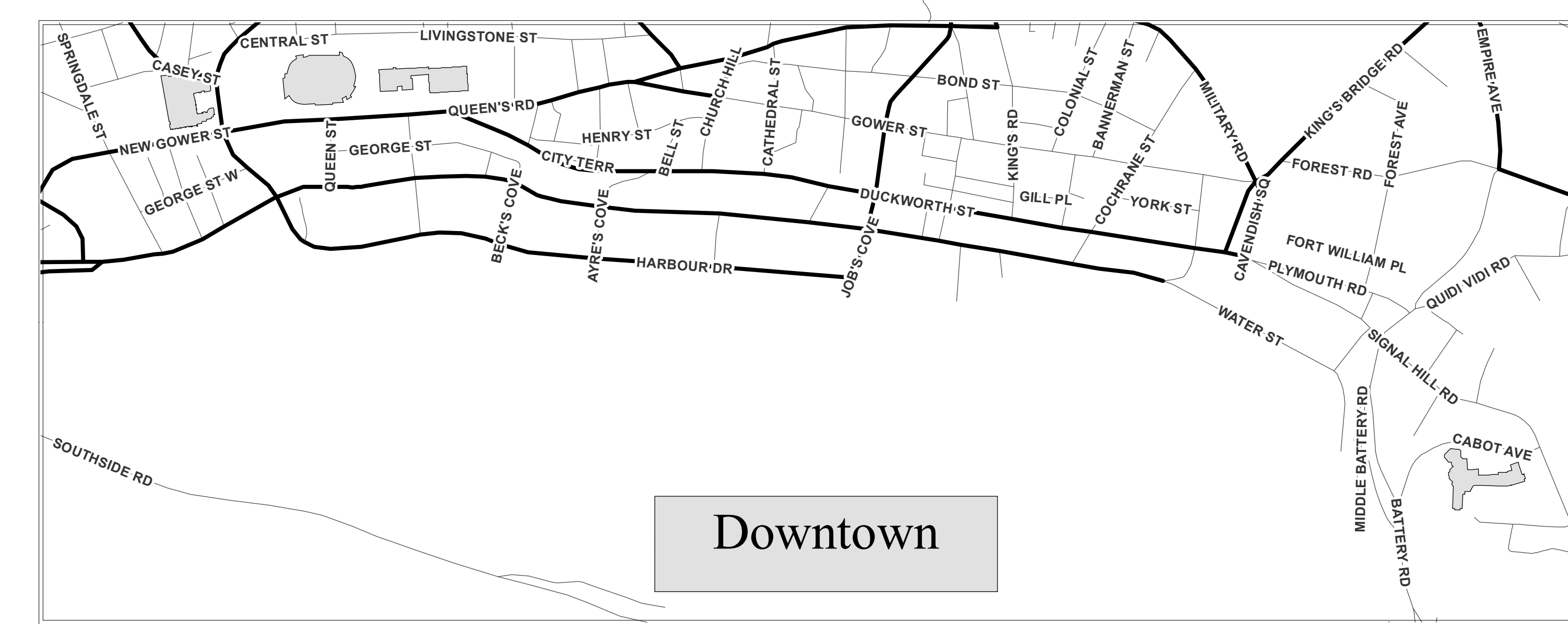
Km

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See Downtown Inset



Downtown

MAP P-4

ENVISION ST. JOHN'S
MUNICIPAL PLAN

ROAD CLASSIFICATIONS

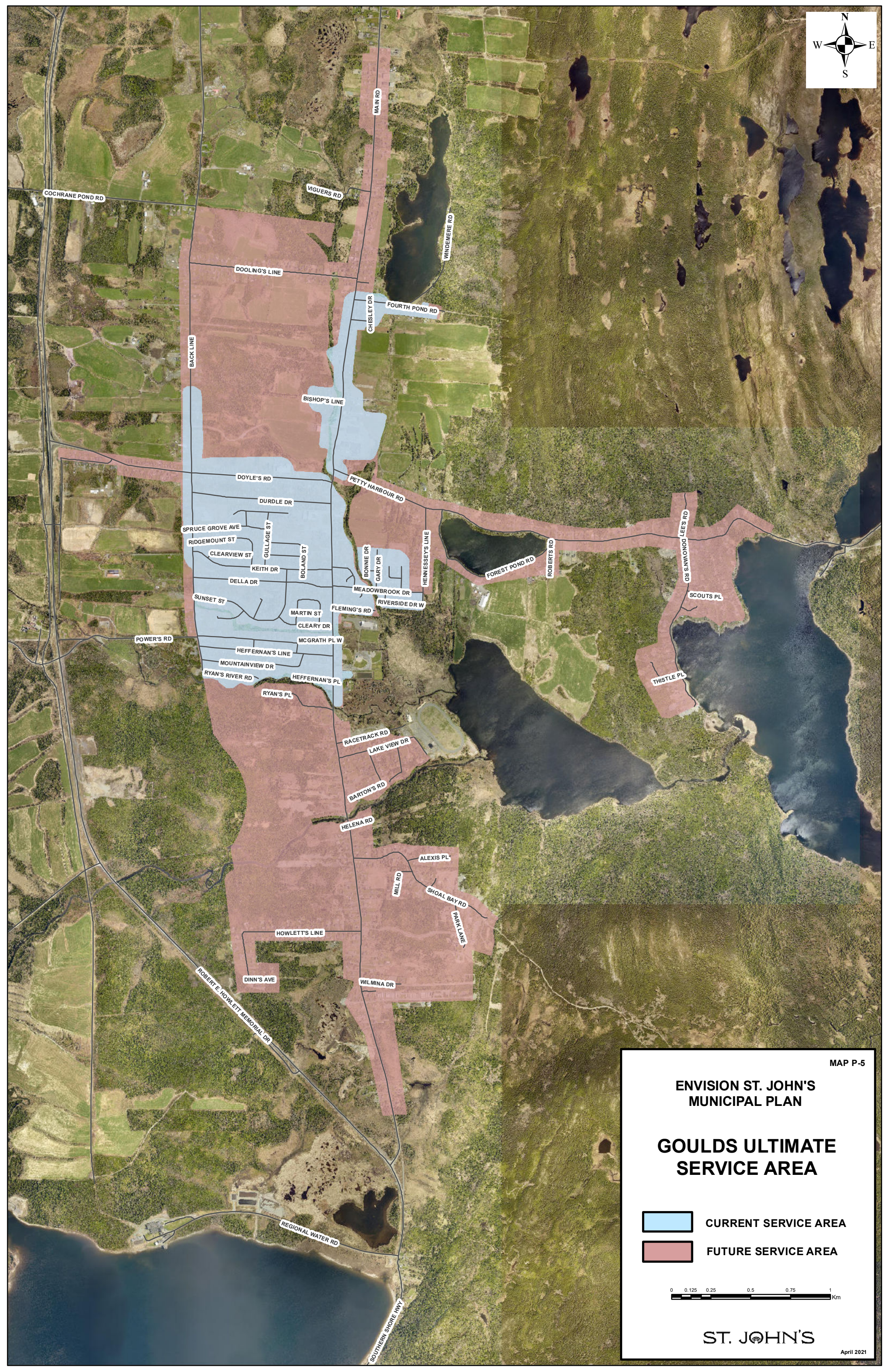
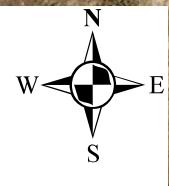
Roads Legend

- Roads
- Scenic Roads
- Protected Roads



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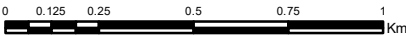


MAP P-5

ENVISION ST. JOHN'S
MUNICIPAL PLAN

GOULDS ULTIMATE
SERVICE AREA

-  CURRENT SERVICE AREA
-  FUTURE SERVICE AREA

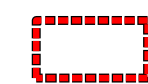


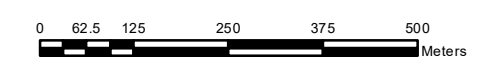
ST. JOHN'S



**ENVISION ST. JOHN'S
MUNICIPAL PLAN**

**TORBAY ROAD NORTH
COMMERCIAL AREA**

 **COMMERCIAL AREA**



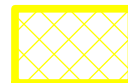


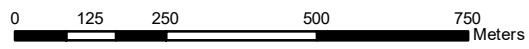
MAP P-7

**ENVISION ST. JOHN'S
MUNICIPAL PLAN**

**ROBIN HOOD BAY
WASTE MANAGEMENT
AREA**

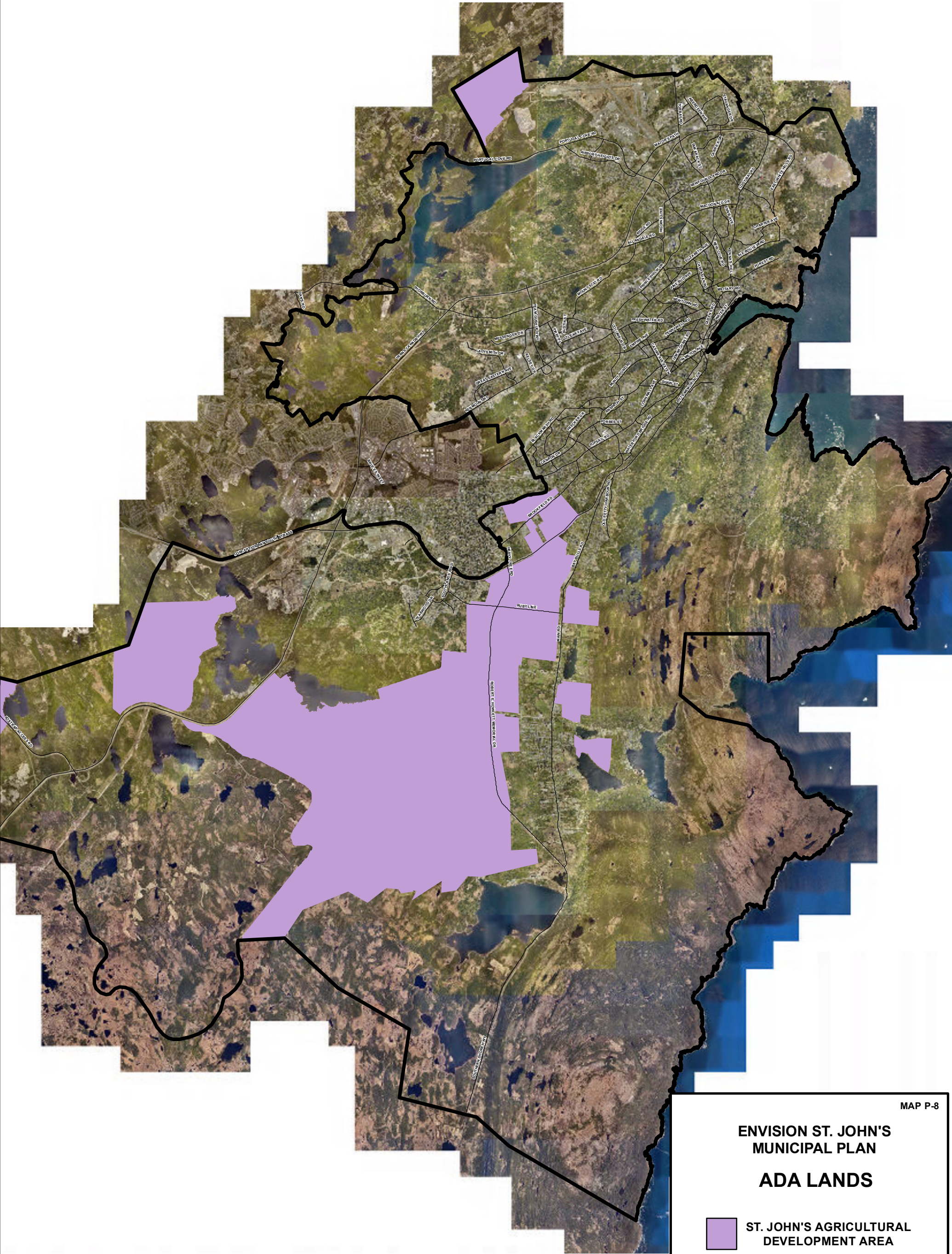
 **ROBIN HOOD BAY
WASTE MANAGEMENT
FACILITY**

 **PROTECTION AREA**



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MAP P-8

**ENVISION ST. JOHN'S
MUNICIPAL PLAN**

ADA LANDS



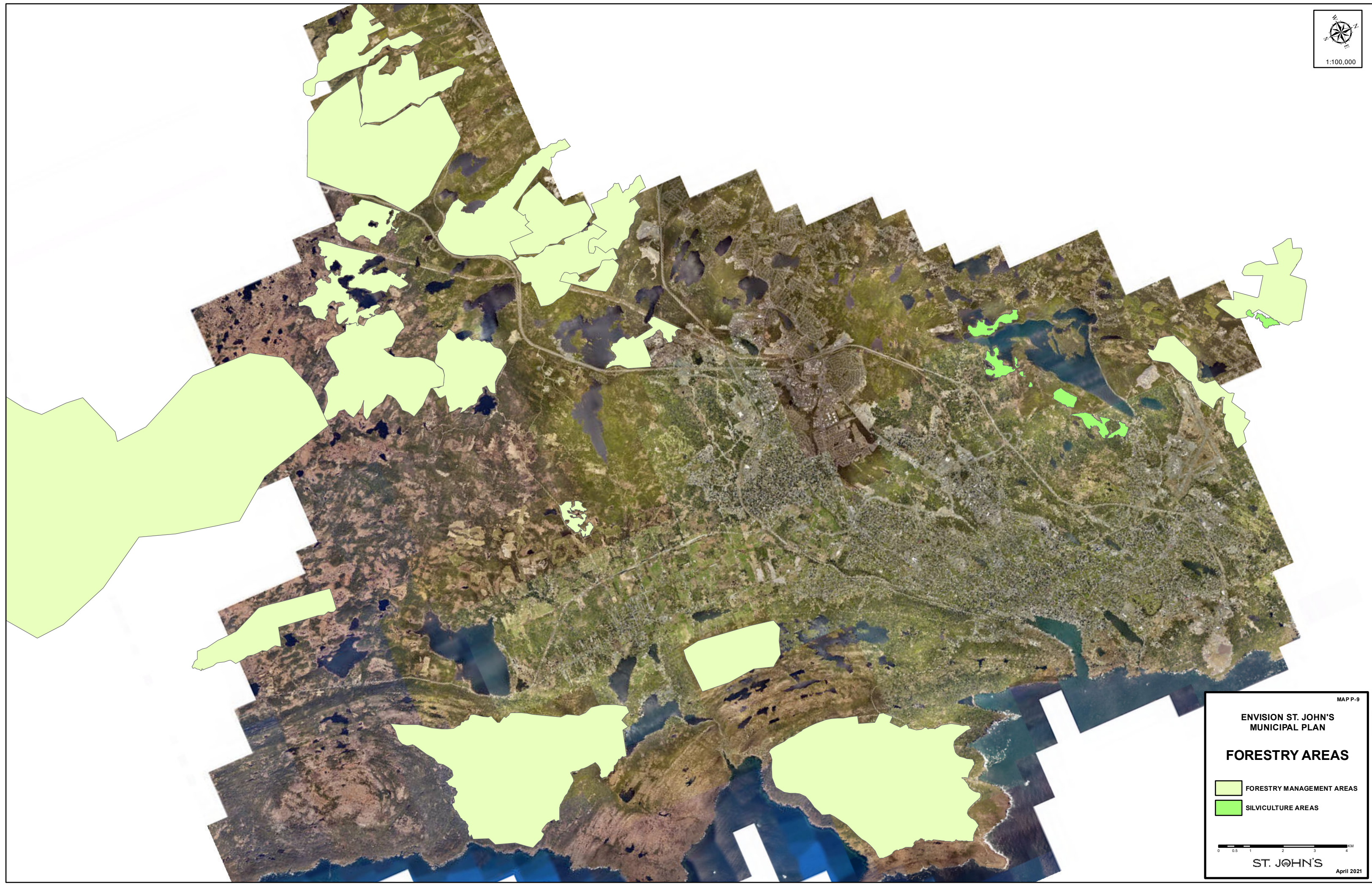
**ST. JOHN'S AGRICULTURAL
DEVELOPMENT AREA**



ST. JOHN'S

Note: ADA in Thomas Pond Watershed as been excluded.

April 2021



MAP P-9

**ENVISION ST. JOHN'S
MUNICIPAL PLAN**

FORESTRY AREAS

 FORESTRY MANAGEMENT AREAS

 SILVICULTURE AREAS

0 0.5 1 2 3 4 KM

ST. JOHN'S

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ENVISION ST. JOHN'S MUNICIPAL PLAN

PLANNING AREA 2

Neighbourhoods and Sub-Areas



Planning Area Boundary



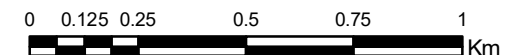
NEIGHBOURHOODS

- (A) Circular/Forest Road
- (B) The Battery
- (C) Signal Hill Park
- (D) Quidi Vidi Village

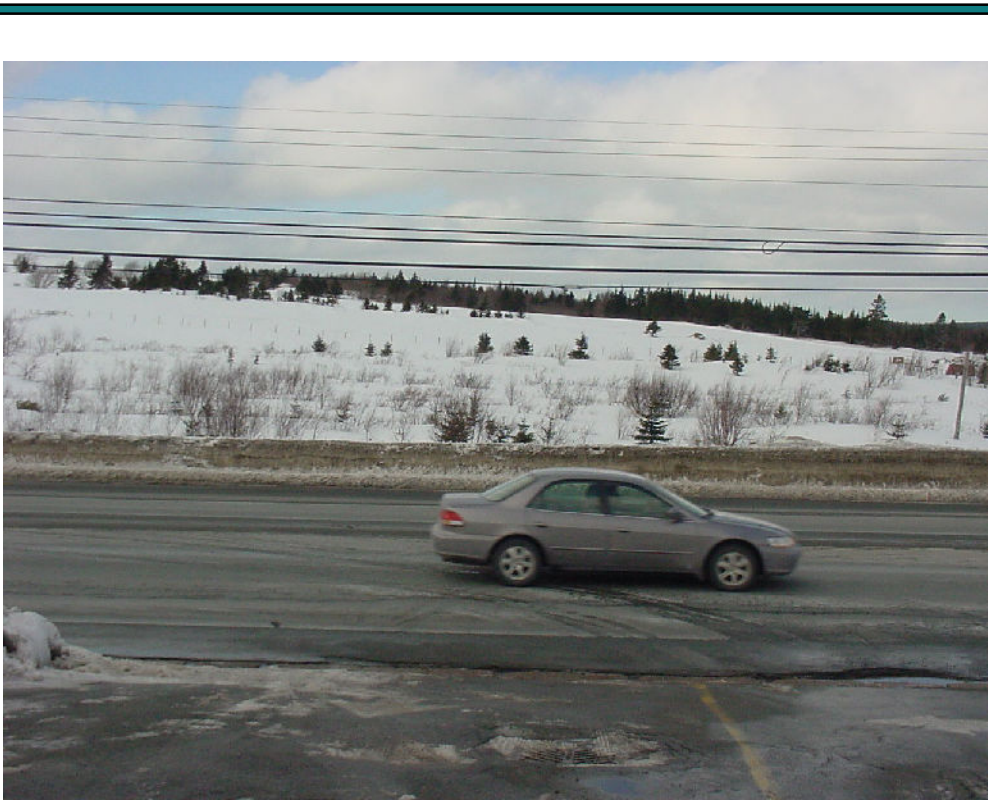


SUB - AREAS

1. Forest Road (East of Quidi Vidi Road to Quidi Vidi Village)
2. Quidi Vidi Road
3. Forest Road (Empire Avenue to Quidi Vidi Road)
4. Forest Road - Empire Avenue and King's Bridge Road
5. Empire Avenue - King's Bridge Road - Lake Avenue and Anglican Cemetary
6. Circular Road - Empire Avenue
7. King's Bridge Road - Circular Road - Government House Grounds - Military Road
8. Upper Rennies Mill Road - Circular Road West (Monkstown & Riverview)
9. Lower Rennies Mill Road and Rennies Mill Road



ST. JOHN'S



ACCESS "A"



ACCESS "B"



ACCESS "C"



ACCESS "D"



ACCESS "E"

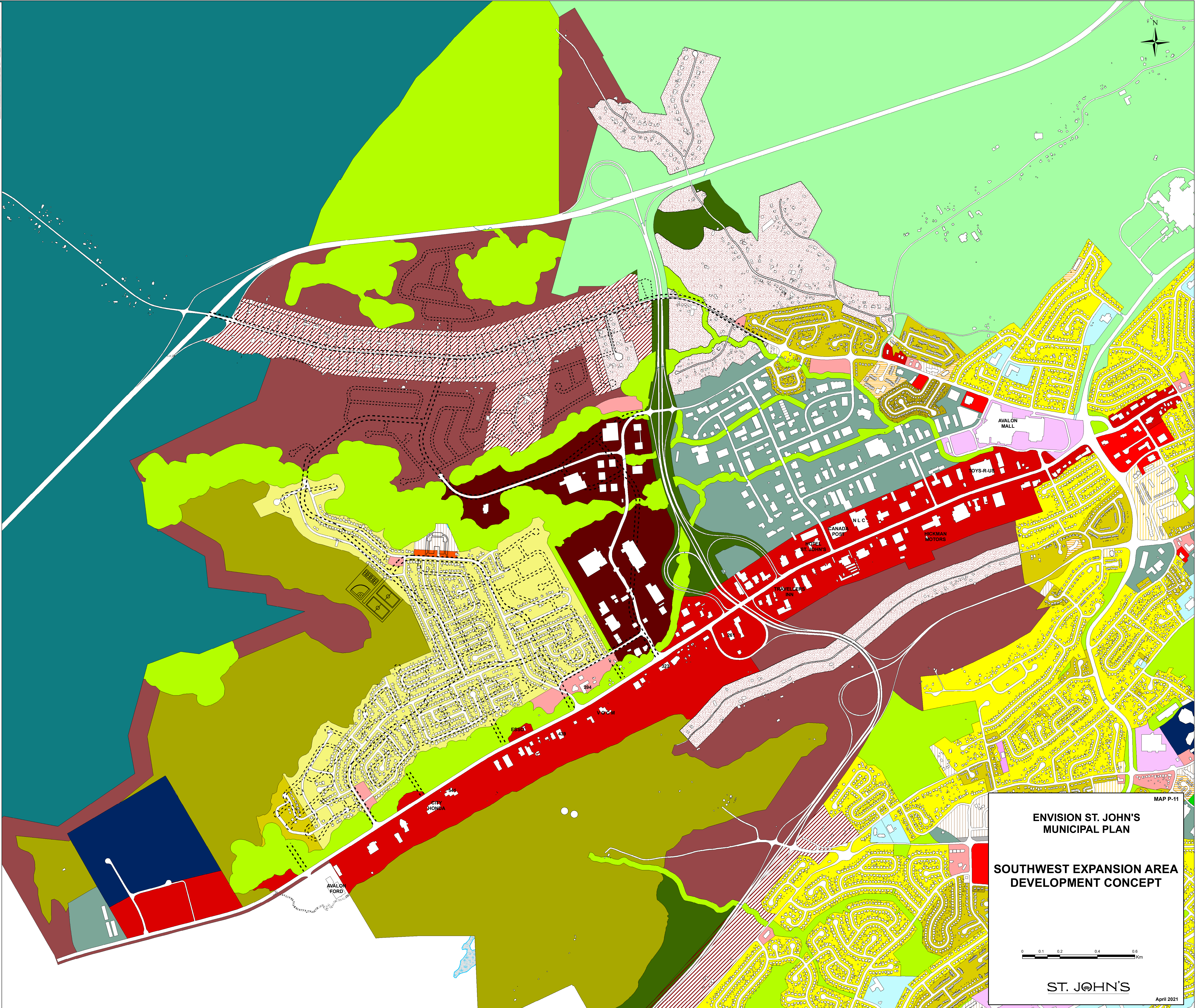
**SOUTHWEST EXPANSION AREA
DEVELOPMENT CONCEPT**

RK ZONE (136 ha) - APPROX. 2100 LOTS
CK ZONE (63.50 ha)

FUTURE RESIDENTIAL
SOUTH OF THORBURN ROAD (65.50 ha) - APPROX. 930 LOTS
NORTH OF THORBURN ROAD (34.50 ha) - APPROX. 350 LOTS

Legend

- (RK) Residential Kenmount
- (R1) Residential Low Density
- (R2) Residential Medium Density
- (R3) Residential High Density
- (AA) Apartment Special
- (A1) Apartment Low Density
- (A2) Apartment Medium Density
- (CL) Commercial Local
- (CN) Commercial Neighbourhood
- (CO) Commercial Office
- (COH) Commercial Office Hotel
- (CH) Commercial Highway
- (CK) Commercial Kenmount
- (CR) Commercial Regional
- (CI) Commercial Industrial
- PIPPY PARK
- (INST) Institutional
- (O) Open Space
- (OR) Open Space Reserve
- (R) Rural
- (RR) Rural Residential
- (RRi) Rural Residential Infill
- (W) Watershed
- (CDA) Comprehensive Development Area



MAP P-11

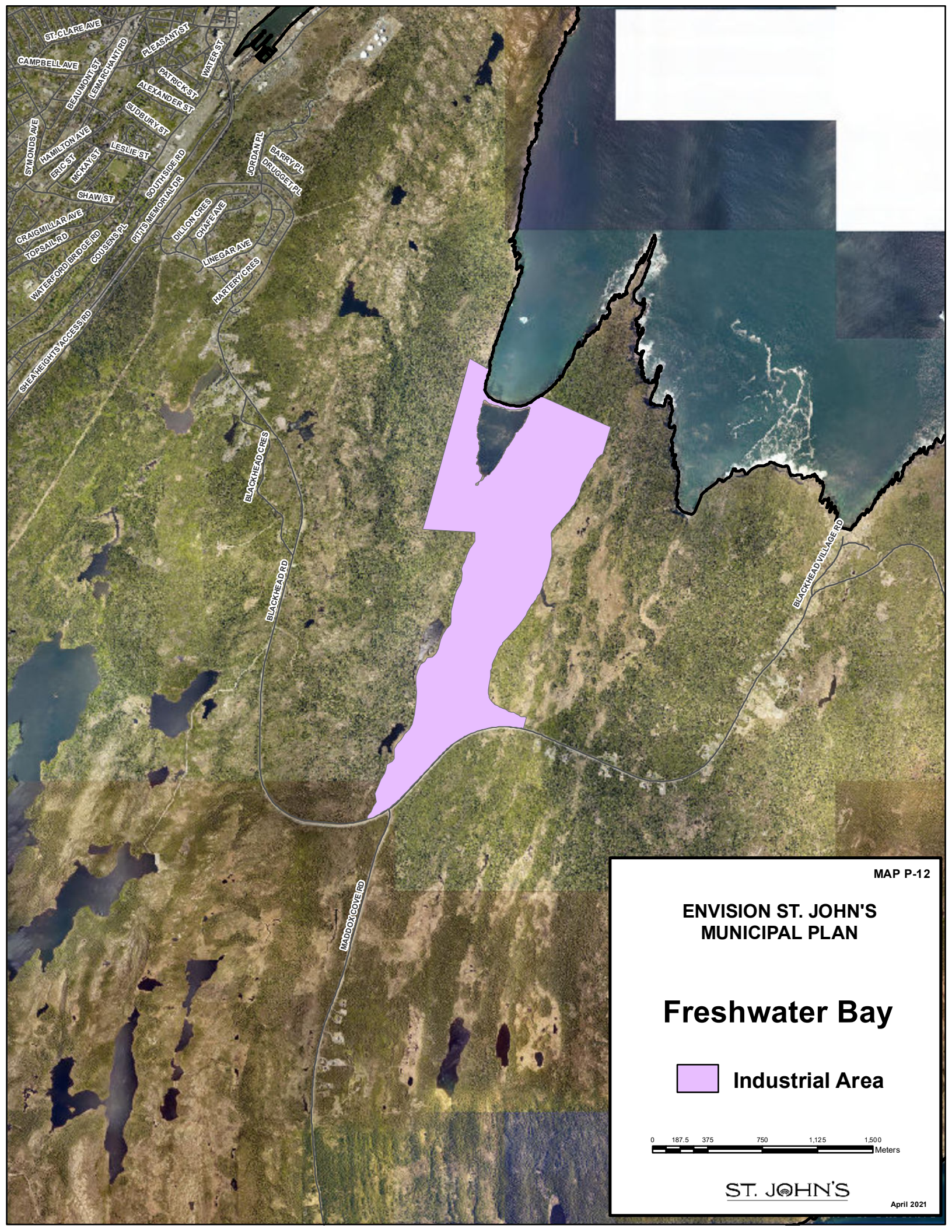
**ENVISION ST. JOHN'S
MUNICIPAL PLAN**

**SOUTHWEST EXPANSION AREA
DEVELOPMENT CONCEPT**

0 0.1 0.2 0.4 0.6 Km

ST. JOHN'S

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ST. CLARE AVE
CAMPBELL AVE
BEAUFORT ST
LEMAIR ST
PLEASANT ST
PATRICK ST
ALEXANDER ST
SUBBURY ST
JORDAN PL
BARRY PL
DRUGGET PL
WATER ST
SYMONDS AVE
HAMILTON AVE
ERIC ST
MCKAY ST
LESLIE ST
SHAW ST
SOUTHSIDE RD
PITTS MEMORIAL DR
DILLON CRES
CHAFE AVE
LINEGAR AVE
HARTERY CRES
CRAIGMILLAR AVE
TOPSAIL RD
WATERFORD BRIDGE RD
COLLINS PL
SHEARHEEDS ACCESS RD

BLACKHEAD CRES
BLACKHEAD RD

MADDOX COVE RD

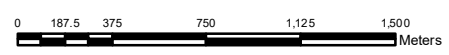
BLACKHEAD VILLAGE RD

MAP P-12

ENVISION ST. JOHN'S MUNICIPAL PLAN

Freshwater Bay

 Industrial Area



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