

ST. JOHN'S

# Central and Mundy Pond Neighbourhood Plan

Phase 1 Engagement  
What We Heard Report  
November 2025



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Disclaimer: The City creates a What We Heard Report for every City-led public engagement process to be transparent about the information collected. The report is a summary of all feedback, and does not include word for word submissions. This feedback is used to inform project and Council recommendations and decisions. The City protects the privacy of those who provide feedback as per Access to Information and Privacy Legislation.

# Project Overview

The City of St. John's is developing a Neighbourhood Plan for the Central and Mundy Pond communities. The Neighbourhood Plans will set out a clear vision for land use, transportation, open space, and growth in the area.

This plan will be shaped by the existing policies of the Envision St. John's Municipal Plan, analysis of local conditions, and engagement with the neighbourhood and wider community. To be successful, the vision and plan for Central and Mundy Pond must be grounded in an understanding of the unique characteristics of the communities. The plan will incorporate the needs and desires of the people who live, work, and play in these neighbourhoods.

The Neighbourhood Plan for Central and Mundy Pond is being completed concurrent to the Neighbourhood Plan for Rennie's River, and engagement phases are occurring at the same time.

The project involves two main phases of public engagement prior to the release of a draft plan. This is the What We Heard Report for Phase 1 Engagement. The focus of Phase 2 Engagement, in Winter 2026, will be validating initial recommendations for Central and Mundy Pond. Following this, a draft of the Neighbourhood Plan will be released publicly in Summer 2026.



Figure 1. Central and Mundy Pond Neighbourhood Plan Boundaries.



**Phase 1  
Engagement**

Fall 2025



**Phase 2  
Engagement**

Winter 2026



**Draft Plan  
Release**

Summer 2026

# Engagement Approach

The Phase 1 Engagement took place between **August 26** and **September 28, 2025**. This was the first opportunity to engage on the Central and Mundy Pond Neighbourhood Plan, as well as the Rennie's River Neighbourhood Plan. The focus of this engagement opportunity was to gather feedback on the strengths and challenges in each neighbourhood and foster initial ideas to help inform future recommendations for each plan.

In this phase, we asked about:





- **Your Neighbourhood Today:** What are the strengths and challenges of this neighbourhood?
- **Imagining the Future:** What are the opportunities for improvements? What do you want your neighbourhood to look like in the future?
- **Intensification Areas:** Where should intensification (mixing land uses and increased density) go and what should it look like?
- **Active Transportation:** How could the mobility network be improved in this area?








# How We Engaged

A variety of methods were used to promote the project and collect feedback from the public and a diverse range of interested parties. Tactics included online engagement, in-person engagement, and a range of outreach and communications tactics. The following pages provide additional details about each of these components, including the number of participants who engaged.



## Online Engagement

Activity	Description	Outputs
 <b>Online Public Survey</b>	The online survey was available on <b>EngageStJohns.ca</b> from August 26 to September 28, 2025. Hardcopies were available upon request.	427 responses
 <b>Online Map Tool</b>	The online map tool was available on <b>EngageStJohns.ca</b> from August 26 to September 28, 2025. Participants could provide place-specific responses to engagement questions on the map.	268 comments 85 participants
 <b>Virtual Information Session</b>	One online information session was hosted for Central and Mundy Pond on September 11, 2025.	5 participants
 <b>Council Committees Survey</b>	An online survey was circulated to all Council Committees seeking feedback from their specific committee's perspective.	12 responses 8 committees

# In-Person Engagement

Activity	Description	Outputs
 <b>Focus Group Sessions</b>	Four Focus Group sessions were hosted jointly for both Neighbourhood Plan projects on September 15, 16, and 17, 2025 at the Bannerman Park Pool House.	8 organizations
 <b>Developer &amp; Community Interviews</b>	One-on-one interviews were held with a range of developers active in either Neighbourhood Plan area throughout Phase 1 Engagement. Some were in person and some virtual.	2 organizations 6 developers
 <b>First Light Lunch</b>	The project team hosted a lunch with First Light staff on September 16 to discuss Indigenous perspectives on both Neighbourhood Plan projects. Two follow up meetings were held with First Light staff on October 2 and 16, 2025.	12 First Light staff participants
 <b>Open House</b>	An open house took place on September 15, 2025 from 5-8 p.m. at St. Teresa’s Elementary (100 Mundy Pond Road) for the Central and Mundy Pond Neighbourhoods.	21 participants
 <b>Pop-Ups</b>	Seven pop-up events were held for both Neighbourhood Plans: <ul style="list-style-type: none"> <li>September 13 at the St. John’s Farmer’s Market, Larch Park, and Bannerman Park</li> <li>September 14 at Quidi Vidi Lake during the Terry Fox Run and the Ches Penney YMCA</li> <li>September 16 at the H.G.R. Mews Community Centre</li> <li>September 17 at Kenny’s Pond</li> </ul>	220+ participants

# Outreach & Communications

Activity	Description	Outputs
	<p><b>Project Website</b></p> <p><b>EngageStJohns.ca</b> was available for the duration of the engagement and included information about events, how to get involved, and all survey and map links. The project page also linked to the Rennie’s River project page.</p>	<p>1,600 page visits</p> <p>14 ideas</p> <p>2 questions</p>
	<p><b>Email List</b></p> <p>Two email updates were sent to <b>EngageStJohns.ca</b> subscribers on August 26 and September 8, 2025.</p>	<p>Aug. 26: 4,769 people, open rate 56%</p> <p>Sept. 8: 4,810 people, open rate 56%</p>
	<p><b>Media Release</b></p> <p>A media release was posted on the City’s website on August 26, 2025.</p>	<p>1 release</p>
	<p><b>Social Media</b></p> <p>The City of St. John’s posted on Facebook, Instagram, and LinkedIn throughout the engagement phase from August 26 to September 28, 2025.</p>	<p>Link clicks: 1,027</p> <p>Impressions: 72,2888</p> <p>Unique reach: 14,456</p>



# Key Themes

Five overarching themes emerged from the feedback received across all in-person and online engagement activities, including all audiences. While all feedback received will help inform project next steps, these main takeaways represent the most significant findings from this phase of engagement, and are summarized below.



## Parks, ponds, and green space are central to neighbourhood identity

Residents consistently described the system of open spaces, from Mundy Pond to small neighbourhood parks in Central, as one of the defining strengths of the area. These spaces are deeply valued for recreation, daily walking, informal gathering, and “breathing room” within an urban setting. Many participants said that views of Mundy Pond, mature trees, and trail access contribute strongly to their personal connection to the city and to their community. There was interest in both preserving these green assets and upgrading them over time with improvements such as lighting, benches, naturalized landscaping, and better seasonal maintenance. Residents also see potential to expand programming and wayfinding so parks feel more connected, safe, and welcoming for all ages.



## Improving mobility for all modes of transportation

Participants expressed a consistent desire for neighbourhood streets designed for people as much as cars. Many comments called for safer crossings, protected walking routes, better snow clearing, and improvements around bus stop locations and accessibility. Several respondents felt that key daily routes near schools, recreation amenities, and bus routes are difficult to navigate in winter or at busier intersections. Transit reliability and bus shelter quality and safety were also raised. Overall, there was a strong appetite for a more connected, comfortable and accessible active transportation network.



## Safety and social well-being must be considered

A significant number of comments focused on the perception of safety, reflecting a mix of worry about crime, open drug use in public spaces, and property damage. Some residents linked these concerns to gaps in social services and declining property maintenance throughout both neighbourhoods. Participants emphasized that “more policing alone” would not address the root causes. Many suggested better partnerships with community organizations, better lighting, more consistent upkeep of parks and laneways, and access to health and housing supports for vulnerable populations as ways to help address the perceived concerns they identified in their communities. The desire for a neighbourhood that “feels cared for” was a recurring message.



## Housing choice and gentle density, when aligned with neighbourhood character

Residents generally supported having more housing options in their neighbourhoods, primarily smaller formats like townhouses, seniors-oriented units, and semi-detached dwellings. At the same time, many comments emphasized that scale, design quality, and neighbourhood fit matter. Respondents agreed that intensification is most appropriate near transit routes and amenities, while individual streets of existing lower-scale homes should maintain their overall character. Provided density is applied thoughtfully and not everywhere, opportunities for growth and development are welcomed in Central and Mundy Pond.



## A more complete neighbourhood with local amenities close to home

Participants described wanting more options for everyday destinations such as coffee shops, retail, community programming, and places to gather that feel comfortable and neighbourly. There was interest in strengthening local main streets including LeMarchant Road and Ropewalk Lane, and supporting small local businesses rather than larger commercial centres elsewhere. People also referenced wanting more programming and supports in community spaces, especially for youth and seniors.

# Public Engagement Findings

The following section provides the findings from the online survey, public events, and online map tool. The feedback is organized into the following sections:

- Your Neighbourhood Today
- Imagining the Future
- Online Map Tool
- Demographics

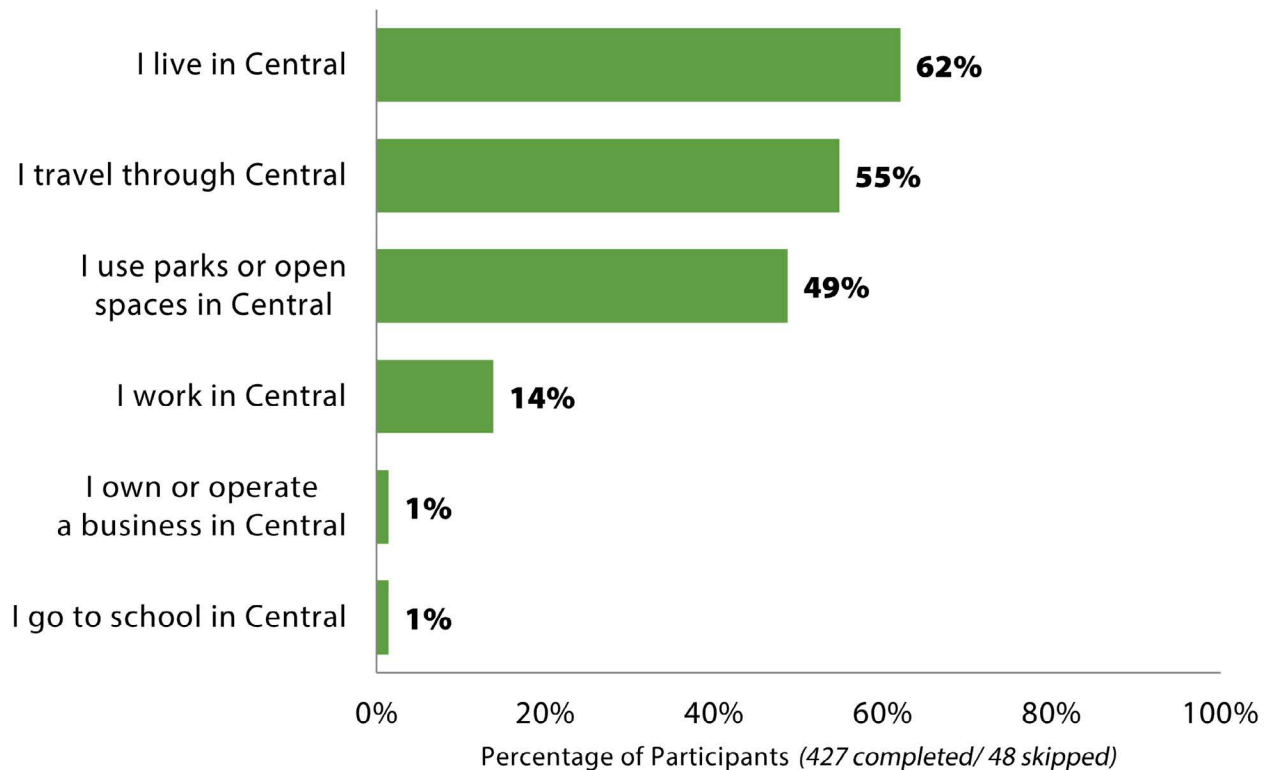
Online and in-person results have been combined in the following qualitative summaries; however, the graphs and statistics reflect online survey responses only.



# Your Neighbourhood Today

The first series of questions asked respondents about Your Neighbourhood Today. In these questions, the project team sought to understand the connection participants have to the neighbourhood and how they move through and experience the area.

## What is your connection to Central?

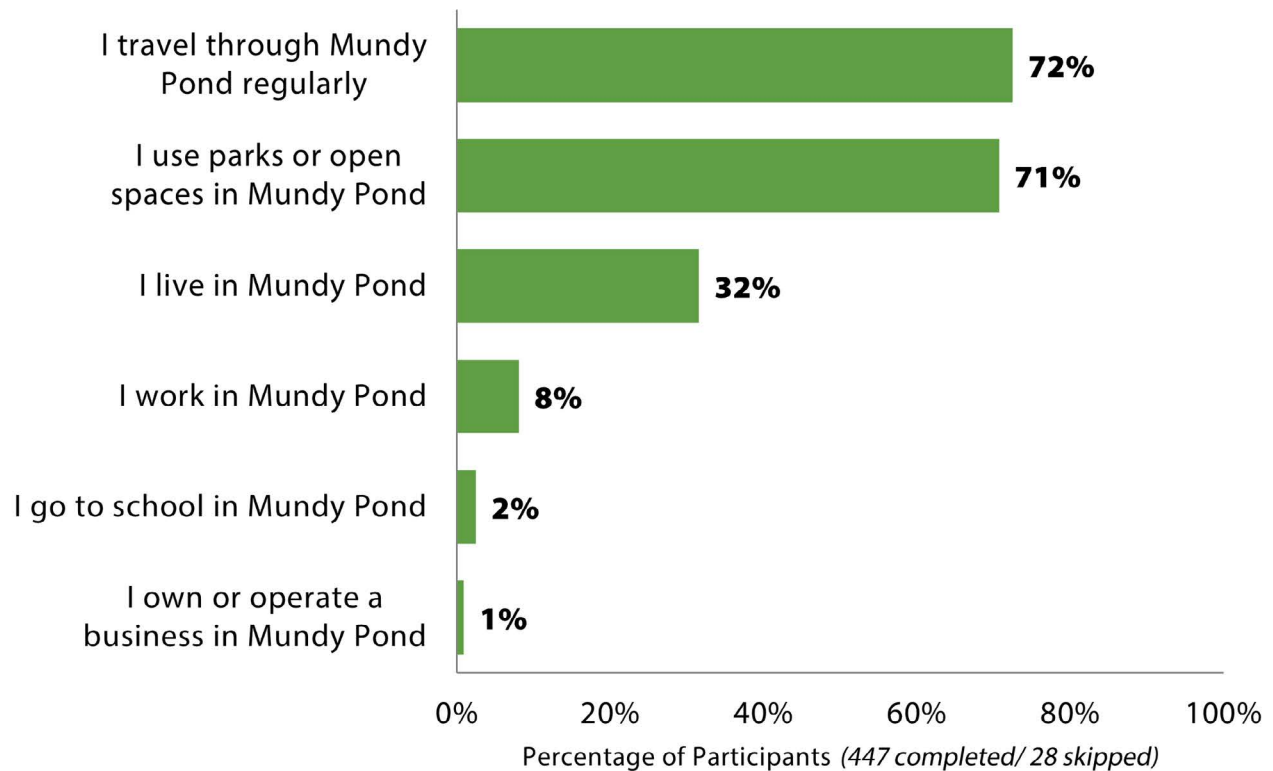


Just over 60% of survey participants said they live in Central, while just under 50% of participants use the parks and open spaces and a little over 50% travel through the area. There were few participants who work, go to school, or own a business.

The “Other” responses included:

- Previously lived here
- Family and friends lives here
- Kids attend school here
- Live nearby
- Own property here
- Shop here
- Dog walks through this area
- Attends church here
- Kids attend daycare here
- Uses recreational facilities

## What is your connection to Mundy Pond?

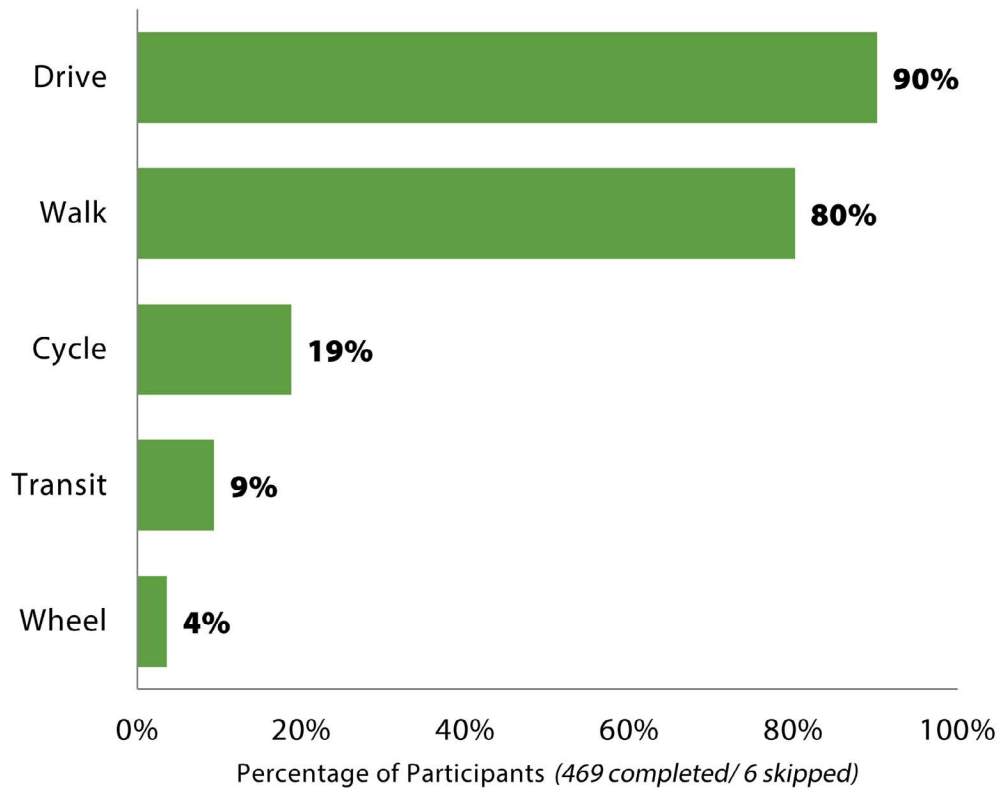


Just over 30% of survey participants said they live in Mundy Pond, while just over 70% of participants use the parks and open spaces or travel through the area regularly. This highlights Mundy Pond’s value to the broader community as a destination. There were few participants who work, go to school, or own a business in Mundy Pond.

The “Other” responses included:

- Previously lived here
- Family and friends lives here
- Kids attend school here
- Attend church here
- Live nearby
- Own businesses here
- Shop here
- Dog walks through this area
- Attends church here
- Kids attend daycare here
- H.G.R. Mews Community Centre

## How do you typically travel in the neighbourhood?

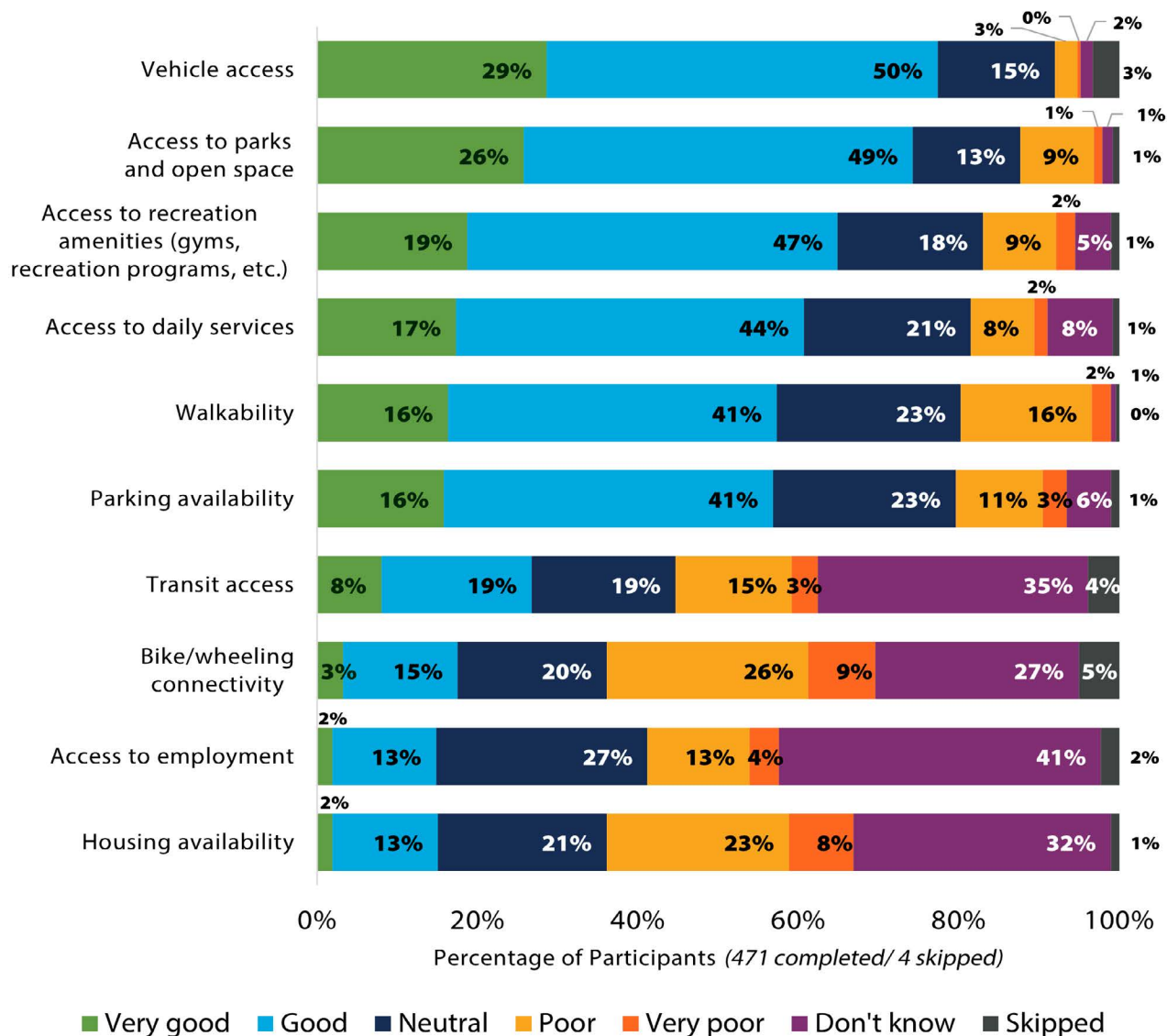


Driving and walking were the top methods of travel selected, with 90% driving and over 80% walking. Cycling and transit were a smaller portion of the mode share, with 19% cycling and 9% using transit to travel. Participants could select more than one response to the question.

The "Other" responses included:

- Motorcycle
- Pushing a stroller
- Micro mobility such as electric scooter
- Running
- Taxi cab

## How would you rate the following in Central and Mundy Pond?



The top three highest rated attributes of Central and Mundy Pond were vehicle access, access to parks and open space, and access to recreation amenities. Access to daily services, walkability, and parking availability were also ranked relatively high.

There was a clear split between these first six and the bottom four items ranked. The lowest ranked on average were housing availability and access to employment, with only 15% of respondents identifying these as Very Good or Good. All four of the lowest ranked responses also had a high proportion of “neutral” and “don’t know” responses.

## What do you value the most about Central and Mundy Pond today?

**348**  
comments

Recreational amenities, parks, trails, and open spaces are the most valued attributes of Central and Mundy Pond that participants want to see protected and enhanced. The current open spaces and recreational amenities in Mundy Pond in particular provide a range of opportunities for walking, playing sports, and connecting with nature year-round, while the parks of Central, particularly Victoria Park, were valued for their year-round use. Many comments also mentioned the great location, near Downtown and many City amenities without being too busy or far away.

Additional values from the comments are summarized below.

### Recreational Amenities

- New playground and H.G.R. Mews Community Centre are amazing amenities
- Victoria Park access is great
- Having the pool close by

### Trails and Open Spaces

- Many parks are in good shape but some need repair
- Mundy Pond and walking paths are amazing
- Love the big old trees
- Even more trees and green spaces would be nice

### Location

- Centrality of the neighbourhood
- School, work, and recreation are all close
- Easy to get to things you want and need
- Located on key routes to get to other major destinations

### Quietness

- Traffic is low
- Not too busy
- Not quite Downtown
- Not over-populated
- Parking is easy to find

### Character

- Great mix of old and new
- Good sense of community
- People care about one another
- LeMarchant Road amenities are improving every year

# Imagining The Future

In the Imagining The Future section of the survey, respondents were asked to share what they value most about the neighbourhood, what they would like to see changed, and what their ideas are for the future of the area.

## If you could change one thing about Central and Mundy Pond, what would it be?

**320**  
comments

There were a wide range of responses to this question, but the main prevailing themes focus on public safety and livability. Respondents were concerned about visible drug use, needles, theft, and vandalism, and wished they could feel safer in parks and trails. From a livability standpoint, respondents would like to see more revitalization of vacant properties, more care and attention paid to property maintenance, and cleaner streets.

Other themes included improvements to parks and recreation amenities, although these focused primarily on how much residents already value them, and would like to see them made even better. Respondents were also interested in seeing improvements made to active transportation infrastructure and transit.

### Crime & Safety

- More police presence
- Enforcement of panhandling and aggressive behaviour
- Fear of walking home alone

### Cleanliness & Upkeep

- Clean up garbage
- Clean up run-down houses
- Enforce property standards
- More accountability for landlords and homeowners

### Parks & Trails

- Dog parks
- More benches or shelters
- Upgrade / maintain parks
- Community gardens

- More trees
- Splash pad
- More gathering spaces
- Crosswalks to connect to parks
- New rec or community centre in Central
- Arts spaces
- Upgraded playgrounds

### Housing

- More density
- Less new development
- Modest-scaled, heritage-sensitive development
- Stronger design standards

### Mobility

- Better sidewalks

- Cycling infrastructure
- Improved transit stops
- Safer crossings
- More lighting
- Protected bike lanes

### Community Identity

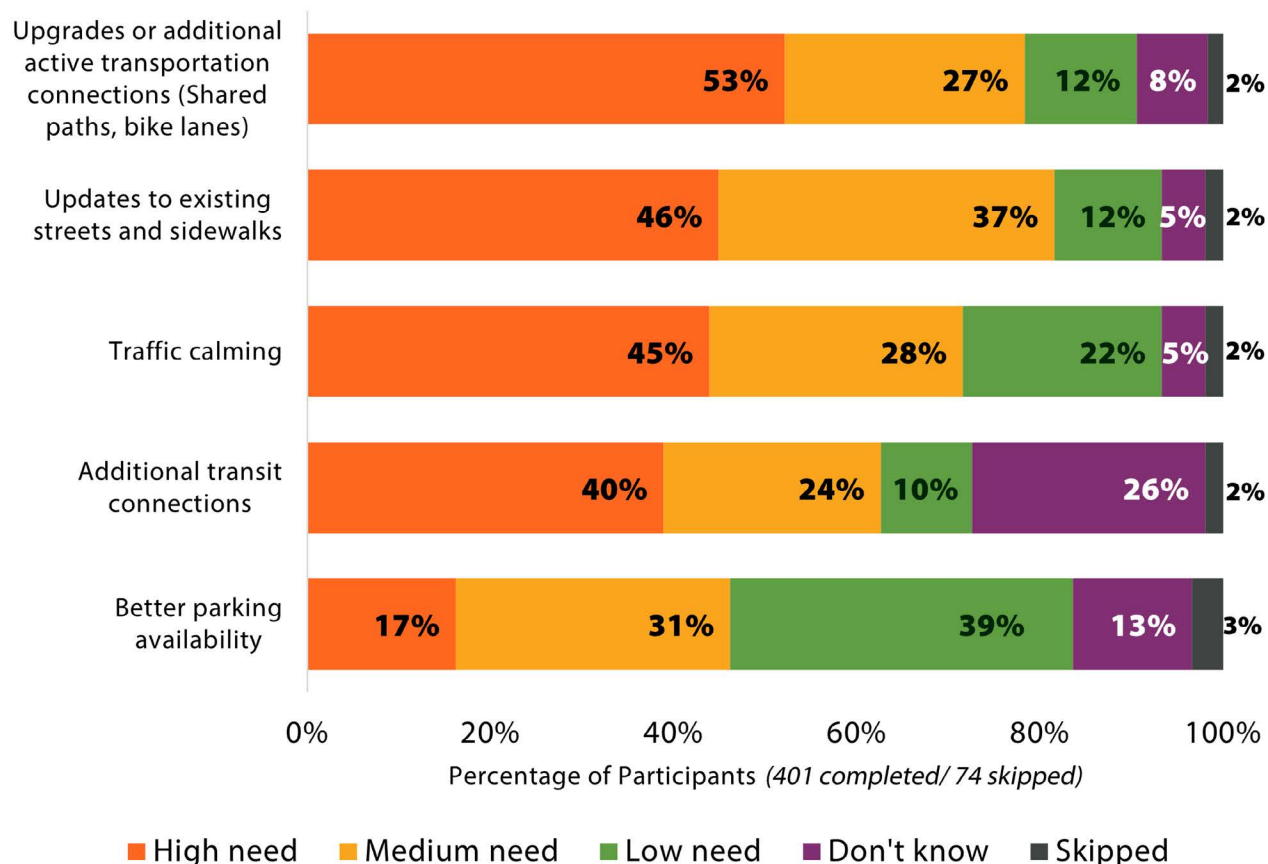
- Stronger sense of pride and belonging
- Beautification
- Small-scale retail
- Community events
- Storefront revitalization
- Public art

### Social Supports

- Spread out social supports around the city

## How could mobility be improved in Central and Mundy Pond?

**417**  
comments



The top mobility and connectivity priorities in the survey were upgrades or additions to active transportation connections, and updates to existing streets and sidewalks. Parking availability was considered the lowest priority. From the comments, the other priorities were snow clearing and improving the accessibility of sidewalks. Increasing transit frequency and enforcing speed limits were additional themes.

### Active Transportation

- Better snow clearing
- Improve / resurface trails and sidewalks and reduce curb cuts to be more accessible
- Separate different users on shared-use paths

- Complete sidewalk on both sides of Blackmarsh Road
- Make crosswalks safer, lit, and aligned with pathway connections
- Disagree with bike lanes
- Widen sidewalks

- Continue improving bike lanes connectivity
- Improve stroller and wheelchair access on sloped sidewalks. Specifically access to Sobeys on Ropewalk Lane



### **Transit**

- Add bus shelters
- More frequent and extend operation hours
- Better maintenance of bus shelters
- Add bus lanes

### **Vehicle Access**

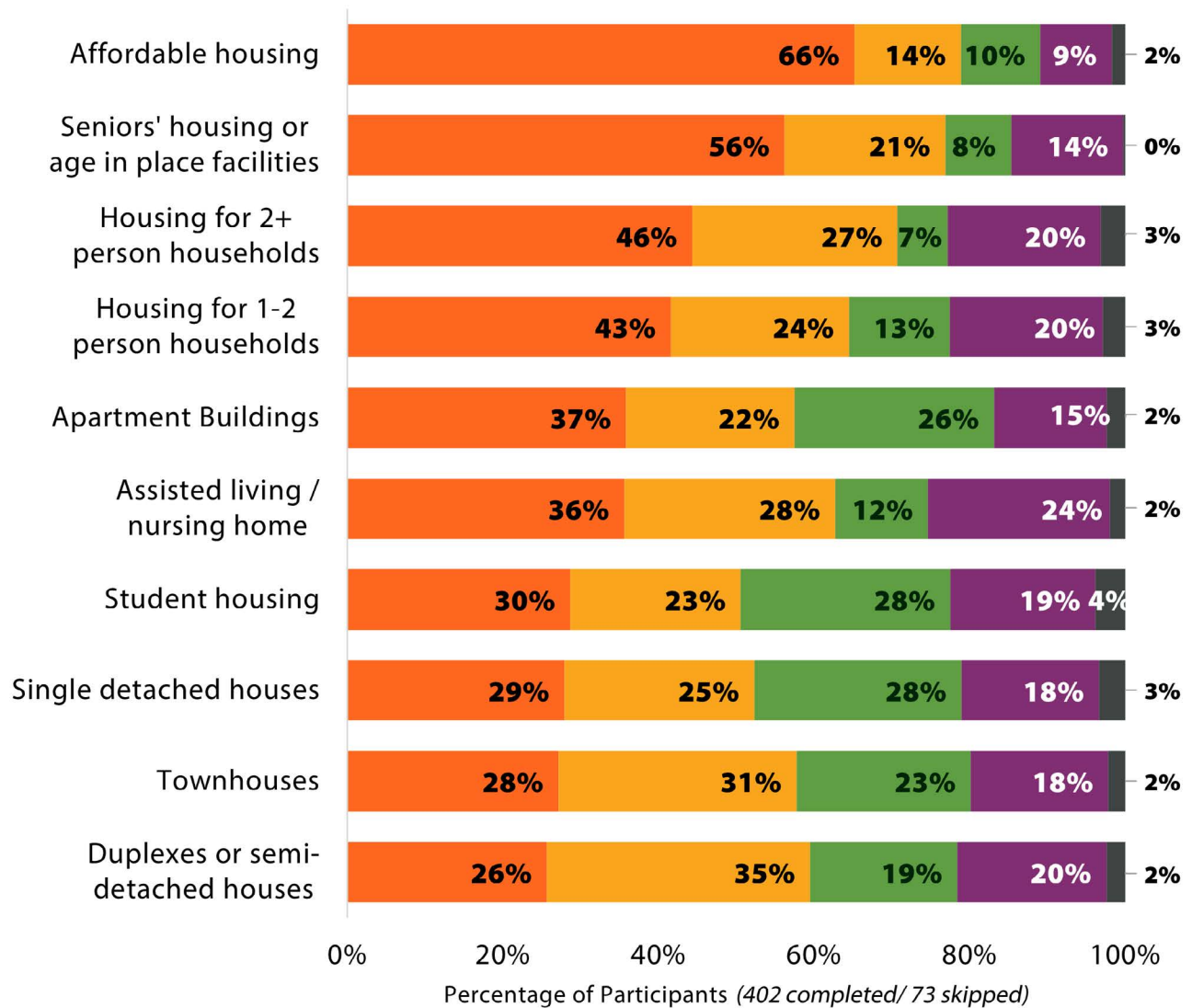
- Enforce speed limits
- Traffic calming
- Allow more street parking
- Make intersections safer / not too narrow
- Improve road quality
- Disagree with vehicle-orientated design including parking & roads

### **Other**

- Indoor walking track / recreation centre / gym
- More accessible playgrounds
- More garbage clean up
- Beautification
- Maintain greenspace

# What types of housing are needed in Central and Mundy Pond?

**412**  
comments



■ High need  
 ■ Medium need  
 ■ Low need  
 ■ Don't know  
 ■ Skipped

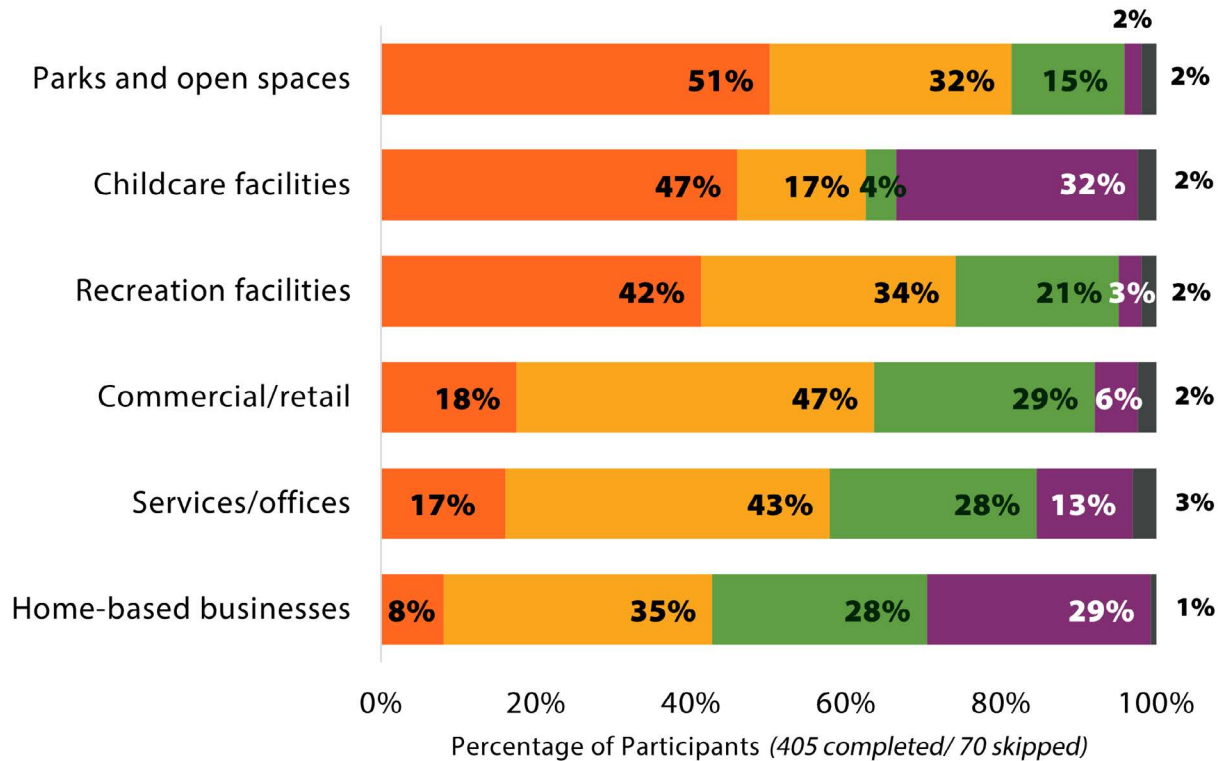
The top housing priorities were seniors’ housing or aging in place facilities and affordable housing. The lowest ranked priorities were town and row houses and student housing.

The “Other” responses included:

- Accessible housing
- Concerns about too much affordable housing in one area
- Indigenous Peoples housing
- Mixed use development
- Concerns about property upkeep and lack of enforcement
- Age-in-place housing
- Supportive & long-term housing
- Multi-storey housing
- Affordable housing
- Tiny Homes

## What types of services and amenities are needed in Central and Mundy Pond?

**412**  
comments



■ High need  
 ■ Medium need  
 ■ Low need  
 ■ Don't know  
 ■ Skipped

Despite respondents highly ranking their existing access to parks and open spaces, their number one priority remained parks and open spaces, followed by recreation facilities, then childcare. Commercial/retail, home-based businesses, and services/offices were seen as lower priority in the survey responses.

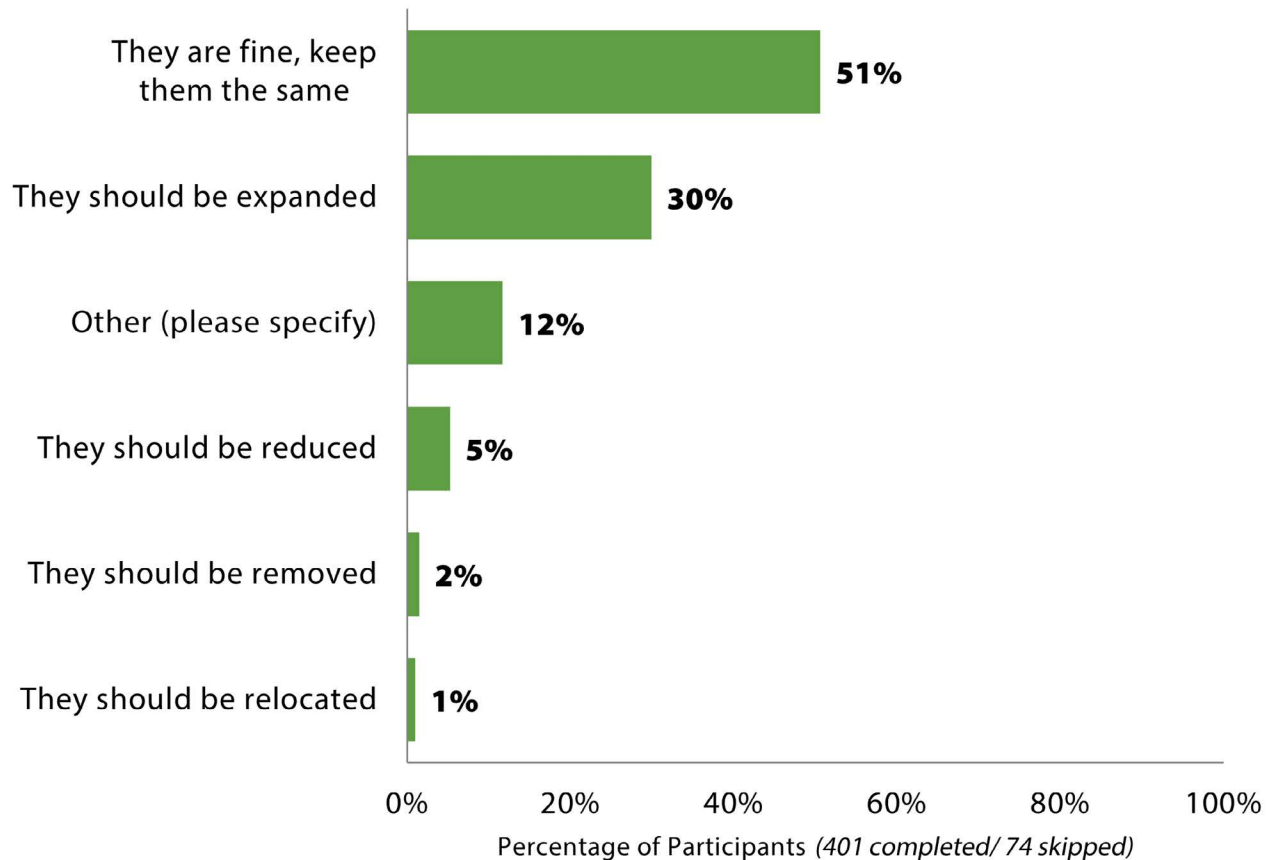
The "Other" responses are summarized below

### Other

- Retain existing parks and continue to expand trail network
- Dog parks with enhanced lighting
- Medical facilities
- Community and gathering spaces
- Arts & culture space
- Gym
- Pickleball
- Splashpad
- Affordable retail spaces
- Increase in local & general restaurants
- Snow clearing
- Mixed use
- Continue to expand bike lane connectivity
- Garbages cans
- Public library
- Worship spaces
- Free drinkable water options such as water fountains

## What are your thoughts on the areas proposed for intensification?

**408**  
comments



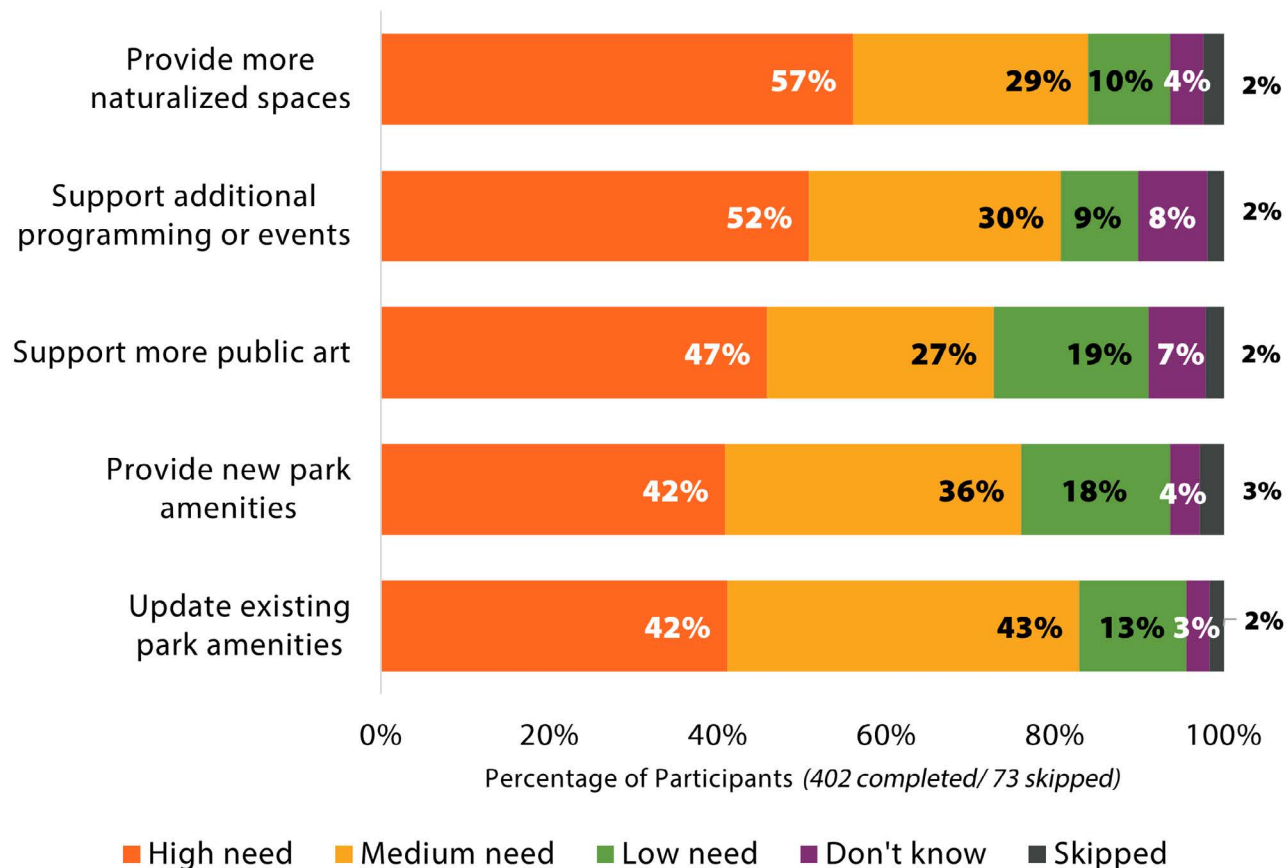
A slim majority of respondents believed the Intensification Areas are adequate as proposed, while another 30% believed they should be expanded. Very few respondents thought they should be reduced, removed, or relocated (cumulatively under 10%).

### Other

- Concern of increased vehicular congestion on busy roads such as Ropewalk Lane, LeMarchant Road and Hamilton Avenue
- Concern for lack of infrastructure to support intensification
- Concern for potential increase of crime rates and homelessness
- Support for proposed intensification along Ropewalk Lane and LeMarchant Road

## How could the City improve parks and recreation in Central and Mundy Pond?

**402**  
comments



Respondents generally believed all options provided were High Need, with no option receiving less than 40% “High Need”. Despite this, providing more natural spaces and supporting additional programming or events were the only two to receive more than 50% High Need support.

### Other

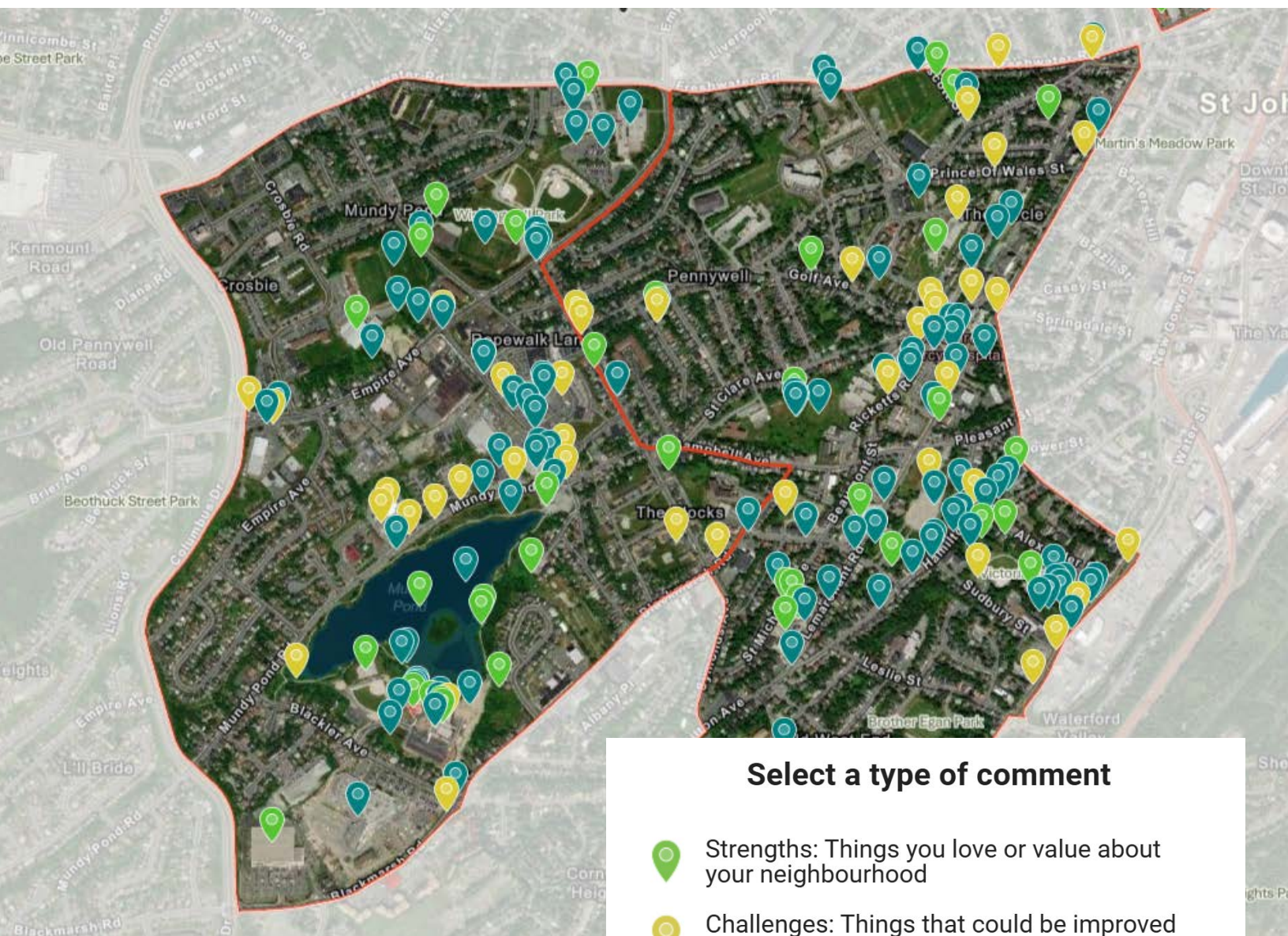
- Incorporate or enhance lighting
- Policing
- Garbage and needle disposals
- Add washroom facilities to trails and parks
- Upkeep in maintenance & cleanliness
- Continue to expand trail network
- Maintain greenspaces
- Provide more Indigenous spaces
- Snow clearing on trails to ensure all-seasonal use
- Inclusive programming



# Online Map Findings

**268**  
comments

The second main engagement tactic was an online mapping tool. This platform allowed respondents to share location-specific information with the project team that responded to a range of questions. Some questions were similar to those posed in the Imagining The Future portion of the survey, while additional questions asked respondents their thoughts on the identified Intensification Areas within and surrounding Central and Mundy Pond as well as the proposed and existing active transportation infrastructure in the neighbourhood.



## Strengths, Challenges and Ideas

The first mapping activity asked respondents to identify the strengths, challenges, and big ideas they had for Central and Mundy Pond. This activity helped the project team to capture location-specific comments about areas and opportunities for change throughout the community.

### H.G.R. Mews Community Centre

- Add picnic tables
- Improve landscaping
- Extend the hours for recreational facilities
- Add winter activity rentals
- Add splashpad
- Add wheelchair swing
- Concerns with slippery park infrastructure

### Ropewalk Plaza & Lane

- Make the Ropewalk Plaza pedestrian friendly
- Add outdoor seating and shade
- Create continuous crosswalks through parking lot entrances
- Bus stops should have shelter infrastructure

### Taxation Centre

- Opportunity to create high-density housing and commercial development

- Want to see other land uses such as libraries & daycares
- Want to see an expansion of Farmers' Market
- Create connection from Farmers' Market to Victoria Park

### Victoria Park & Hamilton Avenue

- Extend the hours for washroom availability
- Park amenities maintenance & up-keep
- Increase in policing/security
- Enlarge dog park & provide dog-related amenities such as watering stations
- Repurpose old washrooms
- Increase traffic calming
- Add food service businesses
- Would like to see crosswalk connecting to Victoria Park

### Mundy Pond Park

- Create multi-use trails
- Snow clearing
- Add lighting
- Use water for recreational purposes
- Add emergency phones
- Mundy Pond Parking should be paved and upgraded

### St. Clare's Mercy Hospital

- Would like to see land use re-purposed into mixed-use area or community space.
- Concern that St. Clare's Mercy Hospital will sit vacant

## Intensification Areas

52 comments

The second mapping activity asked respondents to identify where they believed intensification areas in Central and Mundy Pond should be located.

Several areas were identified by respondents as being appropriate for future intensification, with the greatest focus placed around LeMarchant Road and the Ropewalk Lane area. Feedback from in-person conversations is included in the summary below.

### LeMarchant Road

- Support for multi-storey affordable housing development
- Support for intensification

### Hamilton Avenue & Patrick Street

- There is a preference for surrounding buildings to stay low-rise residential
- Opportunity for local cafes & restaurants

### St. Clare's Mercy Hospital

- Concerns with removal of hospital & uncertainty of future land use. Recommendations include housing and public spaces
- Opportunities to increase density in surrounding fields.
- Recommendations include housing and parks.

### Old Booth Memorial High School Area

- Support for existing intensification plans
- Concerns as there is preference for low density
- Would like to see affordable, mixed-use, low-rise apartments and other various mix of housing types

### Wishingwell Park

- Opportunity to support mixed-use developments

### Ropewalk Lane

- Support for commercial intensification
- Concerns with traffic congestion on Ropewalk Lane. Traffic calming is recommended.
- Support for mid or high-rise residential developments with accessible features.

### Dominion

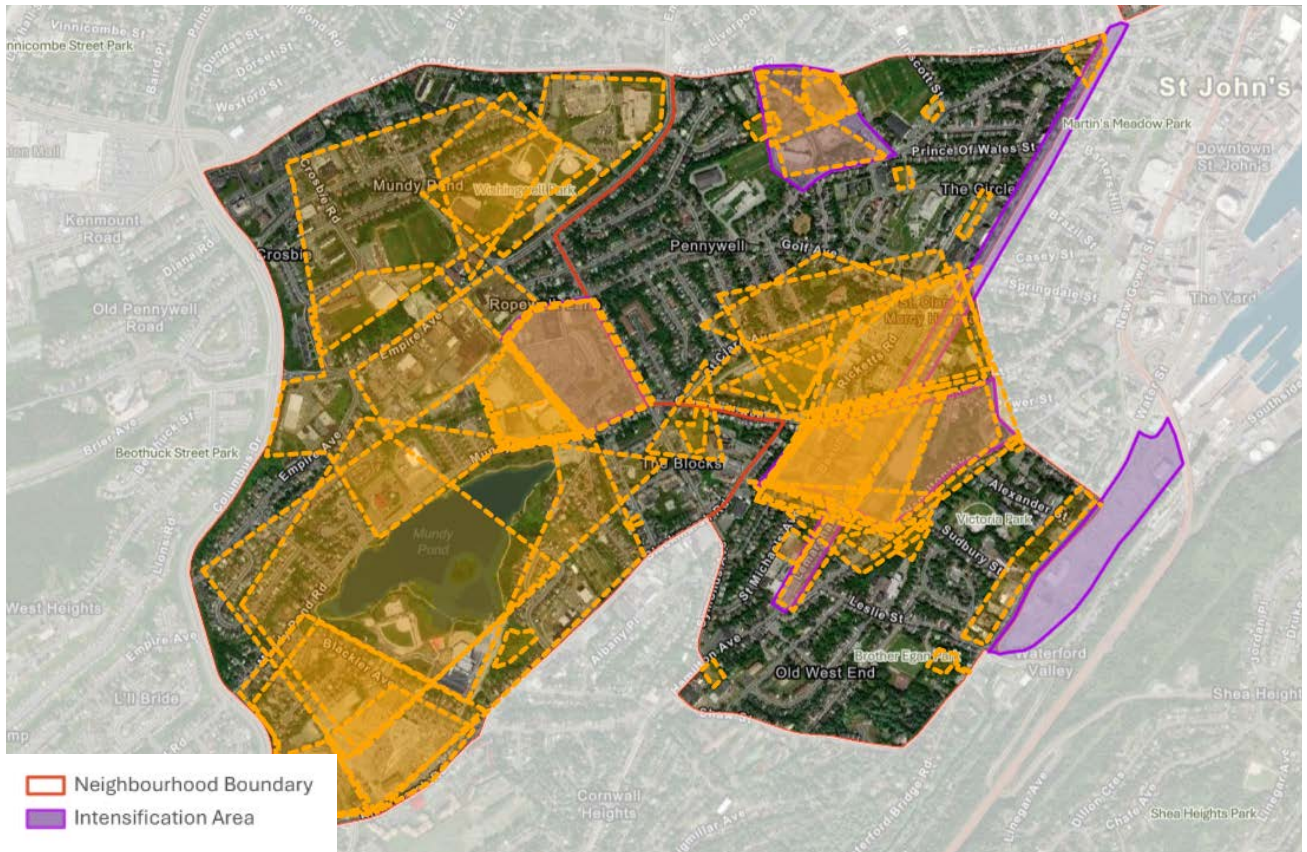
- Concerns for underused parking lot space
- Want to decentralize car-oriented designs
- Should prioritize mixed-use developments

### City Depot

- Concerns with city facilities located in residential areas
- Recommended to replace with high-density residential housing

### Mundy Pond Area

- Recommended location to have affordable housing.



## Active Transportation

31 comments

The third mapping activity asked respondents to share their thoughts on the existing and proposed active transportation connections throughout Central and Mundy Pond.

### Mundy Pond

- Would like to see both gravel and paved multi-use paths around Mundy Pond.
- Trail should have a formal path connecting to Blackmarsh Road.
- Would like to see shared-use path connection to Kelly's Brook path.

### Dominion

- Blackler Avenue is suggested to be wide enough to facilitate bike

lanes that could improve connectivity to Mundy Pond and the Dominion.

### Empire Avenue

- Empire Avenue is wide enough to include shared-use paths to strengthen east-west connectivity.

### Pennywell Road

- Pennywell Road is suggested to be a gap within the cycling network.
- Bike lanes are suggested on this street.

- Opportunity to connect shared-use paths to Ropewalk Lane.

### Ropewalk Lane

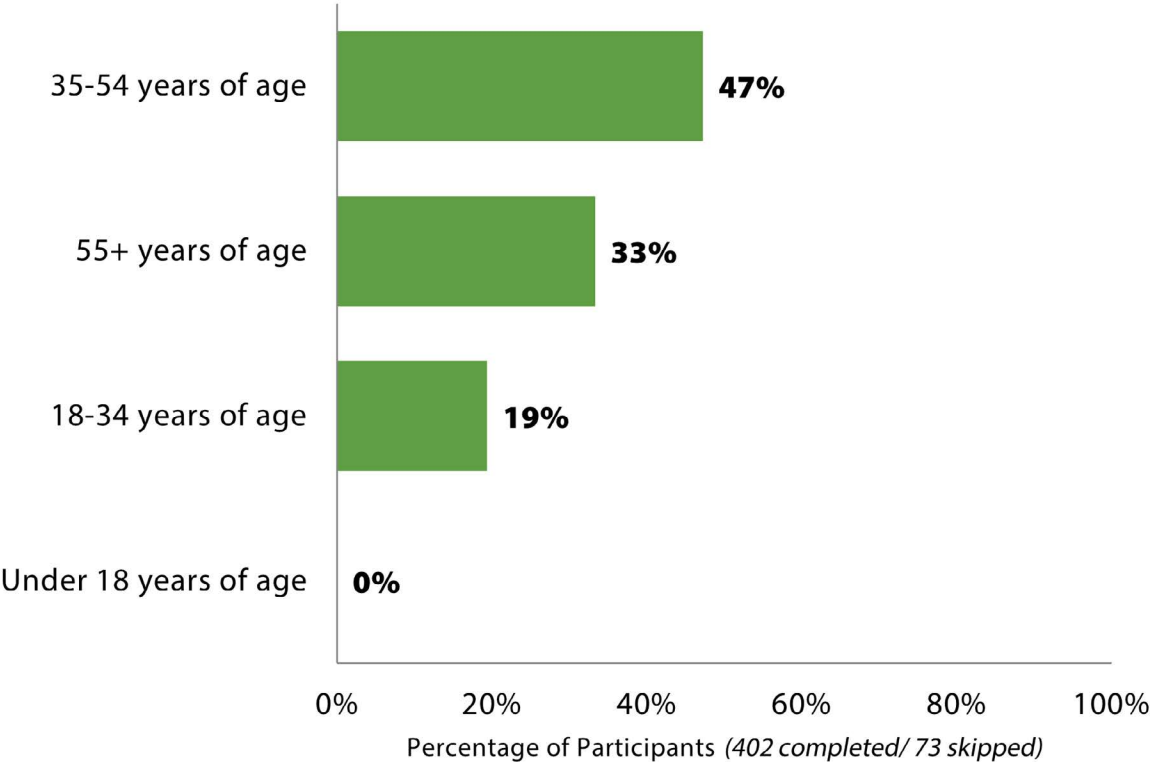
- Given the number of services and amenities available, Ropewalk Lane should have a designated cycling lane.
- Opportunity to connect Kelly's Brook to Ropewalk Lane.



# Survey Demographics

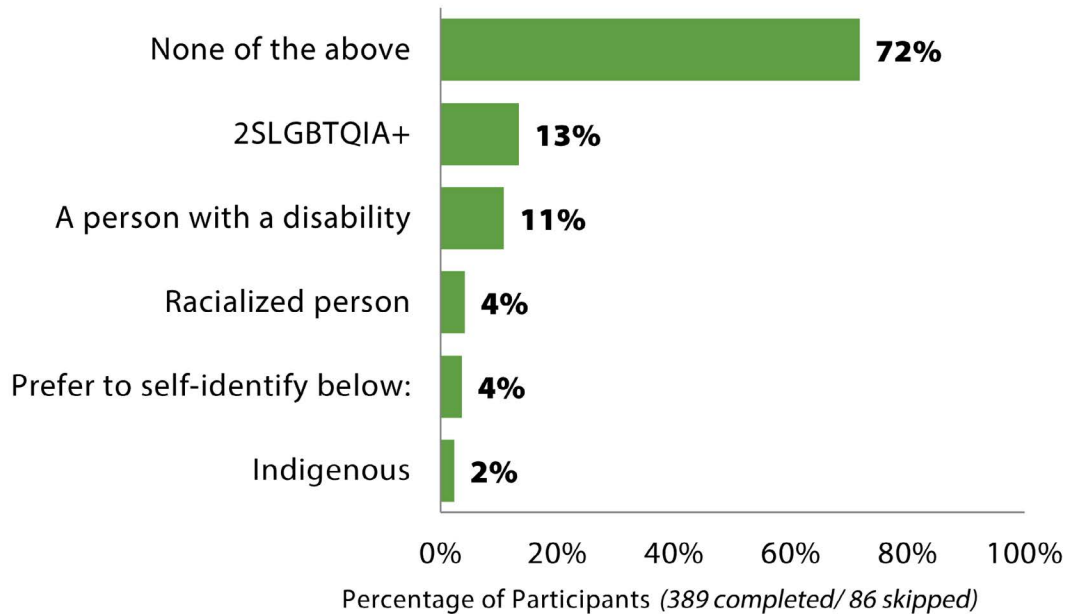
The following demographics information is drawn from the survey results. Respondents were asked to share their demographic information if they were willing. Demographic data helps the project team to better understand who respondents were and to ensure the voices of the whole community are being reflected in engagement.

## What is your age bracket?



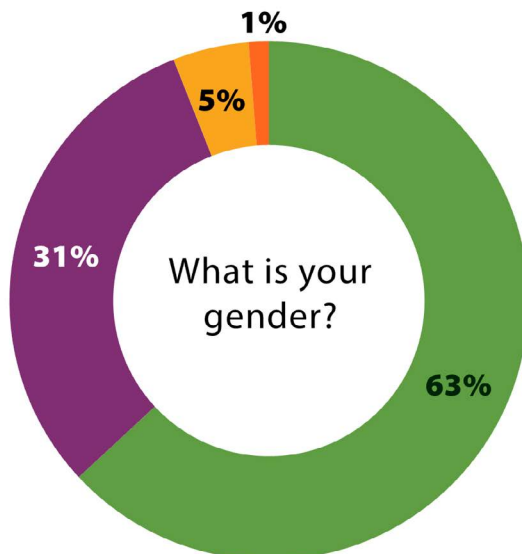
Most survey participants were over the age of 34 with an almost even split between 35-54 and 55+ age groups. Only one participant was under 18 years old.

## Do you identify as any of the following?



In addition to the presented options, some participants also identified as:

- Senior
- Retired
- Taxpayer
- Catholic
- Do not wish to answer



Percentage of Participants (427 completed/ 48 skipped)

- Female
- Male
- Prefer not to say
- Prefer to self-identify below:

There were more female survey participants than any other gender identified, almost two-thirds of all respondents.

# Indigenous Engagement

The project team met with staff members from First Light to share a meal and talk about the needs of the Indigenous Community in the Rennie's River and Central and Mundy Pond Neighbourhoods. The session started with a high-level overview of the project and process which then led into a discussion about community needs in both neighbourhoods. There were two follow up conversations with program staff from Harvey House (716 Water Street), the First Light Childcare Centre (97 Elizabeth Avenue), and First Light School Age Childcare Program (25 Buckmaster Circle).

The key themes from the conversations are summarized below. The project team committed to returning to First Light in Phase 2 of engagement on the Plans to seek feedback on initial plan directions and recommendations.

## Housing

- There is a housing crisis and a need for more affordable, transitional, and supportive housing.
- Many people are sleeping rough. The lack of appropriate housing strains existing housing providers and shelters as well as the healthcare system, especially in the winter when the need is greatest.
- Housing should be safe, culturally appropriate, and trauma informed.
- Need to implement the housing first model. When basic needs are met this increases safety for all.
- Increased density of housing should be accompanied by increased green spaces.
- Find creative ways to repurpose vacant or underutilized buildings to provide housing.

## Access to Basic Needs

- Need safe injection sites (these are supervised, provide safe supply, and save lives) as well as more safe Sharps disposal sites in public places.
- Expand access to the harm reduction outreach facility at 50 Mundy Pond Road.
- Need walkable and affordable access to food. In Central and Mundy Pond, there is a gap in affordable grocery store access closest to downtown.

- Overall cost of living is a challenge. Food and basic needs are not affordable if you are on income support, disability, or even minimum wage. Need more grocery stores, food bank support, food programs, and community gardens.
- Need more public drinking water access.

## **Access to Culturally Appropriate Spaces**

- Need the ability to practice cultural activities in indoor and outdoor public spaces. There are barriers to be able to smudge and Light a Kullik in municipal facilities.
- Currently only one sweat lodge location, and its not accessible to all.
- Ability to have separate spaces for youth and spaces for recovering offenders.
- More foraging opportunities in public spaces.
- Keeping more spaces natural. Many Indigenous community members are coming from more rural places and this is their first time experiencing a city. Need spaces that feel more natural and grounding for health and wellbeing.

## **Transportation**

- Increase bike safety, but prioritize pedestrian safety first.
- Need increased transit frequency to ensure community members can access basic care and services.
- Need improved sidewalk clearing for winter access.
- Concerns about speeding on Campbell Avenue.
- Safety concerns in the Mundy Pond parking lot at night.
- Should encourage more micro mobility rentals (scooters / ebikes shares).
- Provide more naturalized trails and bike routes.
- Enhance connectivity of existing trails.
- Need better pedestrian access points to Mundy Pond for those not driving to the area.

## **Buckmaster Circle**

- Playground facilities need to be upgraded.
- Should provide community gardens at Buckmaster Circle.

# Interested Parties Summary

In addition to the public engagement opportunities, the project team met with various community organizations and groups representing different interests in both Central and Mundy Pond as well as Rennie’s River. A general overview presentation was provided to groups about the neighbourhoods and participants were asked to share their feedback on strengths, challenges, and opportunities as well as active transportation and intensification areas.

The following groups participated in Phase 1 Engagement:

## Council Committees

- Affordable Housing Working Group
- Arts and Culture Advisory Committee
- Building Safer Communities Steering Committee
- Built Heritage Experts Panel
- Environment and Sustainability Experts Panel
- St. John’s Transportation Commission

- Sustainable and Active Mobility Advisory Committee
- Youth Engagement Working Group

## Organizations

- Stella’s Circle
- NL Public Libraries
- Food First NL
- Newfoundland and Labrador Housing Corporation

- Georgestown Neighbourhood Association
- Metrobus
- Advantage St. John’s
- Ecclesiastical District National Historic Site Working Committee
- Royal Newfoundland Constabulary
- Buckmaster’s Circle Community Centre
- Ordinary Spokes

Across the various organizations, the key topics raised for Central and Mundy Pond were housing, transit and mobility, social infrastructure, parks and public spaces, and equity and inclusion.

## Housing

Many participants highlighted a growing housing crisis, particularly for people requiring supportive or transitional options. Organizations whose services help support these vulnerable populations in particular identified an urgent need for more permanent supportive housing, women-focused transitional housing, and family-appropriate units so families are not separated. Potential re-use of the older H.G.R. Mews Community Centre for this kind of housing or community services supporting those in housing need was raised as an opportunity by several groups. The delivery of more housing choice was also raised as important for the long-term economic viability of both the City and broader regional economic development.

## **Transit & Mobility**

Transit is essential for vulnerable residents, yet service gaps persist in frequency, coverage, and walkability to stops. Many bus stops lack safe, sheltered, accessible waiting areas, making travel difficult in winter conditions. Improving pedestrian infrastructure, particularly around busy corridors and community hubs such as around the former Grace Hospital site, Ropewalk Lane, and parks, was a recurring request.

## **Active Transportation**

Walkability is strongly valued, and stakeholders emphasized that pedestrians should remain the priority over cycling, as more people walk than bike. Despite this, there was also substantial interest from stakeholders in building more shared-use paths, especially where they connect to major destinations. In terms of current challenges, stakeholders also frequently brought up concerns with lighting and winter maintenance. There was a sense that both of these issues make travelling by active modes more challenging in Central and Mundy Pond. Unsafe crossings at parks and transit stations were also repeatedly noted as challenges that stakeholder organizations' clients experience.

## **Community Hubs & Social Infrastructure**

There is strong desire for neighbourhood-based gathering places offering wraparound supports rather than recreation-only models. Community centres were seen as natural anchors for inclusive programming, but current locations lack accessibility or sufficient integration with daily needs. Opportunities exist to better use kitchens and multi-purpose rooms in the new H.G.R. Mews Community Centre and to introduce seasonal activation in parks throughout the community.

## **Neighbourhood Character & Mixed Use**

Participants supported more mixed-use environments to bring housing, services, culture, and daily needs closer together, and generally agreed with the existing proposed Intensification Areas. Using Intensification Areas to help revive declining commercial nodes was seen as a priority opportunity by some stakeholders.

## **Equity & Inclusion**

Stakeholders identified many city-wide barriers that disproportionately impact newcomers, women, people experiencing homelessness, and residents with limited mobility. Access to safer recreation spaces, support services for addictions, gender-sensitive programming, and pedestrian-first design were raised as things that would help many less fortunate residents of Central and Mundy Pond.

# Property Owners & Developers

The project team also met with several members of the development community and landowners in both Central and Mundy Pond as well as Rennie's River. These conversations helped the project team to understand the specific interests and challenges of this group, and where strategic alignment with the City's interests exist, will help to inform development of the Neighbourhood Plans.

The key themes from the conversations are summarized below.

## Transportation

- St. John's parking standards are considered high compared to other cities. Achieving the parking rates can be cost prohibitive, especially for interior parking. Some developers often have to apply for relaxations, which adds time and uncertainty to the process. There is interest in seeing reduced rates in areas where there is access to transit / active transportation routes.
- Need better bike and transit connections to support higher density development.

## Servicing

- Servicing, especially stormwater requirements and upgrades, can be a barrier to development.

## Housing

- General interest in developing higher density housing forms such as townhouses and apartments.
- Some barriers with existing zoning or with development standards prohibit this interest from being realized.

## LeMarchant Road

- Would like to see more beautification of LeMarchant Road.
- Concerns about safety and drug use on LeMarchant Road and surrounding areas impacting ability to sell or rent new developments as efficiently as in other parts of St. John's.

# Next Steps

Thank you everyone who participated in this engagement. The findings from this phase of engagement will inform the policy ideas and plan content for the Draft Neighbourhood Plan. Phase 2 Engagement will take place in early 2026 and focus on confirming key policy decisions implementation initiatives.

Prior to Phase 2 Engagement, the project team will be:

- Updating Council on the Phase 1 Engagement findings
- Developing the neighbourhood plan vision and objectives
- Identifying key focus areas for further technical analysis and review
- Drafting preliminary policy options and implementation initiatives

Project updates and information will continue to be posted to the project website at [www.engagestjohns.ca/central-and-mundy-pond-neighbourhood-plan-main-page](http://www.engagestjohns.ca/central-and-mundy-pond-neighbourhood-plan-main-page).





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