



STEEPLEVIEW

STEEPLEVIEW DEVELOPMENTS INC.

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Mayor and Common Council
City of Saint John
P.O. Box 1971
Saint John, NB E2L 4L1

Dear Mayor and Councillors,

As you are all aware, mixed housing has been investigated for the past eight years by a volunteer group of individuals who have formed a not-for-profit housing development committee, to bring much needed mixed housing to Waterloo Village, particularly Cliff Street.

This fifty-six mixed housing development, which will include a day care/early childhood learning for 120 children, is in the early stages of construction following several years of difficult negotiations convincing others of the need for such a development.

Steepleview Developments Inc. has teamed with Iron Maple contractors to move forward with construction. Construction has begun and now Steepleview is realizing the difficulties created by the population in that area.

Since Iron Maple moved to the site and began in earnest to begin construction ten months ago, the experience with the “street people” has been one of frustration and concern. So much of a concern, in order to save what progress has been made, Steepleview Developments Inc. has been **forced** to provide security on the site in the off hours.

This cost for security was unforeseen and was not in our budget. We are having to hire security twelve hours per day from 6 pm to 6 am, seven nights a week, every week of every month until the development is completed.

Fact: There have been six (6) incidents causing theft, damage, and personal injury in the past few months. Trucks broken into and rifled through (while the workers have been on site); storage containers broken into; extension cords cut and stolen; and a case of bear spray that severely impacted a construction worker.

35 Cliff Street was chosen as the location of Steepleview apartments simply because the majority of the board walked these streets and attended school in the area.

Then the injection site moved in and, from there, we witnessed tent city. Various agencies provided services to the street people in hopes of rectifying the situation. The opposite has taken place...all to the detriment of Steepleview.

As a not-for-profit development it becomes discouraging to have prospective tenants call and request their names be taken from the waiting list simply because of what is taking place in that area.

Twenty-eight (28) of the fifty-Six (56) apartments are funded through a rental agreement with NB Housing. A day care, wellness gardens, community room, and Knights of Columbus rooms, are all part of attempting to improve the lives of people who are reaching out for a hand-up.

Yet we are faced with an additional and unbudgeted expense of funding site security. What do we remove from the development to pay this additional cost?

Let me say this – this situation would **not** be allowed to continue in the Peninsula – Duke, Germain, Canterbury, Church Streets! Like it or not, I have witnessed the attention that has been focused on Market Slip and the surrounding area. What about much needed subsidized housing? We are not a for-profit organization. We build and manage much needed subsidized housing to give those in need a chance at a bit better life on their journey.

Steepleview Developments is **not** in a position to fund security to protect our construction site. Either we partner to correct the problem or we lose our investment. Common Council **must** recognize the values of subsidized housing, and development of vacant land, and support these initiatives as they work their way through difficult times.

Steepleview did **not** create the situation within Waterloo Village. Just the opposite – we are hoping to be a part of the change in Waterloo Village. Unfortunately, we cannot accomplish this vision by ourselves.

Steepleview Developments Inc. is reaching out to the Mayor and Common Council to work together to change the landscape of Waterloo Village, particularly in the area of Cliff and Waterloo Streets.

Steepleview is under threat to cancel what we can't afford (security) and possibly lose our investment, or reach out to the City of Saint John to find ways to protect this development, which is providing much needed "affordable" housing and other amenities that will improve the lives of many including women and children.

We and Waterloo Village NEED Help!

We look forward to continuing this conversation to arrive at an agreement that will protect our and the City's investment in community and people!

Respectfully,



J. Kevin McDonald
Chair
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