

**From:** [REDACTED]  
**To:** [CityClerk](#)  
**Subject:** Application to Develop Bed-Sitting Rooms at 21 Merrymeeting Road  
**Date:** Monday, September 30, 2024 9:11:59 PM

---

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

City of St. John's Planning Department  
10 New Gower St.  
St. John's, NL A1C 5M2

Dear Planning Department,

Re: Application to Develop Bed-Sitting Rooms at 21 Merrymeeting Road

I am writing to express my deep concerns regarding the proposal to turn 21 Merrymeeting Road into bed-sitting rooms. As a parent of a young child, living on Merrymeeting Road, I feel compelled to voice my apprehensions about how this development could negatively impact our community.

The Central St. John's area, which includes Merrymeeting Road, has long faced serious social issues. A concerning number of crime incidents, including drug use and violence, have been reported in this neighborhood. As documented by local news, Rabbit Town has had persistent issues with drug trafficking and criminal activity, with visible signs such as discarded needles on the streets, reports of public intoxication, theft, etc. A development like this could exacerbate these existing issues. The SaltWire article from November 2022, titled *'Are they ghettoizing the city centre?': Rabbittown residents fear for safety, beg St. John's council, RNC for help as crime and drug activities soar*, [[link](#)] paints a very clear and accurate picture of the problems we are dealing with in this area. As a resident of Merrymeeting Road, I can personally confirm that these issues have worsened since the publication of this article. Crime and drug-related activities continue to rise, creating an unsafe environment for families and residents.

Research from similar bed-sitting room developments in other cities shows a correlation between these types of housing and an increase in crime rates. Bed-sitting rooms often attract lower-income tenants, and while affordable housing is important, such projects frequently lack sufficient social support, leading to greater strain on neighborhoods. When areas are already struggling with poverty and crime, further intensification without proper oversight and community input can increase these challenges, bringing more instability into the area.

I'm particularly concerned for the youth in this area, as well as the safety of students attending the nearby schools. Allowing this development could worsen these issues and make the streets around our homes less safe for families.

I urge the City of St. John's to carefully consider the long-term impact this application will have on our community. The focus should be on reducing crime and improving the safety of Central St. John's, not introducing further developments that could potentially bring in new

problems. For the sake of our neighborhood's future and the safety of our children, I strongly request that this application be rejected.

While I am writing this from my personal email and am happy to respond to any questions or clarifications, I respectfully request to remain anonymous. I hope this will not impact the consideration of my concerns but rather allow me to express the urgency and seriousness of the situation more freely.

Best Regards.

**From:** [Ken O'Brien](#)  
**To:** [CityClerk](#)  
**Cc:**

---

[REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:**

21  
Merrymee  
ting Road  
comment

**s Date:**

Tuesday,  
October  
8, 2024  
9:31:10  
AM

Theresa, for

circulation. [REDACTED]

[REDACTED] had

trouble

submitting these

comments. Ken

Ken O'Brien, MCIP - Chief Municipal Planner  
City of St. John's – Planning, Engineering and Regulatory Services  
John J. Murphy Building (City Hall Annex), 4th floor – enter via City Hall main entrance  
Mail: PO Box 908, St. John's, NL Canada A1C 5M2  
Phone 709-576-6121 Email [kobrien@stjohns.ca](mailto:kobrien@stjohns.ca)  
<https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.stjohns.ca%2F&data=05%7C02%7Ccityclerk%40stjohns.ca%7Cbea5a3533949458b5bd608dce790e4ee%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C638639856702503880%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=hdgpQJHP6DnKhhD6%2FBtFWaKDKjEvJ2VrsVZkni9BLDo%3D&reserved=0>

-----Original Message-----

From:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
> Sent:  
Monday,  
October 7,  
2024  
10:37 PM  
To: Ken  
O'Brien  
<kobrien@stjohns.ca>  
Subject:  
21  
Merrym  
eeting  
Road

Hi Ken.

I have tried to comment on the 21 Merrym eeting Road application feed back , but it is not working properly. It keeps going to Nys Way. So I have decided to send it to you , would you be able to transfer it to where my comments belong. Terrible web site.

My comment

I have lived/worked in this neighborhood for 51 years. I have seen many transformations in the neighborhood and to The Hub. I know Tom , the CEO of The Hub, if that is what he is. Means well to help people , but he has to remember what of the some of the people in the neighborhood are like. Meaning. Heavy drug usage. People are moving into the neighborhood to clean up their properties, which is so nice to see. But we still have slum land lords that own several houses on many of the streets. That don't take care of their homes. And some of the people that they have living there destroy the property and other properties around .A lot of police presence ,almost daily. Drug houses , they say prostitution houses.

Tom wants 6 bed sitting rooms in the Hub. We are not guaranteed to have people who will be put in these bed sittings room that will not destroy the Hub or surrounding homes, properties. I have witnessed myself , people on a daily basis using under the patio of The Hub for washroom facilities. Let alone , a hideaway for their drug use. Which happens quite often. It will be a hang out for people that are not wanted in the neighborhood. Or any neighborhood. It is commercial Zone. The Hub had/has many businesses there over the years , but only a couple of parking spots for them. So they had to park somewhere else. It is bad enough that the side streets, Feild Street has to have a permit to park in front of their own home. And if you want someone to visit you , you have to have another permit for them. They are asking for parking relief. The employees of the building are supposed to park at Sobeys, I think. I've had trouble with one of them actually blocking our own private garage. So giving them parking g relief means , I will lose my parking which I have had for 51 years. [REDACTED]

[REDACTED] This is not fair. I hope that the city doesn't try to enforce Pay to Park [REDACTED]. Or permits. I know it is a public street , but why should they get special permission to have parking relief???? A lot of the neighborhood is up in arms over this. Nothing good is going to come of it.

It will cost the Hub a fortune to do renovations on that building. It was a work make project every summer. That patio , I'm sure is not up to code with the so called spindles on the sides of the

hand rails. The emergency exit, on the Field Street side, a steep slope of ramp is not always cleaned of snow. I know there is housing shortage in the city , but the Government has to stop allowing people in our city. I know that is a different topic but this is why Tom wants to do it. I'm sure there are other buildings that could be used for this. But not in our neighborhood, which hasn't had a good names in years because of the slum land lords , heavy drug usage , walking g zombies all day long. It is terrible sometimes to look out your window to see what is going on. And believe me, it is a lot of the time. And good civil ,tax paying citizens , want to have this neighborhood cleaned up, why should we suffer any longer. Please don't let this happen. It will go to show , the city doesn't care about us.

■  
■  
■  
■  
■

Sent  
fro  
m  
my  
iPh  
one

## Karen Chafe

---

**From:** Sheilagh O'Leary  
**Sent:** Friday, January 26, 2024 5:58 PM  
**To:** [REDACTED]; Ophelia Ravencroft  
**Cc:** CityClerk  
**Subject:** Re: Comments regarding bed-sitting conversion project at The HUB

[REDACTED]

Thanks so much for your email itemizing your perspective on the proposed project at the HUB, including your support and concerns.

Your comments are duly noted, and I am copying our city clerk to officially register your feedback for all of council and staff.

Have a great weekend!

Kind regards,

Sheilagh O'Leary  
Deputy Mayor  
City of St. John's,  
P.O. Box 908  
St. John's, NL A1C 5M2  
(709) 576-8363

I respectfully acknowledge the lands on which we live in Newfoundland & Labrador are the traditional territories of diverse Indigenous groups of the Beothuk, Mi'kmaq, Innu, and Inuit of this province.

---

**From:** [REDACTED]  
**Sent:** Friday, January 26, 2024 4:30:20 PM  
**To:** Sheilagh O'Leary <soleary@stjohns.ca>; Ophelia Ravencroft <oravencroft@stjohns.ca>  
**Subject:** Comments regarding bed-sitting conversion project at The HUB

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

Good afternoon,

I just read today's edition of Let's Get Municipal in the Independent, and noticed the mention of concerns being raised about the potential zoning changes for The HUB by local residents. As a homeowner and resident of Feild Street, I would like to add my voice to the wholehearted support of any potential housing-related changes at that location.

The HUB has a strong positive reputation, and its location is ideal for this kind of operation. It is difficult to look at the economic realities of life in our city, province and country and not come to the conclusion that as many accessible sheltering and housing options as possible need to be made available to those who may need to use them. And such options certainly can't be segregated and forced to occupy areas of the city in which NIMBY opposition is limited.

Saying this, I do want to add a couple concerns. First, I hope that the appropriate supports will be in place to ensure the physical safety and wellbeing of any person who using any bed-sitting services the HUB may provide in the future. Further, I will note that the sidewalk on Merrymeeting Road immediately in front of the HUB is regularly snow covered and icy throughout the winter. Given that the HUB offers services to the disabled community, I've always been shocked by the lack of upkeep of this section of sidewalk, especially seeing that an accessible ramp exits onto this sidewalk. If the HUB is to offer further services, I hope to see some sort of solution to this. It's a hazard not only to those who use the HUB's services, but area residents as well.

Thank you for taking the time to read this message. I look forward to being able to reiterate these comments at a future public meeting.

Enjoy your weekends,

██████████

**Disclaimer:** This email may contain confidential and/or privileged information intended only for the individual(s) addressed in the message. If you are not the intended recipient, any other distribution, copying, or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately by return email and delete the original message.

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

**From:** [REDACTED]  
**To:** [CityClerk](#)  
**Subject:** 21 Merrymeeting Road - REZ2300018  
**Date:** Tuesday, October 8, 2024 9:07:43 AM

---

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

Hello,

I am writing today to oppose the proposed zoning changes to The Hub.

Bedsitting is high risk for fires. I have been living in this neighbourhood for 14 years. In that time, I have witnessed 4 bedsit house fires.

Also, the area is gentrifying nicely with young families, single independent professionals, and seniors. I do not want to go backwards.

Thank you for your time.

[REDACTED]  
[REDACTED]



**From:** [REDACTED]  
**To:** [CityClerk](#)  
**Subject:** Lodging housing (The HUB)  
**Date:** Tuesday, October 8, 2024 11:54:19 AM

---

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the Report a Phish button to report it.

Hello,

[REDACTED]  
I've been living here since 2012 and seen this neighbourhood evolve and improve over the last 12 years .

I have some concerns with the proposed developments happening at The Hub.  
[REDACTED]

Here are some of my concerns;

#### Parking and traffic

-there is a constant overflow of parking happening on Spencer street [REDACTED] from people visiting or working at the hub.

-cars speed up and down this street all of the time, I'm worried with lodging it will increase dangerous traffic and loss of my parking .

#### Loitering

This has been a steady problem in the last 12 years. our street has seen a lot of rough and dangerous people walking up and down and loitering in around the lot . I'm worried that housing people at the hub will bring back more loitering and foot traffic. It has been quiet the past.couple of years and much safer, especially at night. The young kids on our street play out front and I'm nervous of what kind of people will be around loitering in the parking lot and in streets.

#### Children

[REDACTED] there are MANY small children on Spencer and merrymeeting in this small radius of the hub. They play out front of the bikes , scooters and hide and seek at night.

I'm worried for their safety of this traffic/parking and new large amounts of people coming and going in the hub at all times. Nighttime in the past was an issue with yelling, fighting , car theft, damage to cars/houses . I've had people in my backyard at night looking for cigarettes and anything to steal many times.

I just want my neighbour to be safe and sound.

Setting up a lodging for that many people is definitely going to increase activity [REDACTED] I'm Worried it's going to be a disturbance to the area and safety for all the young children surrounding it.

Thank you very much,

[REDACTED]  
[REDACTED]  
[REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** [CityClerk](#)  
**Subject:** Regarding The HUB converting office space into 6 bedrooms  
**Date:** Monday, September 23, 2024 4:26:34 PM

---

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the Report a Phish button to report it.

HELLO!

Regarding The HUB converting office space into 6 bedrooms:  
I am in favour provided that there is a sprinkler system installed.  
The large building is made of wood, and is quite old.  
I assume the plan is to have disabled people lodge there.  
If a fire were to break out ...

So I feel a sprinkler system would be necessary for the safety of the residents.

Sincerely,

[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [CityClerk](#)  
**Subject:** Re 21 Merrymeeting Road - REZ2300018  
**Date:** Sunday, September 22, 2024 10:52:32 AM

---

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the Report a Phish button to report it.

I support this application.

[REDACTED]  
[REDACTED]

Sent from my mobile device. Please excuse typos and unintended terse tone.

**From:** [REDACTED]  
**To:** [CityClerk](#)  
**Subject:** 21 Merrymeeting Rd  
**Date:** Monday, October 7, 2024 10:33:04 PM

---

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the Report a Phish button to report it.

Hello,

[REDACTED]  
Please do not approve this proposal. I urge you to think cautiously about the long term effect on this neighbourhood of yet another bedsit rooming house that will be under funded, and under equipped.

If The Hub is determined to become a residential building, I ask that the city go back to The Hub and request a proposal for apartments, specifically, ACCESSIBLE APARTMENTS. Not a lodgings house/ bedsits.

"The Physically Disabled Service Centre Inc. (The HUB) is a registered charity operating in the province since 1975. The HUB provides printing service and recreational activities for persons with disabilities." Accessible housing in this city is dire and this is where the city can make a difference. This building is a already existing accessible building. In a CBC article that came out last week, the city only has 25 fully accessible units. From the City's Housing Needs Assessment Report from July 14, 2023, 41% of respondents cited the need for accessible housing.

[REDACTED] he spoke of the violence that he has witnessed around the building and he commented that he, personally, would never live near The Hub. This is a neighbourhood that has been trying to revitalize. I encourage you to look at the residents and homeowners directly surrounding the hub - single mothers with small children, young families, single women living alone, elderly long term residents, etc...

- 1) Are the bedsits going to be FOR PROFIT? If so does the rent go to the organization (a charity) or to a person?
- 2) Do they anticipate receiving funding and profiting from the government per tenant? If so, typically, the government payment is per person so will it be only 1 person per room?
- 3) Will these units be monitored? Or is it just 6 adult strangers with their own bedrooms who share a bathroom/kitchen? If they are to be monitored, who is responsible?

In this CBC article from 2014 about slum housing, there's a quote from Councillor Ellsworth, "What really concerned me was the fear, or underlying current, of individuals living in substandard housing ... they feel trapped". <https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cbc.ca%2Famp%2F1.2558938&data=05%7C02%7Ccityclerk%40stjohns.ca%7Cfe15fa572ebb42aff06c08dce734f3fa%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C638639461835386576%7CUnknown%7CTWFpbGZsb3d8eyJWlJoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=zUvDH9PaJz9C47WkVDR7LYxcFpo97oaLTA3uNP60FoE%3D&reserved=0>

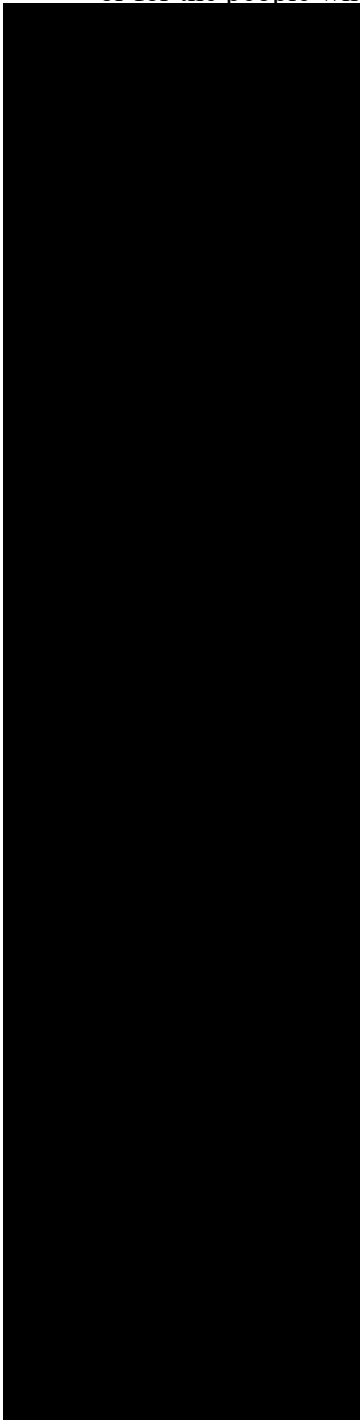
Ten years later, alarmingly, we are still seeing this in this neighbourhood.

In my time living here, I have been witness to four bedsit house fires within view of my front window.

People want and deserve homes. - a six room lodging house with shared living is not a long term solution. It has been proven time and time again that this is dangerous for the tenants and unacceptable living conditions. The most recent Cookstown Rd. murder occurred in an inadequate rooming house. Proposals like this set people up for failure which in turn can hurt people.

The issue with scenarios like this is that the onus is on the neighbourhood to monitor the situation because in light of what is currently happening throughout the downtown area, baseline support does not exist to maintain the safety of residents of the city. It has been proven to me in the last 2 years that the city does not have the infrastructure to support this initiative. Neither does the government - there is very little police presence and drug and mental health support is inaccessible.

There is a disconnect on what is being proposed and what is necessary for reasonable and sustainable housing. This is not a good situation for this neighbourhood or for the people who you propose to live in



**From:** [REDACTED]  
**To:** [CityClerk](#)  
**Subject:** 21 Merrymeeting Road - REZ2300018  
**Date:** Wednesday, September 25, 2024 1:41:57 PM

---

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

[REDACTED]  
[REDACTED]  
[REDACTED]

To: City Clerk

We agree with the application from "The Hub" at 21 Merrymeeting Road and the text amendment to the Development Regulations etc.

This is a positive use of the property for the future of the community and the physically disabled.

**From:** [REDACTED]  
**To:** [CityClerk](#)  
**Subject:** 21 Merrymeeting Rezone  
**Date:** Monday, September 23, 2024 2:40:21 PM

---

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

Good day council,

I would like my comments to be anonymous when published. This is regarding the rezoning of the Hub for Lodging House apartments. The city should strongly reconsider the recent history of the Hub building when considering if it is suitable for the city to help develop it into apartments if this style. Having lived within close proximity to the Hub since 2017 I have witnessed the lack of in care and maintenance that the Hub receives.

Regularly there are tarps over windows, pieces of siding hanging off the building, broken lights, torn window screens, broken doors left swinging open, steps that are uneven broken and dangerous, decks that looks like at any minute it will fall apart, and garbage including needles in the lawn. The ramp on the side of the hub is not easily accessible for folks in wheelchairs as it is old, warped and often has broken boards on it. The building is has been in various states of disrepair for years. From a neighbourhood perspective the disrepair, lack of concern for building safety is a huge red flag.

Folks were using under the ramp as a place to do hard drugs, often leaving paraphernalia and trash behind. When asked what he was going to do about it Executive Director of the Hub Tom Babcock ignored pleas from neighbours to put up a barrier so that folks couldn't access the underside of the building. As a parent and concerned resident I have taken it upon myself to make sure that the grassy area beside the Hub is safe for kids and dogs by picking up litter, refuse, disposing of discarded needles and bringing forward my concerns about the safety of the area. This kind of maintenance should be addressed by the building owner not by mothers' concerned about the safety of their children. Let it be known that this area is full of young families and this should be considered when the decision is made to incorporate Lodging Houses in the neighbourhood.

The Hub saw an uptake of concerning activity when the now closed restaurant Hub Grub was open [REDACTED]. Issues such as music blasting out to the street at all hours, and late night suspicious activity such as people peering into the building, drug use, drug dealing, and trespassing, *vicious* fighting in the parking lot and erratic driving behaviour by the owner/patrons at all hours of the night. [REDACTED]

[REDACTED] While I do think that the community needs housing options, I do not think adding another set of slum style apartments is the right way to go about it. I am concerned for the safety of those currently in the community and also the quality of life, and

safety for those in the proposed development. We have seen too many news stories about issues in facilities that Tony Pike operates.

Rezoning this is a mistake and the city needs to rethink the motives of those behind the idea of the development plan. As a resident of this area, I am concerned that to rezone the property is going to negatively impact the community by creating safety concerns for residents of the area and prospective residents of the lodgings. There are better solutions than this and this decision should not be pushed forward. This building could be a thriving community centre, but as it stands under current leadership it is a crumbling leaking eyesore. I would be happy to see this building turned into proper affordable housing, if done properly. Bedsit rooms are not going to benefit the neighbourhood, and as stated above it will likely be a safety hazard for tenants as well.

Please consider taking the concerns of your citizens to heart and realize that jumping on ideas like this will not improve the quality of life for residents of this neighbourhood. Nor will it improve the lives of for those who have the misfortune to get stuck in a bed sitting slum run by folks who don't care about their health, safety or well being.

Please look over my concerns and address them as best you can.

Thank you for your time and service to the community. I appreciate all of your hard working efforts.

Regards,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



**From:** [REDACTED]  
**To:** [CityClerk](#)  
**Cc:** [Mayor](#)  
**Subject:** 21 Merrymeeting Road-REZ2300018  
**Date:** Monday, September 30, 2024 10:24:30 AM

---

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

Good day as a resident [REDACTED] my entire life of [REDACTED] as well as my elderly mother of [REDACTED] I disagree with the location of 21 Merrymeeting Road The Hub to be used as a lodging space. As I do understand there is lack of affordable housing at the present time. This building has been used as a space for people with disabilities to gather and socialize for many years. I think it should stay just as that. I have witnessed so much over a number of years on Merrymeeting Road public drug and alcohol use, vehicles broken into and damaged. This is not the neighborhood my mother grew up in [REDACTED] and I feel for her safety at times. She no longer feels safe in walking to Sobeys to pick up a few things and chat with the workers there. As well she no longer walks to mass at the Basilica which she has done her entire life. I feel housing for low income could only bring more crime to the area as those people will look for ways to fuel current habits. It's a sad world we are living in and I feel for people that are looking for safe affordable housing but our neighborhood that once somewhat safe is no longer.

[REDACTED]

**From:** [REDACTED]  
**To:** [CityClerk](#)  
**Subject:** Re: 21 Merrymeeting Road - REZ2300018  
**Date:** Monday, October 7, 2024 10:07:58 PM

---

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

Dear City Clerk,

Regarding the application before The City for 6 residential bedsitting rooms located at 21 Merrymeeting Road (The Hub), we would like to express our concerns.

First of all, we'd like to acknowledge the reality that St. John's and The Province for that matter is experiencing a challenging housing market. However, we strongly disagree that The Hub is a proper solution for a number of reasons.

The current building as it stands right now is old, dated and requires much more work than just funding for a bedsitting room. There are two front doors that are missing glass and are boarded up with plywood. There is siding missing off parts of the building and the accessibility ramp/fire escape is not functional at all, it's pretty much falling off the side of the building. These are just few noticeable things as we look across the street at what has become an eyesore. We can only imagine what is required to bring that property up to code both internally and externally. I would think that The City will prioritize the safety of existing residents in the neighbourhood as well as any potential tenants. Basically, we're questioning the integrity of the overall structure and not just the space that the proposed bedsitting room will occupy.

We would like to also address the issue of an already challenging neighbourhood, with The Hub being adjacent to Field Street and Spenser Street where there is already a history of frequent drug use and police presence. By nature of a bedsitting room, we're certain that this proposal will do nothing to alleviate this problem. In the immediate vicinity I have seen over the last couple of years, good families with children making this area a better place to live. We certainly don't want to go backwards.

We also have concerns as to who will look after this proposed bedsitting room. Is there going to be a provision for oversight or will it be a self managed and self controlled environment? We fear the latter will cause chaos within the building. We're not certain that a "lodging house" will be able to coexist with the commercial aspect of The Hub.

We ask that The City reconsider this application or disregard it altogether.

Thank You,



**From:** [REDACTED]  
**To:** [CityClerk](#)  
**Subject:** Proposed Text Amendment - 21 Merrymeeting Road  
**Date:** Tuesday, October 8, 2024 7:33:53 AM

---

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

Hello!

My [REDACTED]  
[REDACTED] I have concerns about the application to build a  
bedsit unit in the building.

Vulnerable people in our neighbourhood struggle daily with addiction issues and mental illness. Time and time again, these individuals are left in dangerous situations because the housing "solutions" do not include appropriate support, resulting in our community dealing with chaotic conditions. Our community is left to police the neighbourhood. We have picked up needles on the lawn of The Hub, observed people shooting up under the accessible ramp, heard people screaming and arguing in the street, and have witnessed physical violence. This happens all night but also during the day as children wait for the school bus. This is the reality. Calling the RNC does not deter the activities I see regularly.

What is the LONG TERM plan? I am concerned that this will be more woefully inadequate housing for vulnerable citizens, left to fend for themselves. What supports will be in place for these individuals? What happens when there are inevitable disputes and issues? Who will monitor the premises? And who will be gaining from this endeavour? It has been reported numerous times that lodging houses in the City see landlords earning large profits while the tenants live in substandard and often dangerous settings. By changing the text to allow a bedsit in The Hub, will this become the next one?

Will this text amendment to add Lodging House as a Discretionary Use in the CO Zone open the door for more bedsits in this neighbourhood, transitioning this area which is currently filled with young families and single professional women, into a space populated by transient individuals with insufficient mental health support and addiction issues? Because that is what is happening. There are already a number of houses in our area where landlords are providing the bare minimum in derelict housing and the tenants are inadequately supported.

Please consider who benefits from this text amendment and the effect that it will have in this neighborhood.

Thank you,



**From:** [REDACTED]  
**To:** [CityClerk](#)  
**Subject:** Application - 21 Merrymeeting Rd.  
**Date:** Monday, October 7, 2024 10:21:24 PM

---

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

To Whom It May Concern,

I am writing with concerns and questions about the application to turn office space in The Hub into 6 bedrooms with shared living facilities.

1. As The Hub is a registered charity, if the City grants the text amendment which would allow the proposed use, would this Lodging House also be a charity or would it be housing for profit? If it becomes housing for profit, who receives the profits?
2. Lodging houses in our neighbourhood have increasingly been used to house people with complex needs. Who would be responsible for ensuring residents receive individualized supports to foster long term housing stability? A boarding house in our neighbourhood that did not provide adequate supports resulted in one resident being murdered by another resident. There have been other incidents of violence as well as fires in these types of dwellings that did not provide adequate supports.
3. Would the City consider approving the text amendment on the condition that the offices are used for **accessible** housing? The Hub currently works to meet the needs of the disabled community and already has accessible ramps. In the City's inventory of social housing, only 25 units are fully accessible and those are all full. In the City's Housing Needs Assessment Report from July 14, 2023, 41% of respondents cited the need for accessible housing. There is an opportunity here to increase accessible housing.
4. By amending the text, would this permit any individual in this area to apply and modify their property into a lodging house? Having lived in this area for almost two decades, I can attest there are a high concentration of dwellings which are run down and derelict, and delinquent landlords are not held responsible for the living conditions of their tenants. After speaking to Mayor Breen by telephone, he explained the City had little power to take these "slum lords" to task because the City needs a new City Act to do that which has to come from the province. I am concerned that by amending the

current text for The Hub, it will have far reaching implications for the neighbourhood beyond this one request.

Without the answers to these questions, I do not support this application.

Sincerely,

██████████  
████████████████████

**From:** [REDACTED]  
**To:** [CityClerk](#)  
**Subject:** Comment: 21 Merrymeeting Road  
**Date:** Sunday, October 6, 2024 9:44:16 PM

---

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

Hello;

Quick note to express support for the proposed conversion of office space to housing at the Hub. I lived in that neighbourhood for ~8 years, [REDACTED] I'd say this is a good fit to the neighbourhood. Adding affordable housing in an area of town with easy access to many services seems ideal.

Best regards,

[REDACTED]



**From:** [REDACTED]  
**To:** [CityClerk](#)  
**Subject:** Re: 21 Merrymeeting Rd REZ2300018  
**Date:** Saturday, October 5, 2024 5:37:42 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

## Concerned Resident

in reference to 21 Merrymeeting Rd REZ2300018

To whom it may concern,

[REDACTED]

I do acknowledge the housing crisis in the city however, with respect, I am VERY MUCH OPPOSED to the HUB being converted into a boarding house.

I understand the original proposal is for Six bedrooms, though I am not confident that that won't be expanded down the road to accommodate more rooms in the building should this new zoning be approved.

I would like to know if approved for the original 6 now, should the HUB want to add more bedrooms in the future, will another proposal go out to residents at that time? Or if the discretionary use zoning is changed now, does that entitle the HUB to add as many lodging rooms as they wish to in future.

Six people/strangers to each other sharing one living room and one bathroom is too many without supervision.

Also Who will be monitoring how many people are actually living there? Who will be vetting the occupants? How are they chosen? Will they be permanent residents for a year at a time or transitional? Doubtful there will be a counsellor on site. Bed Sits/boarding houses are problematic without supervision. I have lived this first hand [REDACTED]

We have finally gotten to a point [REDACTED] where it feels safe again.  
And I stress Finally!

[REDACTED]

[REDACTED] According to the fire department both fires were arson and intentionally set. [REDACTED] The amount of screaming and yelling and police presence, drug sales, fighting and needles on the road at that time is not something I feel I can live through again.

[REDACTED]

We no longer have needles on my sidewalk, this end of the street is quiet now, my home insurance has gone down [REDACTED]

It is simply not fair to subject me and my tax paying neighbours to this proposal, frankly I feel the decision has already been made, I'm told the building has already been renovated to accommodate the proposal and this public notification feels like a formality at best. We were not officially notified of this until late September, the first rumblings I heard of it was in the news and the renovation was already complete at that time.

I have been a resident here for 15 years and fully wish to remain a law abiding citizen who feels safe in her own home

I welcome to opportunity to speak to you on this matter further and request being notified of when Council plan to meet on this topic as I wish to attend

Best regards

[REDACTED]