

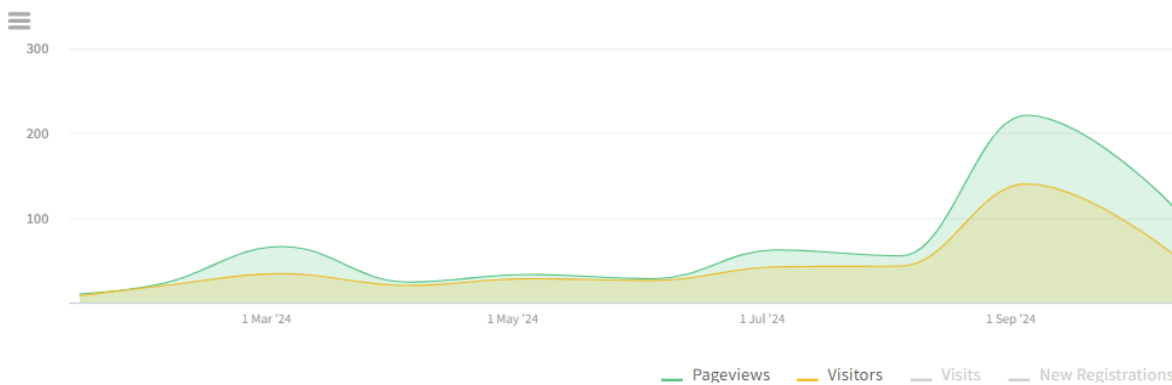


Planning St. John's  
[EngageStJohns.ca](https://EngageStJohns.ca) Report  
 21 Merrymeeting Road

Visitors Summary

City Of St John's from 01 Jan'24 to 09 Oct'24

DAILY MONTHLY



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	NEW REGISTRATIONS
448	50	4
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
10	43	355

Types of visitors:

- Total visits: unique sessions (may be the same person visiting multiple times)
- Aware: visited at least one page
- Informed: has taken the "next step" from being aware and clicked on something
- Engaged: has contributed to a tool (comment or question)

<b>Comments (verbatim)</b>	<b>What is your overall feedback of this application?</b>
<p>I think this is an excellent idea. I have been in the space that is planned for renovation and I think this is a positive plan for it's improved use. The city desperately needs more safe, accessible, and affordable housing and I'm confident The Hub team is capable of operating it well. I encourage the city to make this amendment and expedite the project.</p>	<p>Support</p>
<p>I live in the neighbourhood on the other side of Freshwater Road. I support this application and the proposed use. The City is lacking in accessible housing options. Measures need to be taken to ensure more options, including for folks who are unable to live independently.</p> <p>Taken from the City's Housing Needs Assessment:                      "Accessibility was a common theme that came up throughout the survey. About 20% of survey respondents said that their housing</p>	<p>Support</p>

<p>and surrounding areas did not meet the physical accessibility needs of their household. Over 25% of renter households were in housing not meeting their accessibility needs. Finding housing that meets a household's accessibility needs is difficult for many in St. John's – 22% of survey respondents found this to be a challenge, and even more (31%) for renter households."</p>	
<p>I am wholeheartedly support this initiative. Providing additional housing for people with disabilities is a must.</p>	Support
<p>If managed correctly, this could be a great addition of housing as the need in the city is tremendous.</p>	Mixed
<p>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.</p> <p>"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."</p>	Oppose

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 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]  
[REDACTED]  
[REDACTED]  
[REDACTED]

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://www.cbc.ca/amp/1.2558938>

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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

<p>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 The Hub.</p>	
<p>I would like additional information about what kind of renovations are planned as this building is not fit for housing. It is often raining inside and windows and walls are drafty. There's also a lot of issues with how noise travels inside the building. I am very familiar with the building and I am not sure where the housing units are planned. I assume it will be in old offices, which really are not suitable for any kind of housing.</p> <p>If this project moves forward, I would like to see what plans are in place for the management of the housing units. While the housing crisis is a top priority, I do not think suboptimal housing is the solution for the tenants, the businesses at The Hub, nor our community/neighborhood.</p>	<p>Oppose</p>

<p>The building hosts several businesses and community organizations who have not been consulted on this initiative, although this will also affect them and their daily business. If this moves ahead, I wonder how The Hub intends to manage the interests of the businesses and the tenants.</p>	
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<b>Public Q&amp;A Question (verbatim)</b>	<b>Public Response</b>
<p>I agree with this change and support the addition of these units at The HUB, an area where this type of housing is much needed.</p>	<p>Thank you for your comment.</p>
<p>What measures will be in place to ensure the safety and security of both the residents and the surrounding community? How will the lodging house affect noise levels for neighboring residents, considering it will accommodate up to seven individuals? How will the proposed text amendment and use of the property as a lodging house align with existing zoning regulations and land use plans? Converting the space into a lodging house deviates from the intended use of the zone and could set a precedent for future requests that</p>	<p>Thank you for your questions. The development will need to meet the National Building Code to ensure safety requirements are met, and for noise concerns, the City of St. John's Noise By-law would apply. The City's by-laws and regulations can be found here. This application is for a text amendment to the Development Regulations to enable a Lodging House use as a discretionary use. The property at 21 Merrymeeting Road is within the Residential Land Use</p>

<p>could undermine the character of the neighbourhood.</p>	<p>District under the Municipal Plan, and the policies for the Residential District encourage a variety of residential forms.</p>
<p>As someone who lives in this neighbourhood with a young family, this proposed project induces anxiety and there are many questions that come to mind. Is the city considering the number of already existing for profit shelters in this neighborhood? Why doesn't the city consider putting such housing in other parts of the city? How will the city ensure the safety of the residents of this potential lodging house and the neighboring residents? The quality of life in this neighborhood has already significantly deteriorated since the pandemic and putting further burden on it by allowing a lodging house will only further worsen the situation. Thank you.</p>	<p>Thank you for your question and feedback. The City received a request to allow a Lodging House use at this specific site. City staff consider the compatibility of a proposed development with adjacent properties and the surrounding area when evaluating an application. All feedback and concerns will be provided to Council for consideration before Council makes a decision.</p>
<p>I got a notice in the mail that mentioned they have requested 'parking relief', can you clarify what that means, and if it will affect parking availability for existing residents? Echoing previous comments about concerns of safety, in a neighborhood with on street parking, being able to park near your house can help with</p>	<p>Thank you for your question. Per the Development Regulations, a Lodging House use with six bedrooms would require three new parking spaces. The applicant has requested parking relief, which is a request to waive the requirement to provide these three new</p>



peace of mind. There are near by bus stops where there are consistently beer cans and bottles in the morning.

spaces. The existing number of parking spaces on the site would remain unchanged. When an applicant requests parking relief, they must provide their reasons for the request. The applicant has indicated that the intended occupants will not have vehicles and that there are existing spaces on the site they intend to dedicate to the Lodging House use. Council will consider this request for parking relief when making a decision on the application.