

ST. JOHN'S

Minutes of Regular Meeting - City Council Council Chamber, 4th Floor, City Hall

February 10, 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
Christine Carter, 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

Mayor Breen called the meeting to order at 3:00 pm.

2. PROCLAMATIONS/PRESENTATIONS

2.1 Heritage Day and Heritage Week

3. APPROVAL OF THE AGENDA

3.1 Adoption of Agenda

SJMC-R-2026-02-10/033

Moved By Councillor Halley

Seconded By Councillor Bruce

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 27, 2026

SJMC-R-2026-02-10/034

Moved By Councillor Cadigan

Seconded By Councillor Ryall

That the minutes of January 27, 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 – 11 Blackmarsh Road – INT260006

SJMC-R-2026-02-10/035

Moved By Councillor Ryall

Seconded By Councillor Hickman

That Council approve parking relief for one (1) parking space at 11 Blackmarsh Road to allow for a Subsidiary 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 Request for Variance on Lot Frontage – 66 Nascopie Crescent – SUB2500067

SJMC-R-2026-02-10/036

Moved By Councillor Ryall

Seconded By Councillor Davis

That Council approve a 5.3% Variance on Townhouse Lot Frontage at 66 Nascopie Crescent to allow for Lot Frontage of 5.68 metres.

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 - February 3, 2026

1. 23 Monroe Street – DEV2500174 – New Dwelling

SJMC-R-2026-02-10/037

Moved By Councillor Davis

Seconded By Councillor Bruce

That Council accept this staff report on 23 Monroe Street as the Heritage Report for a proposed single detached dwelling in Heritage Area 3, as per Section 8(3) of the St. John's Heritage By-Law, and approve the building elevation dated January 5, 2026.

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. 405 Ruby Line – MPA2500010

Councillor Davis noted the calculation of the Wetland Ecosystem Services Protocol (WESP) analysis for this location, which has an overall score of 4.44, and how these requests in wetland areas are assessed.

Councillor Davis also questioned whether there is a plan yet for these areas and if this land is key to the development or does it just allow for more units.

The Deputy City Manager of Planning, Engineering and Regulatory Services advised Council that the City does not have a full layout plan for the area at this time just older concept plans. It would be a less efficient layout without this land rezoned, as it helps the overall flow of the development, and will provide almost another 100 dwelling units which is also important to Council. There are still some streams in this area and floodplains and buffers that will have to be delineated at the development stage, and portions of this area that will still be unable to be developed for that purpose.

SJMC-R-2026-02-10/038

Moved By Councillor Davis

Seconded By Councillor Halley

That Council consider rezoning land at 405 Ruby Line (Southlands Areas 5 & 6) from the Open Space (O) Zone to the Residential 1 (R1) Zone.

Further, that Council refer the application to public notification, as the application will require a commissioner's public hearing later in the amendment process.

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

Against (1): Councillor Davis

MOTION CARRIED (10 to 1)

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)**9.1 Development Permits List January 22 - February 4, 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 28 and February 4, 2026

SJMC-R-2026-02-10/039

Moved By Deputy Mayor Ellsworth

Seconded By Councillor Bruce

That the weekly payment vouchers for the weeks ending January 28, and February 4, 2026, in the amount of \$11,236,989.03, 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

12.1 Contract Awards - January 7, 2026 to February 3, 2026

13. NOTICES OF MOTION, RESOLUTIONS, QUESTIONS AND PETITIONS

14. NEW BUSINESS

14.1 Travel Authorization for Councillor Tom Davis to attend the upcoming Urban Municipalities Committee Meeting

SJMC-R-2026-02-10/040

Moved By Deputy Mayor Ellsworth

Seconded By Councillor Earle

That Council approve of the travel costs to allow Councillor Davis to attend the UMC meeting in Channel-Port aux Basques on April 10 and April 11, 2026.

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 Travel Authorization – Mayor Danny Breen – Sport Tourism Canada Prestige Awards – Mississauga, Ontario– March 11, 2026,

SJMC-R-2026-02-10/041

Moved By Deputy Mayor Ellsworth

Seconded By Councillor Bruce

That Council approve the travel costs associated with Mayor Danny Breen attending the awards ceremony in Mississauga, Ontario March 11, 2026.

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)

14.3 83 Cochrane Street – DEC2500223 – Designated Heritage Building

SJMC-R-2026-02-10/042

Moved By Councillor Davis

Seconded By Councillor Cadigan

That Council approve the exterior alterations to 83 Cochrane Street, a designated Heritage Building, as proposed.

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 Mobile Vending - Parking Lot of The Elks Club

Councillor Bruce questioned whether there would be some flexibility for the days/hours of operation for mobile. The Deputy City Manager of Planning, Engineering and Regulatory Services advised that there would be a development agreement put in place that specifies the times, and as such any change requested would require a decision of Council.

SJMC-R-2026-02-10/043

Moved By Councillor Ryall

Seconded By Deputy Mayor Ellsworth

That Council allow mobile vending on the parking lot of 19 Carpasian Road (The Elks Club) subject to compliance of the applicable regulations.

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)

15. **OTHER BUSINESS**

16. **ACTION ITEMS RAISED BY COUNCIL**

17. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 3:40 pm.

MAYOR

CITY CLERK