

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

January 27, 2026, 3:00 p.m.

Present:

- Mayor Danny Breen
- Deputy Mayor Ron Ellsworth
- Councillor Kate Cadigan
- Councillor Lynn Hammond
- Councillor Sandy Hickman
- Councillor Nikita Ryall
- Councillor Jill Bruce
- Councillor Brenda Halley
- Councillor Greg Noseworthy
- Councillor Tom Davis
- Councillor Donnie Earle

Staff:

- Derek Coffey, Acting City Manager
- Tanya Haywood, Deputy City Manager of Community Services
- Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
- Lynnann Winsor, Deputy City Manager of Public Works
- Cheryl Mullett, City Solicitor
- Ken O'Brien, Chief Municipal Planner
- Theresa Walsh, City Clerk
- Jackie O'Brien, Manager of Corporate Communications
- Jennifer Squires, Legislative Assistant

Land Acknowledgement

The following statement was read into the record:

“We respectfully acknowledge the Province of Newfoundland & Labrador, of which the City of St. John’s is the capital City, as the ancestral homelands of the Beothuk. Today, these lands are home to a diverse population of Indigenous and other peoples. We would also like to acknowledge with respect the diverse histories and cultures of the Mi’kmaq, Innu, Inuit, and Southern Inuit of this Province.”

1. **CALL TO ORDER**

2. **PROCLAMATIONS/PRESENTATIONS**

2.1 **Laboratory Services Accreditation**

3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2026-01-27/016

Moved By Councillor Noseworthy

Seconded By Councillor Halley

That the Agenda be adopted as presented.

For (11): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, Councillor Davis, and Councillor Earle

MOTION CARRIED (11 to 0)

4. **ADOPTION OF THE MINUTES**

4.1 **Adoption of Minutes - January 13, 2026**

SJMC-R-2026-01-27/017

Moved By Councillor Hickman

Seconded By Councillor Bruce

That the minutes of January 13, 2026, be adopted as presented.

For (11): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, Councillor Davis, and Councillor Earle

MOTION CARRIED (11 to 0)

5. **BUSINESS ARISING FROM THE MINUTES**

6. DEVELOPMENT APPLICATIONS

6.1 Request for Parking Relief – 393 Hamilton Avenue Extension – INT2600003

SJMC-R-2026-01-27/018

Moved By Councillor Ryall

Seconded By Councillor Noseworthy

That Council approve parking relief for one (1) parking space at 393 Hamilton Avenue Extension to allow for a second Dwelling Unit.

For (11): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, Councillor Davis, and Councillor Earle

MOTION CARRIED (11 to 0)

6.2 Notices Published – 119-121 Long’s Hill - DEV2500193

SJMC-R-2026-01-27/019

Moved By Councillor Ryall

Seconded By Deputy Mayor Ellsworth

That Council approve the Discretionary Use application for 119-121 Long’s Hill for one Dwelling Unit on the 1st Storey of the building and approve parking relief for one space.

For (11): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, Councillor Davis, and Councillor Earle

MOTION CARRIED (11 to 0)

6.3 Notices Published – 13 Walsh’s Lane – DEV2500186

SJMC-R-2026-01-27/020

Moved By Councillor Ryall

Seconded By Councillor Earle

That Council approve the Discretionary Use application at 13 Walsh's Lane for two Single Detached Dwellings not associated with a Forestry or Agricultural Use.

For (11): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, Councillor Davis, and Councillor Earle

MOTION CARRIED (11 to 0)

6.4 Notices Published – 133 St. Clare Ave – DEV2500190

SJMC-R-2026-01-27/021

Moved By Councillor Ryall

Seconded By Councillor Bruce

That Council approve the change of Non-Conforming Use at 133 St. Clare Avenue to allow a Service Shop for a dog grooming salon.

For (11): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, Councillor Davis, and Councillor Earle

MOTION CARRIED (11 to 0)

7. RATIFICATION OF EPOLLS

8. COMMITTEE REPORTS

8.1 Committee of the Whole Report - January 20, 2026

1. St. John's Local Immigration Partnership Council – Appointment of Members

SJMC-R-2026-01-27/022

Moved By Councillor Hammond

Seconded By Councillor Cadigan

That Council appoint the following individuals to the St. John's Local Immigration Partnership Council:

- Kari Esparza-Sosa, YWCA
- Bahar Hashemi, Community Sector Council Newfoundland and Labrador (CSCNL)
- Ailsa Craig, Quadrangle NL
- Ema Shiroma-Chao, Individual Representative
- Laurabel Mba, Individual Representative
- Didan A. Wedderburn, Individual Representative
- Khalid Al Hariri, Association for New Canadians
- Renata Lang, AMAL Unite & Empower
- Mary Annie Kinuthia, Government of Newfoundland & Labrador – Office of Immigration and Multiculturalism
- Bruce Lilly, Ukrainian National Federation of Canada
- David LaPierre, Fédération des francophones de Terre-Neuve et du Labrador (FFTNL)
- Shawn Broomfield, First Light NL
- Allison Hiscock, NL Health Services
- Hiram Jun, Memorial University of Newfoundland & Labrador
- Linda Spingle, College of North Atlantic

For (11): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, Councillor Davis, and Councillor Earle

MOTION CARRIED (11 to 0)

2. Development Design Manual – Revision 3

SJMC-R-2026-01-27/023

Moved By Councillor Ryall

Seconded By Councillor Halley

That Council approve Revision 3 of the Development Design Manual.

For (11): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, Councillor Davis, and Councillor Earle

MOTION CARRIED (11 to 0)

3. Applause Awards – Addition of Arts and Culture Category

SJMC-R-2026-01-27/024

Moved By Councillor Hickman

Seconded By Councillor Bruce

That Council approve the proposed addition of two new arts and culture awards to the City’s Applause Awards program – “Artist of the Year” and “Arts Organization/Group of the Year” – which were developed in consultation with the Arts and Culture Advisory Committee and informed by community engagement; and that Council further consider, contingent upon securing a community partner, the establishment of the “Enduring Impact Award.”

For (11): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, Councillor Davis, and Councillor Earle

MOTION CARRIED (11 to 0)

4. Envision St. John’s Development Regulations Housekeeping Amendment — REZ2500025

SJMC-R-2026-01-27/025

Moved By Councillor Davis

Seconded By Deputy Mayor Ellsworth

That Council consider draft Envision St. John’s Development Regulations Amendment Number 45, 2026 and advertise the housekeeping amendment for public review and comment.

For (11): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, Councillor Davis, and Councillor Earle

MOTION CARRIED (11 to 0)

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Development Permits List January 8 - 21, 2026

10. BUILDING PERMITS LIST (FOR INFORMATION ONLY)

10.1 Building Permits List

11. REQUISITIONS, PAYROLLS AND ACCOUNTS

11.1 Weekly Payment Vouchers for the weeks ending January 14 and January 21, 2026

SJMC-R-2026-01-27/026

Moved By Deputy Mayor Ellsworth

Seconded By Councillor Bruce

That the weekly payment vouchers for the weeks ending January 14, and January 21, 2026, in the amount of \$23,606,074.05, be approved as presented.

For (11): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, Councillor Davis, and Councillor Earle

MOTION CARRIED (11 to 0)

12. TENDERS/RFPS

13. NOTICES OF MOTION, RESOLUTIONS, QUESTIONS AND PETITIONS

14. NEW BUSINESS

14.1 Appointment of Assessment Review Court Commissioner

SJMC-R-2026-01-27/027

Moved By Deputy Mayor Ellsworth

Seconded By Councillor Noseworthy

That Council appoint Greg Bennett to the current roster of Assessment Review Court Commissioners.

For (11): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, Councillor Davis, and Councillor Earle

MOTION CARRIED (11 to 0)

14.2 Shea Heights Community Centre Board of Directors – New Board Appointments

Deputy Mayor Ellsworth declared a Conflict of Interest as he sits on the Shea Height Community Centre Board as the Community Representative. He refrained from discussing and voting on this item.

SJMC-R-2026-01-27/028

Moved By Councillor Earle

Seconded By Councillor Hickman

That Council approve the appointment of Andrea Chafe to the Shea Heights Community Centre Board of Directors to fill a vacancy within the “At Large” category of the Board structure.

For (10): Mayor Breen, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, Councillor Davis, and Councillor Earle

Abstain (1): Deputy Mayor Ellsworth

MOTION CARRIED (10 to 0)

14.3 Sale of City land at the rear of 2 Bates Hill

SJMC-R-2026-01-27/029

Moved By Councillor Halley

Seconded By Deputy Mayor Ellsworth

That Council approve the sale of City land at the rear of 2 Bates Hill, as shown on the attached diagram.

For (11): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, Councillor Davis, and Councillor Earle

MOTION CARRIED (11 to 0)

14.4 Text Amendment – REZ2500021 – Public Consultation - Adoption

Councillor Bruce voiced her concerns about relying on Canada Post for the delivery of notifications due to the number of major service disruptions in recent years. She asked that hand delivery be considered as an option where possible. She further recommended that residents subscribe to the City's email notifications and to check out the [City's Engage page](#) to learn more about planning applications.

SJMC-R-2026-01-27/030

Moved By Councillor Davis

Seconded By Councillor Earle

That Council:

- 1) adopt the attached Envision St. John's Development Regulations Amendment Number 68, 2026, to update Section 4.8 "Public Consultation"; and
- 2) as per Section 4.9(3) of the Development Regulations, accept this staff report in lieu of a Land Use Report (LUR).

For (11): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, Councillor Davis, and Councillor Earle

MOTION CARRIED (11 to 0)

14.5 Expropriation of Easement at 255 Major's Path for the installation of the Portugal Cove Road Roundabout

SJMC-R-2026-01-27/031

Moved By Councillor Bruce

Seconded By Deputy Mayor Ellsworth

That Council approve the expropriation of an easement, as show in the attached survey, for the installation of the Portugal Cove Road roundabout.

For (11): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, Councillor Davis, and Councillor Earle

MOTION CARRIED (11 to 0)

14.6 Sale of a portion of City land at 115 MacDonald Drive

Councillor Hickman declared a Conflict of Interest as he is a frequent user of the lot in question and would personally benefit from upgrades to the area. He refrained from speaking and voting on this item.

Councillor Bruce requested clarification on the location of the entrance of the new lot. The Deputy City Manager of Planning, Engineering, and Regulatory Services responded that the details of the lot were not finalized, and he could not comment on whether the entrance would be on MacDonald Drive or through the existing property. The City has requested that the new lot does not connect with the existing lot to prevent the circular flow of traffic.

Councillor Davis asked if access to the trailway would be maintained should the lot be sold, and if a right of way should be considered. The Deputy City Manager of Public Works advised that applications concerning the sale of City land are circulated to all departments for review. Public Works have not flagged any issues indicating that there would be additional access points to continue maintenance of the trail. The Mayor added that the trail could be accessed by the mini golf building at the other end of the lot.

Deputy Mayor Ellsworth asked if the lot had already been paved. The City Solicitor responded that the area is a gravel parking lot that has historically been used for parking. The applicants wish to legitimize the use of the land. Should the applicant wish to pave the lot, they must adhere to the current Commercial Development Standards.

SJMC-R-2026-01-27/032

Moved By Councillor Davis

Seconded By Councillor Bruce

That Council approve the sale of a portion of City land at 115 MacDonald Drive, as shown in blue on the attached diagram.

For (10): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, Councillor Davis, and Councillor Earle

Abstain (1): Councillor Hickman

MOTION CARRIED (10 to 0)

15. **OTHER BUSINESS**

16. **ACTION ITEMS RAISED BY COUNCIL**

17. **ADJOURNMENT**

There being no further business, the meeting adjourned at 3:43 p.m.

MAYOR

CITY CLERK