

## Decision Note

<b>Title:</b>	Notices Published – 14 Forbes Street – DEV2600017
<b>Date Prepared:</b>	April 13, 2026
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Nikita Ryall, Development
<b>Ward:</b>	Ward 3

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### **Decision/Direction Required:**

A Discretionary Use application has been submitted by Complete Holdings Inc. at 14 Forbes Street.

### **Discussion – Background and Current Status:**

The proposed application is for a Warehouse for tools and construction material and will have an area of approximately 285.6 m<sup>2</sup>. Hours of operation will be Monday to Friday, 8 a.m. to 4:30 p.m. On-site parking is available. The application site is zoned Commercial Neighbourhood (CN).

One submission was received, which raised concerns about traffic. The ground floor of the existing building is proposed to be renovated for the warehouse space, which provides storage for the existing business on the second level of the building. The applicant notes there are no additional employees associated with the warehouse space; therefore, additional traffic is not anticipated.

### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Property owner and neighbouring property owners.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No

4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: St. John's Development Regulations **Section 10.5 "Discretionary Use"** and **Section 10 "Commercial Neighbourhood (CN) Zone"**.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 Public Consultation of the St. John's Envision Development Regulations. The application has been advertised in The Telegram newspaper at least twice and is posted on the City's website.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

**Recommendation:**

That Council approve the Discretionary Use at 14 Forbes Street for a Warehouse.

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development  
Planning, Engineering & Regulatory Services, City of St. John's

**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager  
Planning, Engineering & Regulatory Services



## Report Approval Details

Document Title:	14 Forbes Street - DEV2600017.docx
Attachments:	- 14 Forbes Street_subjectProperty.pdf
Final Approval Date:	Apr 14, 2026

This report and all of its attachments were approved and signed as outlined below:

**Lindsay Lyghtle Brushett - Apr 14, 2026 - 3:53 PM**

**Jason Sinyard - Apr 14, 2026 - 4:43 PM**