

Theresa K. Walsh

From: Access St. John's
Sent: Sunday, August 17, 2025 8:01 AM
To: CityClerk
Subject: RE: FW: 222 LeMarchant Road – REZ2500009 – Adoption

Good morning,

Please see below regarding the application request for 222 Lemarchant Rd.

Warm regards,

Shannon

From: [REDACTED]
Sent: 2025-08-15T17:03:58.058+0000
To: access@stjohns.ca
Subject: FW: 222 LeMarchant Road – REZ2500009 – Adoption

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Hello

Councillor Ravencroft is out of office – I want to make sure that my concerns are address and I didn't miss any deadlines. I have sent in emails before to emails provided and never got a response, therefore, please confirm you've sent this email to appropriate parties or if Councillor Ravencroft will be back in time to address this topic.

I listened to the latest minutes from the City of St Johns News - City Council Meeting Recap: August 12, 2025 – and know that this topic was put on hold pending more information.

Thank you

From [REDACTED]
Sent: August 15, 2025 12:46 PM
To: oravencroft@stjohns.ca
Subject: 222 LeMarchant Road – REZ2500009 – Adoption
Importance: High

Hello Councillor Ravencroft,

I am writing to seek further information about the proposed plan to convert the hotel into residential units. Specifically, I would like to understand who is expected to be housed in these units. While I agree that St. John's needs more apartment options, I have concerns regarding the size and intended use of these units. In my experience, apartments smaller than one-bedroom units often indicate a focus on low-income or transitional housing, which can sometimes lead to challenges within the neighbourhood.

My primary concern is that these units may be designated for low-income or shelter-related housing. Since purchasing my home [REDACTED], I have noticed a significant increase in crime and disruptive behaviour in the area over the past few years. Incidents such as theft, disturbances at all hours, and increased police presence have become more common. Additionally, the recent fires and ongoing issues with substance abuse in the area have contributed to a sense of unease among residents.

While I believe strongly in the right to housing for all, I also feel the city has a responsibility to ensure that established neighbourhoods remain safe and welcoming for existing residents. Currently, I feel our neighbour is under threat. Given the existing concentration of low-income housing and support services in the area, I am concerned about the potential impact of adding further similar accommodations. I am particularly troubled by the proximity of such developments to spaces used by children, such as Buckmaster Circle and the Boys & Girls Club. Already with the opening of the Safe Haven shelter on St Clair Avenue, it has become increasingly dangerous to walk and feel safe in the area.

The downtown core is vital to the cultural and economic health of St. John's, and it is important that it remains a safe and attractive destination for both residents and visitors.

At this time, based on the information available, I do not support the proposed development in its current form. I would appreciate more details about the intended residents of these units and any measures being considered to address community safety and well-being.

Thank you for your attention to this matter. I look forward to your response.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

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Theresa K. Walsh

From: [REDACTED]
Sent: Tuesday, August 12, 2025 1:42 PM
To: CityClerk; Ophelia Ravencroft; Mayor; Sheilagh O'Leary; Jill Bruce; Greg Noseworthy; Carl Ridgeley; Maggie Burton; Ron Ellsworth; Sandy Hickman; Tom Davis
Cc: Richard Domes; Amir Fatemi; Michael Gagnon
Subject: August 12, 2025 Regular Council Meeting - Agenda Item 14.3 – 222 LeMarchant Road – REZ2500009 – Adoption
Attachments: 222 LeMarchant Road - Public Input Letter (August 12, 2025).pdf

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PN 3464 – Public Input Letter

Good Morning,

Gagnon Walker Domes Ltd. (“GWD”) is pleased to submit the attached letter re: August 12, 2025 Regular Council Meeting Agenda Item 14.3 – 222 LeMarchant Road – REZ2500009 – Adoption.

City Clerks is authorized to add the correspondence to the Meeting Agenda.

Thank you for your consideration.

Best Regards,

Patrick Soriano B.U.R.Pl.

Planning Associate



****NEW GWD OFFICE ALERT**:** 7685 Hurontario Street, Suite 501, Brampton, ON, L6W 0B4

E: psoriano@gwdplanners.com W: www.gwdplanners.com P: 905-796-5790 x 222 TF: 1-855-771-7266

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Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

August 12, 2025

GWD File: 24.3464.00

City of St. John's
10 New Gower Street
St. John's, Newfoundland A1C 5M2

Attention: Mayor and Members of City Council
-and-
Theresa Walsh, City Clerk

Subject: Public Input Letter - Text Amendment Application
Decision Note - 222 LeMarchant Road, City of St. John's
Item 14.3: August 12, 2025 Regular Council Meeting
2554049 Ontario Inc.

Dear Members of City Council:

Gagnon Walker Domes Ltd. ("GWD") acts as planning consultant to 2554049 Ontario Inc. ("Sunray Group"); being the registered owner of the property municipally known as 222 LeMarchant Road, in the City of St. John's ("subject site"). The subject site fronts along LeMarchant Road, Roberts Place, and Ricketts Road. The property is developed as the "Extended Stay St. John's" hotel. The existing 4-level hotel is set well back from LeMarchant Road, with an intervening surface parking lot located between the building and LeMarchant Road. As a result of the slope of the property, the lower-level of the building is situated substantially below finished grade where the building faces Ricketts Road.

The subject site is zoned '*Commercial Office Hotel (COH)*' in the Envision St. John's Development Regulations. The COH Zone specifically permits apartment dwelling units on the 2nd floor or higher of a building. To permit apartment dwellings on the first storey of the existing building, approval of a Text Amendment Application is required.

Accordingly, Sunray Group submitted a Text Amendment Application to the City of St. John's on February 28, 2025 to permit residential uses on the lower level of the existing building. The Text Amendment Application was brought forward for Committee of the Whole and Council's consideration on April 15, 2025 and April 22, 2025 respectively. At that time, Committee of the Whole/Council directed that a public notification process be carried out in connection with the application. A formal public meeting was not required.

We have reviewed the August 12, 2025 Regular Council Meeting Decision Note prepared by City Planning Staff in connection with the Text Amendment Application. The purpose of this letter is to provide our written support of City Staff's recommendation that Council adopt Development Regulations Amendment Number 64 and to permit residential uses below the 2nd Floor of the existing building.

GAGNON WALKER DOMES LTD.

7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W 0B4 • P: 905-796-5790
www.gwdplanners.com • Toll Free: 1-855-771-7266



However, this letter also serves to address/clarify some of the comments submitted by the public in connection with the existing and proposed use of the subject site.

Since 2019, the hotel has been leased by Eastern Health who has operated short-stay accommodations from the hotel building for out-of-town patients and/or their families who are receiving care in St. John's local health care facilities. The building also facilitates accommodations for local health care staff. It is my client's understanding that Eastern Health does not provide shelter for the unhoused from this facility and no on-site medical services are provided. The lease with Eastern Health is short-term while other local health service facilities are under construction. Eastern Health is scheduled to vacate the subject site in the near-term and existing operations will cease to continue.

Sunray Group proposes to convert the existing building from a hotel to a 99-unit rental apartment once Eastern Health vacates the premises. For absolute clarity, the proposed apartment will accommodate market geared rental units operated by Sunray Group. My client does not propose the use of the building for the purposes of a municipal shelter or any other form of transitional care housing.

Concluding Statements

As noted above, residential uses are already permitted as-of-right above the ground floor of the building.

Due to the significant west-to-east downward slope of the property, the first floor of the existing building is below, or partially below, grade. This condition renders the use of the first floor of the building, unfeasible for commercial uses as any stand-alone commercial uses would lack the necessary commercial exposure and direct unit entrances to ensure their long-term viability. The building's location, set well-back from the abutting primary street, presents an additional constraint from a commercial exposure and accessibility perspective. Considering development conditions and on-site constraints, residential uses on the first floor of the existing building represents the most feasible use of the building considering that upper floors are also proposed for residential apartment uses.

In our opinion, Development Regulations Amendment Number 64 to permit residential uses below the 2nd Floor of the proposed market rental apartment building conforms to the St. John's Municipal Plan and maintains the intent and purpose of the City of St. John's Development Regulations.

Yours truly,


Richard Domes
Partner, Principal Planner


Patrick Soriano, B.U.R.P.I.
Planning Associate

C.c.: A. Fatemi, Sunray Group
M. Gagnon, Gagnon Walker Domes Ltd.