ST. JOHN'S

Cowan Heights & University Area Neighbourhood Plans

Council | September 16, 2025

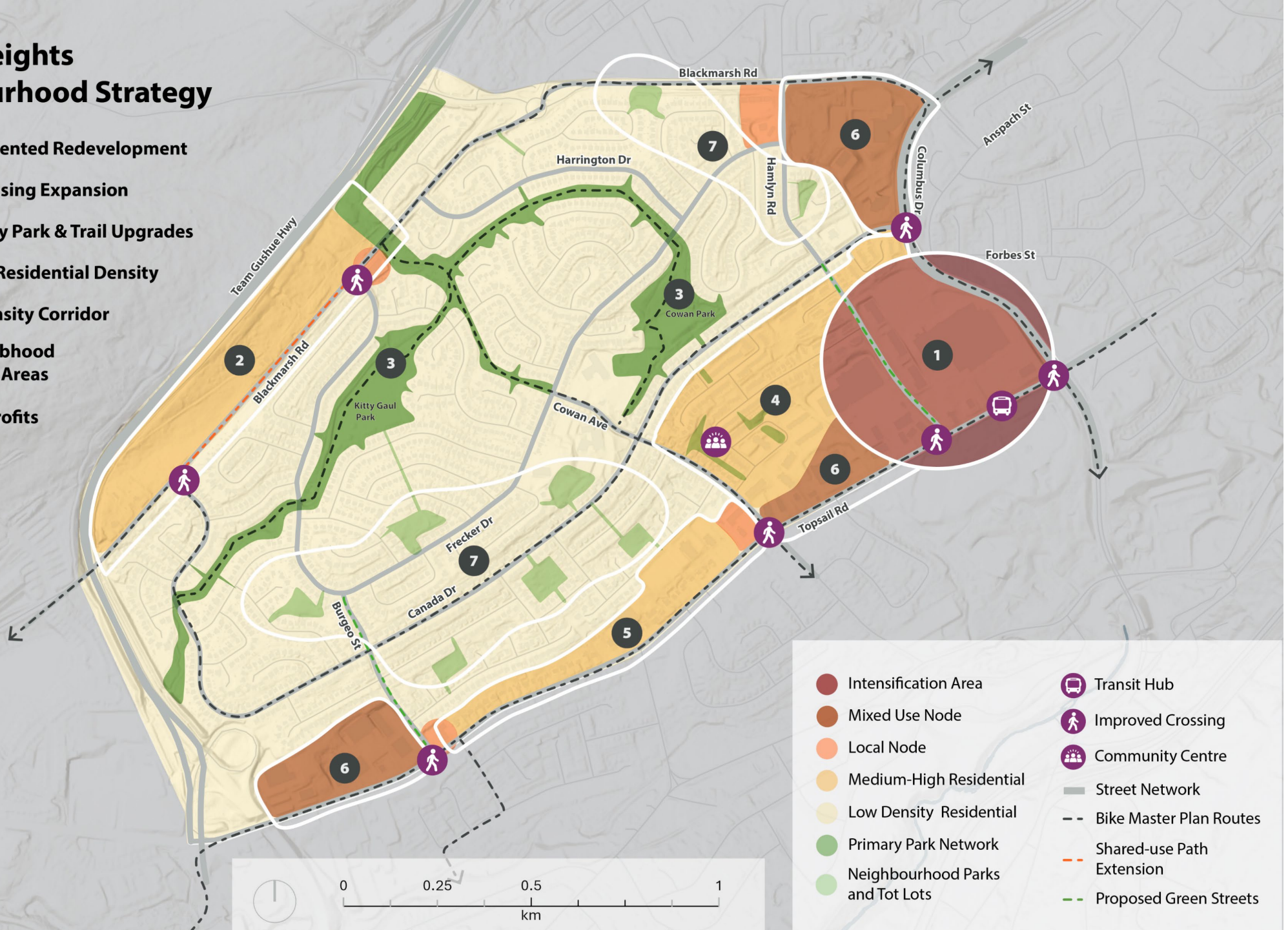


Cowan Heights Plan Overview

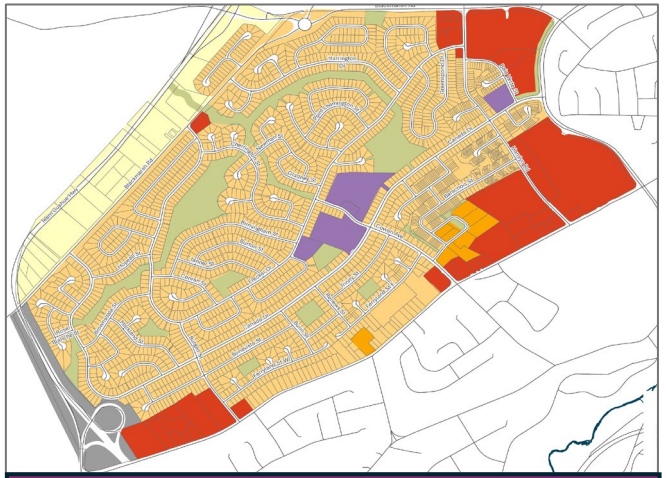


Cowan Heights Neighbourhood Strategy

1. Transit-Oriented Redevelopment
2. Urban Housing Expansion
3. Community Park & Trail Upgrades
4. Increased Residential Density
5. Gentle Density Corridor
6. Neighbourbhood Mixed-Use Areas
7. Tot lot Retrofits



Cowan Heights Implementing the Plan



Zoning



Park Enhancements



Transportation Improvements



Community Activation

University Area Plan Overview




University Area
Neighbourhood Strategy
1 Emerging Neighbourhood Centre
2 Focused Central Growth
3 Neighbourhood Mixed-Use Areas
4 Reinforce Rabbittown Character
5 Neighbourhood Park Improvements
6 Expanding Shared-Use Paths
Neighbourhood Centre
Newfoundland and Labrador Housing Corporation, Elizabeth Avenue, and Newtown Road Growth Corridor
Freshwater Road Mixed-Use Area
Rabbittown Character Area
Pippy Park Commission Lands
Major Streets
Major Parks
Local Parks Opportunities
Shared-Use Paths
Park Connections
Improved Crossing
Intersection Redesign
Transit Hub
Prince Philip Dr
Clinch Cres
Westerland Rd
Elizabeth Ave
Bonaventure Ave
Empire Ave
Newtown Rd
Mayor Ave
Merrymeeting Rd
Paton St
University Ave
Anderson Ave
Freshwater Rd
0
0.25
0.5
1
km

University Area Implementing the Plan



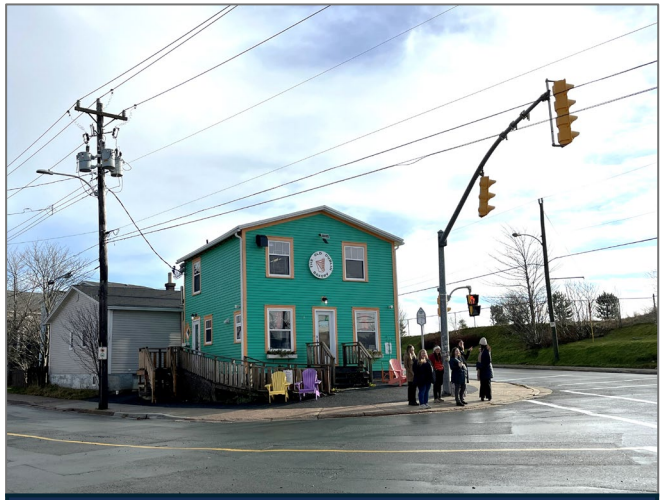
Zoning and Development



Neighbourhood Centre



Transportation Improvements



Heritage Character

Keeping the Momentum Going

Thank you for your involvement and feedback!

