

Theresa K. Walsh

From: [REDACTED]
Sent: Thursday, January 29, 2026 7:06 PM
To: CityClerk
Subject: Re: public consultation 45-53 Blackmarsh Road

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Dear Sir or Madam,

As a longtime resident of St. John's and a taxpayer, I have lived on Symonds Avenue since [REDACTED]. Our property is [REDACTED] to the proposed new housing development and [REDACTED] are opposed to it.

The Symonds Avenue/Cashin Avenue/Blackmarsh Road area is already overburdened with a surfeit of so-called 'affordable housing'. The former Ebsary Estate, colloquially known as "The Blocks" needs no introduction; the social problems endemic to the area require no enumeration. Our back garden is [REDACTED] from 45-53 Blackmarsh Road, situated [REDACTED] to the current block of small businesses and St. Pat's Bowling Alley. Pedestrian traffic in the area, especially in summer time, can be excessive, with concomitant noise. Our back fence, [REDACTED] [REDACTED], has been forced open to allow individuals to pass through our yard and out onto Symonds Avenue. This poses a danger to our [REDACTED] small dogs, who frequently use the backyard.

We have heard what are unmistakably gunshots from the Cashin Avenue Extension area, as well as loud fights, complete with foul language and profanity, shouting and screaming, and frequent break-ins to houses and vehicles. Our house, [REDACTED] Symonds Avenue, was broken into several years ago, by two individuals known to police, who beat out the kitchen window with a garden watering can. In short, we have had enough, and certainly more than our share.

I urge you to consider an alternate location for such housing, instead of in our neighbourhood. As I stated above, we have an excess of social housing and low-income housing in our neighbourhood. The proposed development would be better sited elsewhere, ideally where no low-income housing currently exists, such as Southlands or the new Castle Bridge subdivision.

Regards,

[REDACTED]

Theresa K. Walsh

From: Engage
Sent: Tuesday, February 3, 2026 3:50 PM
To: City Clerk
Subject: FW: 45-53 Blackmarsh Rd - planning application open for feedback; reminder to tell us about What we Heard reports

See feedback in email below.

Victoria Etchegary | She/Her
Manager, Organizational Performance and Strategy
Department of Finance and Corporate Services, City of St. John's

Tel: (709) 576-8510
Cell: (709) 728-7062
Email: vetchegary@stjohns.ca

ST. JOHN'S

From: [REDACTED]
Sent: Tuesday, February 3, 2026 3:49 PM
To: Engage <engage@stjohns.ca>
Subject: Re: 45-53 Blackmarsh Rd - planning application open for feedback; reminder to tell us about What we Heard reports

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

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Great idea. We need more affordable apartments.

On Tue, Feb 3, 2026 at 3:43 PM Engage St. John's <engage@stjohns.ca> wrote:

Theresa K. Walsh

From: [REDACTED]
Sent: Tuesday, February 3, 2026 6:32 PM
To: Engage
Subject: Re: 45-53 Blackmarsh Rd - planning application open for feedback; reminder to tell us about What we Heard reports

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

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Good afternoon.

If this provides affordable housing I think it is a good idea. I assume there is adequate parking on site.

[REDACTED]
Sent from my iPad

On Feb 3, 2026, at 3:49 PM, Engage St. John's <engage@stjohns.ca> wrote:



45-53 Blackmarsh Rd - planning application open for feedback; reminder to tell us about What we Heard reports

The City has received an application to rezone 45-53 Blackmarsh Road from the Industrial Commercial (IC) Zone to the Commercial Mixed (CM) Zone to

Theresa K. Walsh

From: Ken O'Brien
Sent: Friday, February 13, 2026 11:35 AM
To: [REDACTED]
Cc: Theresa K. Walsh; Victoria Etchegary; Faith Ford
Subject: 45-53 Blackmarsh Rd - planning application open for feedback

Hi, [REDACTED]. So far as we know, the present commercial tenants will remain but we don't know for sure. It wouldn't affect the proposed rezoning. The rezoning will open up more development possibilities on the property.

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 www.stjohns.ca

ST. JOHN'S

From: [REDACTED]
Sent: Tuesday, February 3, 2026 5:34 PM
To: Engage <engage@stjohns.ca>
Subject: Re: 45-53 Blackmarsh Rd - planning application open for feedback; reminder to tell us about What we Heard reports

Thanks for this, however I think the summary could use some additional clarity. I couldn't tell from the details whether the commercial tenants will remain at 45 Blackmarsh or not, which I think is an important consideration in how people will respond, particularly the part facing Symonds Avenue. If the description could be clearer about that, I think the feedback will be more useful.

From: Engage St. John's <engage@stjohns.ca>
Sent: February 3, 2026 3:52 PM
[REDACTED]
Subject: 45-53 Blackmarsh Rd - planning application open for feedback; reminder to tell us about What we Heard reports



Theresa K. Walsh

From: Ken O'Brien
Sent: Friday, February 13, 2026 11:38 AM
To: [REDACTED]
Cc: Theresa K. Walsh; Victoria Etchegary; Faith Ford
Subject: RE: 45-53 Blackmarsh Rd - planning application open for feedback

Thanks for your comments. We would address parking at the time of a future development application, but in general, the parking is acceptable for the site.

Ken O'Brien

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 www.stjohns.ca

ST. JOHN'S

From: [REDACTED]
Sent: Tuesday, February 3, 2026 6:32 PM
To: Engage <engage@stjohns.ca>
Subject: Re: 45-53 Blackmarsh Rd - planning application open for feedback; reminder to tell us about What we Heard reports

Good afternoon.

If this provides affordable housing I think it is a good idea. I assume there is adequate parking on site.

[REDACTED]
Sent from my iPad

On Feb 3, 2026, at 3:49 PM, Engage St. John's <engage@stjohns.ca> wrote:



Theresa K. Walsh

From: Ken O'Brien
Sent: Friday, February 13, 2026 11:44 AM
To: [REDACTED]
Cc: Victoria Etchegary; Theresa K. Walsh; Faith Ford
Subject: RE: 45-53 Blackmarsh Rd. / Drug problems / Homelessness / Empty buildings

[REDACTED] thanks for your concern. These are serious issues.

We work at economic development to help ensure that businesses can thrive and provide employment for people. We do planning work and development applications to help see new developments, including housing that is needed by many.

No one wants to see empty buildings, they are a waste of resources, can become hazards, and could help solve problems. When they are privately owned, like the building on Duckworth Street, the property owner has rights and we try to work with them to see new development and reuse. When they are publicly owned, like the old Waterford Hospital, we try to work with the Province to see what will come next.

Ken O'Brien

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 www.stjohns.ca

ST. JOHN'S

From: [REDACTED]
Sent: Tuesday, February 3, 2026 6:13 PM
To: Engage <engage@stjohns.ca>
Subject: Re: 45-53 Blackmarsh Rd - planning application open for feedback; reminder to tell us about What we Heard reports

Victoria; this bloody, council, like all the rest, intends to do absolutely, nothing to rectify the drug and homelessness, problem in this town, do you??!! Tons of bloody, buildings around St. John's, that can be converted into low rental housing, yet you guys would prefer to see them stay derelict and useless, and continue to let the housing problem go unchecked. The old radio station on Duckworth Street being an excellent, example. The Old Waterford Hospital, being another, among many. Every last one of you, every council we get, are utterly, useless and a complete, disgrace in this regard. I knew nothing would change once the new council got in, it NEVER DOES!! Out.

Theresa K. Walsh

From: Engage
Sent: Tuesday, February 17, 2026 8:36 AM
To: CityClerk
Cc: Planning
Subject: FW: Reminder - 3 Planning Applications Open for Feedback

This came in from engage@stjohns.ca

Victoria Etchegary | She/Her
Manager, Organizational Performance and Strategy
Department of Finance and Corporate Services, City of St. John's

Tel: (709) 576-8510
Cell: (709) 728-7062
Email: vetchegary@stjohns.ca

ST. JOHN'S

From: [REDACTED]
Sent: Monday, February 16, 2026 11:16 PM
To: Engage <engage@stjohns.ca>
Subject: Re: Reminder - 3 Planning Applications Open for Feedback

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RELOCATING, 45,47, 53 The current location has limited commercial activity, which reduces visibility and customer traffic. This has directly impacted business growth and long-term sustainability. A more suitable location would be Hamilton Avenue Plaza, near the Village Mall and major transit routes. This area has a higher concentration of established businesses, consistent pedestrian and vehicle traffic, and improved customer access. The plaza also has sufficient commercial space to support the relocation of three businesses, providing a stronger environment for stability, growth, and long-term success. Relocating these businesses to Hamilton Avenue Plaza would significantly increase visibility, strengthen revenue potential, and contribute positively to both local economic activity and the success of the businesses involved.

Proposal respectfully submitted by:

[REDACTED]

Thank you,