

Theresa K. Walsh

From: [REDACTED]
Sent: Monday, August 4, 2025 5:34 PM
To: CityClerk
Cc: Mayor; Sheilagh O'Leary; Maggie Burton; Sandy Hickman; Ron Ellsworth; Jill Bruce; Ophelia Ravencroft; Greg Noseworthy; ifroude@stjohns.ca; Tom Davis; Carl Ridgeley
Subject: proposal for 222 LeMarchant Road
Attachments: Proposal for 222 LeMarchant Road.odt

[Some people who received this message 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 City of St. John's Mayor, Deputy Mayor, ward councillors, and councillors at large.

I respectfully ask that you review my attached letter prior to determining if the proposal for 222 LeMarchant Road should proceed as proposed. I apologize if my letter is offensive to some, as that is certainly not my intent. But with so much invested in this area [REDACTED], I have lived experience of what is going on in this area and feel the need to voice my concern re the potential upcoming changes to the property. This proposal should be viewed through the lens of safety and security for our downtown core and those who call this area 'home'.

Sincerely,

[REDACTED]

--

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

Disclaimer: This email is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any review, dissemination, copying, printing or other use of this email by persons or entities other than the addressee is prohibited. If you have received this email in error, please contact the sender immediately and delete the material from any computer.

Land Acknowledgement:

We respectfully acknowledge the land on which we reside and work as the ancestral homelands of the Beothuk (bee-oth-uck), whose culture has been lost forever and can never be recovered. We also acknowledge the island of Ktaqmkuk (uk-dah-hum-gook) (Newfoundland) as the unceded, traditional territory of the Beothuk and the Mi'kmaq (mee-gum-maq). And we acknowledge Labrador as the traditional and ancestral homelands of the Innu (in-new) of Nitassinan (ne-tass-eh-nen), the Inuit (in-new-eet) of Nunatsiavut (nu-nat-see-ah-vut), and the Inuit of NunatuKavut (nu-nah-tuhk-ah-vut). We recognize all First Peoples who were here before us, those who live with us now, and the seven generations to come. As First Peoples have done since time immemorial, we strive to be responsible stewards of the land and to respect the cultures, ceremonies, and traditions of all who call it home. As we open our hearts and minds to the past, we commit ourselves to working in a spirit of truth and reconciliation to make a better future for all.

August 4, 2025

RE: 222 LeMarchant Road

Dear City of St. John's Planning Division,

I am writing you today as I was invited to share feedback on the proposal to convert the current Eastern Health Accommodations building at 222 LeMarchant Road into a building housing 99 new dwelling units.

[REDACTED]

Late last fall I was invited to a meeting at the Foran Room re a development in the general area. At that meeting, it was brought to light that there were 235 shelter beds put in my general area since 2020. Those beds were all in roughly one square kilometre of this area. A map was provided by a diligent community member to show the bed totals, as well as their location. When I questioned why those beds were put in place, but I, [REDACTED] was never made aware of these proposals before they were passed by council, I was addressed by Councillor Ron Ellsworth. Councillor Ellsworth responded to my query by informing me that I was in a 'mixed residential' zone and that notification was unnecessary. Clearly, the planning committee determined that since it was 'unnecessary' they just would not notify the neighbors.

While I fully respect the fact that people suffering from mental health and addictions need a safe place to live, I do NOT appreciate that the vast majority of such beds should be so heavily concentrated in one area of the city. We have AT LEAST 235 beds, but I know that is much higher, as those beds were approved since 2020. There were many more – either official or non-official – before 2020. I absolutely sympathize with people suffering from addiction / mental health / homelessness and believe they need our help and resources. [REDACTED]

[REDACTED] All those I have dealt with will confirm I am compassionate and kind. Yet, while empathetic, I also feel the optics is wrong when the issues are visibly compartmentalized into one major area of the city, and this is quite frustrating for me, and for my neighbors. We WANT to feel safe in our own homes and free to walk outside without risk of potentially contracting a blood borne infection.

Given my history, why is this a concern for me? This issue is of great concern to me. In the last few years I have had my vehicle broken into three times. I have had it vandalized on another occasion, resulting in over \$5000 worth of damage. Of note, the car was three months old at that time, and purchased brand new. I have had my home broken into twice. One of the break-ins occurred at 0340 a.m. on Christmas morning. I regularly pick up needles, syringes, and other drug paraphernalia on my doorstep, near my house, around the cars, [REDACTED] I watch people smoking crack, injecting drugs (arms, between toes, hands, etc) on a daily basis. My home, which was purchased in 2005 for \$200K and which has had almost that exact amount invested into it over the last two decades, could very likely not sell for the original amount paid due to the prolific drug use in the neighbourhood. I doubt any prospective home owner would be impressed by seeing suffering people sleeping outside in this general area.

Putting an additional 99 dwelling units in the building at 222 LeMarchant Road will further increase the density of people in the neighborhood, and while we can dream it would be for seniors or young families, the city cannot dictate who lives in those units, and we are all acutely aware that beds 'rented' to the homeless / people suffering from mental health and addictions, net a tidy \$300 per night from the government. The city may say it's 'dwelling units' but the city has no real recourse if that mandate changes over time. I am acutely aware of the layout of this (previous) hotel / now hostel. [REDACTED]

[REDACTED] Expecting this hotel / hostel to be converted into a 'residential rental building' seems to be a euphemism for potentially opening the building to house currently unhoused individuals. And, unless there is a lease in place for each unit, the likelihood of it turning into a nightly shelter bed exists, as it is more lucrative.

At this point, I am questioning why the city keeps adding 'shelter beds' and other such 'units' to this area of the city. Why does it have to be so heavily concentrated in the old, downtown core of the city. Are there shelter beds in Bally Haly Estates? King William Estates? Clovelly Estates? Southlands? Winter Avenue? Virginia Lake? Churchill Park? Waterford Valley? Etc. Why not share the shelter beds across the city so the density of suffering humans is not heavily concentrated in this area? Why do people in my area have to look down for needles and syringes before they step outside their door? Why do we see people checking the handles of every car door as unsheltered people walk up and down our streets? Why are our homes and property the regular targets of vandalism? Why are YOU, the CITY allowing our area to begin looking like a mission district seen in other larger cities? Respectfully, would YOU want to live on LeMarchant Road right now?

I strongly wish to voice my concern about this proposal. We do not need more than 100 more people in this area. We already have all of the livyers who own or rent homes in the area, along with hundreds of unhoused people. Our safety is a concern, and the city views us as a 'mixed residential' thus feeling no obligation to keep us apprised of all the shelter beds they approve in this area. I apologize for my privilege, but I am beyond disheartened living my own home and neighborhood. The neighborhood I love, and essentially grew up (the downtown core) has become a dangerous area, where I have seen guns being drawn, fights breaking out, drug paraphernalia spread wildly about, and where I cannot imagine NOT locking my own door. Please remember when approving shelter beds that there are other places to put them besides this neighborhood. I think it is fair to say we have done, and continue to do our part in helping the unhoused to have shelter.

I respectfully ask that you have a meeting about this proposal, as I suspect there will be more feedback if you have a meeting. I feel that only asking for written submissions is a way to keep the feedback to a minimum, and feel this is intentional as you, council, are likely aware there are a lot of voices that want to be heard. By only allowing written submissions, I feel you may be trying to silence those voices.

Please, please hold a meeting to discuss this proposal before approving it. And please invite the new owner to attend so we can have our questions asked and answered.

Respectfully,

[REDACTED]
[REDACTED]
[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Monday, August 4, 2025 9:12 PM
To: CityClerk
Subject: Re: Bylaws changed 222 Lemarchant

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.

From the board of the Hillshire Manor Condominiums (32 units)

Our building was never told.

We ask for a delay and an open public meeting.

We object to this being pushed through with inadequate commitment notification.

Only one household on Patrick was notified, and with less than 24 hours to respond or warn others!

The only notification we can find if the few hours you have allowed us are **lacking important information.**

To wit:

*How many units are in the building now?

* Will the new owners be funding additional security patrols to help keep the drug users and automobile vandals from using or property as a latrine or place to shoot up?

* Why aren't you making use of the recently cleared Grace Property?

* Why are being effectively subverting real public dialog?

[REDACTED]

Board President
Hillshire Manor Condominiums
153 Patrick St.

August 4, 2025

RE: 222 LeMarchant Road

Dear City of St. John's Planning Division,

I am writing you today as I was invited to share feedback on the proposal to convert the current Eastern Health Accommodations building at 222 LeMarchant Road into a building housing 99 new dwelling units.

[REDACTED]

Late last fall I was invited to a meeting at the Foran Room re a development in the general area. At that meeting, it was brought to light that there were 235 shelter beds put in my general area since 2020. Those beds were all in roughly one square kilometre of this area. A map was provided by a diligent community member to show the bed totals, as well as their location. When I questioned why those beds were put in place, but I, as a homeowner, was never made aware of these proposals before they were passed by council, I was addressed by Councillor Ron Ellsworth. Councillor Ellsworth responded to my query by informing me that I was in a 'mixed residential' zone and that notification was unnecessary. Clearly, the planning committee determined that since it was 'unnecessary' they just would not notify the neighbors.

While I fully respect the fact that people suffering from mental health and addictions need a safe place to live, I do NOT appreciate that the vast majority of such beds should be so heavily concentrated in one area of the city. We have AT LEAST 235 beds, but I know that is much higher, as those beds were approved since 2020. There were many more – either official or non-official – before 2020. I absolutely sympathize with people suffering from addiction / mental health / homelessness and believe they need our help and resources.

[REDACTED] All those I have dealt with will confirm I am compassionate and kind. Yet, while empathetic, I also feel the optics is wrong when the issues are visibly compartmentalized into one major area of the city, and this is quite frustrating for me, and for my neighbors. We WANT to feel safe in our own homes and free to walk outside without risk of potentially contracting a blood borne infection.

Given my history, why is this a concern for me? This issue is of great concern to me. In the last few years I have had my vehicle broken into three times. I have had it vandalized on another occasion, resulting in over \$5000 worth of damage. Of note, the car was three months old at that time, and purchased brand new. I have had my home broken into twice. One of the break-ins occurred at 0340 a.m. on Christmas morning. I regularly pick up needles, syringes, and other drug paraphernalia on my doorstep, near my house, around the cars, [REDACTED] I watch people smoking crack, injecting drugs (arms, between toes, hands, etc) on a daily basis. My home, which was purchased in 2005 for \$200K and which has had almost that exact amount invested into it over the last two decades, could very likely not sell for the original amount paid due to the prolific drug use in the neighbourhood. I doubt any prospective home owner would be impressed by seeing suffering people sleeping outside in this general area.

Putting an additional 99 dwelling units in the building at 222 LeMarchant Road will further increase the density of people in the neighborhood, and while we can dream it would be for seniors or young families, the city cannot dictate who lives in those units, and we are all acutely aware that beds 'rented' to the homeless / people suffering from mental health and addictions, net a tidy \$300 per night from the government. The city may say it's 'dwelling units' but the city has no real recourse if that mandate changes over time. I am acutely aware of the layout of this (previous) hotel / now hostel. [REDACTED]

[REDACTED] Expecting this hotel / hostel to be converted into a 'residential rental building' seems to be a euphemism for potentially opening the building to house currently unhoused individuals. And, unless there is a lease in place for each unit, the likelihood of it turning into a nightly shelter bed exists, as it is more lucrative.

At this point, I am questioning why the city keeps adding 'shelter beds' and other such 'units' to this area of the city. Why does it have to be so heavily concentrated in the old, downtown core of the city. Are there shelter beds in Bally Haly Estates? King William Estates? Clovelly Estates? Southlands? Winter Avenue? Virginia Lake? Churchill Park? Waterford Valley? Etc. Why not share the shelter beds across the city so the density of suffering humans is not heavily concentrated in this area? Why do people in my area have to look down for needles and syringes before they step outside their door? Why do we see people checking the handles of every car door as unsheltered people walk up and down our streets? Why are our homes and property the regular targets of vandalism? Why are YOU, the CITY allowing our area to begin looking like a mission district seen in other larger cities? Respectfully, would YOU want to live on LeMarchant Road right now?

I strongly wish to voice my concern about this proposal. We do not need more than 100 more people in this area. We already have all of the livyers who own or rent homes in the area, along with hundreds of unhoused people. Our safety is a concern, and the city views us as a 'mixed residential' thus feeling no obligation to keep us apprised of all the shelter beds they approve in this area. I apologize for my privilege, but I am beyond disheartened living my own home and neighborhood. The neighborhood I love, and essentially grew up (the downtown core) has become a dangerous area, where I have seen guns being drawn, fights breaking out, drug paraphernalia spread wildly about, and where I cannot imagine NOT locking my own door. Please remember when approving shelter beds that there are other places to put them besides this neighborhood. I think it is fair to say we have done, and continue to do our part in helping the unhoused to have shelter.

I respectfully ask that you have a meeting about this proposal, as I suspect there will be more feedback if you have a meeting. I feel that only asking for written submissions is a way to keep the feedback to a minimum, and feel this is intentional as you, council, are likely aware there are a lot of voices that want to be heard. By only allowing written submissions, I feel you may be trying to silence those voices.

Please, please hold a meeting to discuss this proposal before approving it. And please invite the new owner to attend so we can have our questions asked and answered.

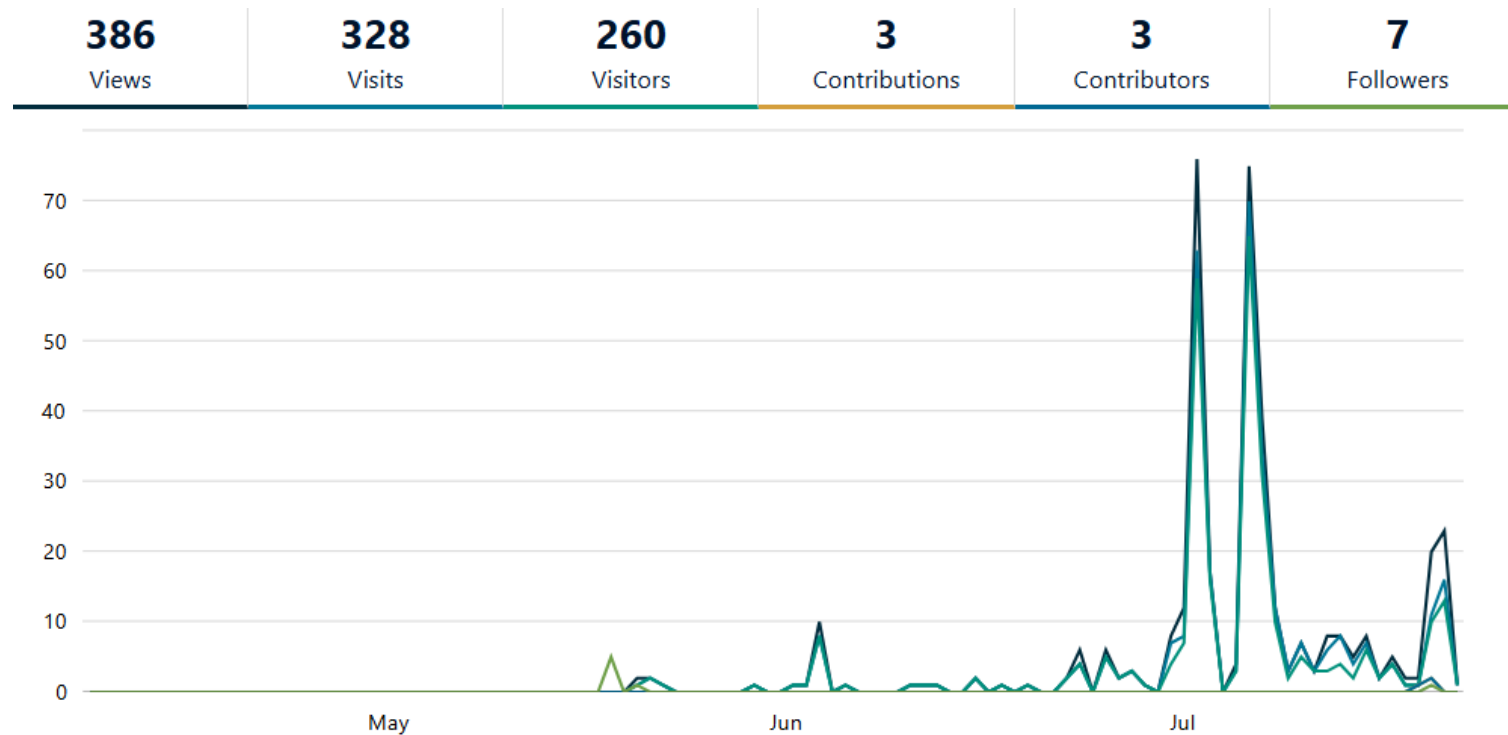
[REDACTED]



Planning St. John's

[EngageStJohns.ca](https://engagestjohns.ca) Report

222 LeMarchant Road – Text Amendment – Dwelling Units on 1st Storey



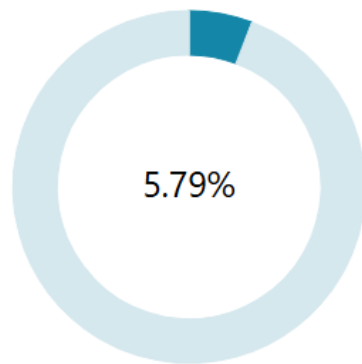
Types of visitors:

- Visits: unique browsing sessions (may be the same person visiting multiple times)
- Contributions: total number of responses/questions collected

NOTE: The City of St. John's transitioned to a new EngageStJohns.ca platform on June 2nd. In addition to statistics noted above, there were 102 page visits on the previous platform prior to the transition.

EngageStJohns.ca Project Page Interactions:

Percentage of visits where at least 2 actions were performed:



Actions include such things as downloading a file, making a contribution, clicking links, and expanding content.



66

Total Downloads

of times documents on the project page were downloaded

Comments (verbatim)	What is your overall feedback of this application?
In favour of these applications. An increased density is needed in the city, and this area is ideal.	Support
The purpose needs to be elaborated	Oppose
<p>This isn't relevant to the above, however I have no other option to submit feedback on this issue.- I deeply feel that Keyin college should be more accessible to those who live by Mun/Elizabeth avenue. The only option that campus is available to access is by getting the earliest morning bus at Mun which is route 1, then getting that to the village mall, then getting route 21, which then doesn't arrive to the school in time before classes start. Even whilst getting the earliest bus option available. Overall, this makes keyin college campus completely inaccessible to those who live in Elizabeth avenues area. Perhaps a route 21 or a direct topsail road bus should be installed nearby Mun or Elizabeth avenue. For the greater good for the education opportunities of the community. Including myself. I cannot attend Keyin college and pursue my college plans due to the lack of accessible bussing, and I'm sure many other people feel this way. Please do something about this, it's deeply unfair.</p>	Mixed