



HOUSE OF ASSEMBLY  
Newfoundland and Labrador

**Sheilagh O’Leary, M.H.A.**  
**District of St. John’s East-Quidi Vidi**

March 23, 2026

St. John’s City Council  
St. John’s City Hall, P.O. Box 908  
St. John’s, NL A1C 5M2

Dear Mayor and Council,

I am writing in response to the dozens of constituents who have contacted me with serious concerns about the Trifecta Group’s proposed development and subdivision of the former Allderdice property. I share these concerns unequivocally.

While I recognize the existing zoning may permit aspects of this proposal, this site carries undeniable heritage significance. Although the house itself was never formally designated, the property is intrinsically tied to the historic character of the area. Prior to the sale of the property and the passing of Ms. Penny Allderdice, I took part in several discussions with her regarding the importance of conservation. Those conversations underscored just how meaningful this site is, not only to nearby residents, but to the broader community.

I understand that a petition with more than 4,500 signatures will be tabled at tomorrow’s meeting. This level of public response is both significant and telling. While holding a public meeting may be discretionary, I strongly and respectfully urge Council to provide that opportunity and to engage residents in open, transparent dialogue.

In the spirit of accountability and public trust, it is critical to recognize that The Battery is among the most iconic historic areas in our city. Decisions of this magnitude cannot be viewed narrowly as matters affecting only a single parcel of land or its immediate surroundings. They carry broader implications for our shared heritage, our city’s identity, and its global tourism profile. This area represents the gateway to one of the oldest cities in North America – one that we proudly promote on the world stage. The consequences of this proposal will extend far beyond the property line.

As a former Councillor, I understand that public engagement can be passionate and, at times, polarized. However, it is precisely in these moments that leadership must lean into dialogue, listen carefully, and seek balanced, thoughtful solutions. These processes often yield better outcomes and help build lasting public confidence.

I also recognize that the responsibility for this decision now rests with you. I urge you to proceed with extreme caution. This is not a typical development scenario, nor is it comparable to those in suburban neighbourhoods. The sensitivity, visibility, and long-term implications of this site demand a higher level of scrutiny and care.

As the provincial representative for this district, I fully appreciate the complexity of the decision before you. I ask that you exercise every available authority to rigorously question, assess, and validate the planning and engineering aspects of this proposal. Once a development of this nature proceeds, its impacts are permanent and cannot be undone.

Sincerely,

A handwritten signature in black ink, reading "Sheilagh O'Leary". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Sheilagh O'Leary, MHA  
St. John's East-Quidi Vidi