

ST. JOHN'S

Report of the Committee of the Whole - City Council

Council Chambers, 4th Floor, City Hall

April 14, 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 Greg Noseworthy
Councillor Tom Davis
Councillor Donnie Earle

Regrets: Councillor Brenda Halley

Staff: Derek Coffey, City Manager
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Karen Sherriffs, Deputy City Manager, Community Services
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

Others Bobby Fedder, Solicitor/Lawyer
Lisa Janes, Manager, Humane Services
Mary Beth Delaney, Supervisor, Parking Services
David Crowe, Director, Operations

1. 157-163 Water Street – DEM2600006 – Demolition Application

Council were divided on the recommendation not to designate the buildings at 157–163 Water Street. While the buildings are in poor condition, members noted that certain features, such as the façade of 157 Water Street and the tunnel connecting the two buildings, possess heritage value. Councillor Davis advised that he would not be supporting the Staff recommendation to not designate the building, and that he would like additional information, including an independent structural review, of the buildings in question. The Mayor informed Council that he had toured 157-163 Water Street in the past and agreed that it was in poor condition. The developer has restored other buildings in the area and would likely replace what currently exists with something that would fit in with the historic nature and architecture of Water Street. He felt that the redevelopment of the site would be a crucial next step in the revitalization of Downtown.

Councillor Noseworthy agreed with Councillor Davis that he would like to have additional information on the state of the building, and that he would ask that consideration to be given to preserving the façade of 157 Water Street. He added that reference to the National Building Code in the condition report submitted by the applicant should not be taken into consideration, as many buildings in the downtown area are not compliant with the legislation. Information was requested on the heritage value of the property. The Chief Municipal Planner responded that buildings with a ranking of over 50 out of 100 could merit designation, and that 157 Water Street rated 78/100 in terms of heritage value.

Councillor Hickman stated that he would not feel comfortable in supporting the Staff recommendation at this time, and that he would like more information from the applicant on their future plans for the site as well as for Water Street. It was noted that the motion not to designate was approved with dissent by the Built Heritage Experts Panel (BHEP). The Chief Municipal Planner responded that one member of the BHEP did not agree with the motion. He could not provide additional detail on the meeting as he was not in attendance. It was then asked if the applicant had provided any information on their plans for the Delgado Building, located at 169-173 Water Street. While the applicant has informed Staff that they intend to restore the building, no plans have been submitted to the City at this point in time. Councillor Davis then further cautioned that Council should not be approving recommendations that would lead to properties being demolished by neglect.

Deputy Mayor Ellsworth then made a motion to defer the motion. He stated that although the BHEP have recommended that the façade and alleyway be reinstated, the City has no tools to enforce the reinstatement. He would like to defer to permit Staff to discuss the replacement of the façade and protection of the alleyway with the developer. He would also like to invite the developer to meet with Council to discuss their plans for the redevelopment of Water Street. He then asked that additional consideration to be given to finding a mechanism to enforce heritage preservation recommendations.

Recommendation

Moved By Deputy Mayor Ellsworth

Seconded By Councillor Hickman

That Council agree to defer this item to a future meeting pending additional information and a meeting with the developer.

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

MOTION CARRIED (10 to 0)

2. 69 Military Road – REZ2600007

Recommendation

Moved By Councillor Davis

Seconded By Councillor Noseworthy

That Council consider rezoning 69 Military Road from the Residential Downtown (RD) Zone to the Residential Mixed (RM) Zone and add “bakery” as a permitted use and “restaurant” as a discretionary use in the RM Zone.

Further, that Council advertise the text and map amendments as well as the discretionary uses of a restaurant and a dwelling unit on the first storey at 69 Military Road in accordance with the Development Regulations.

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

MOTION CARRIED (10 to 0)**3. Accessory Buildings and Backyard Suites in Rural Zones**

Deputy Mayor Ellsworth inquired if the regulations of the City Act concerning the maximum size of accessory buildings and extensions in the Watershed Zone would be affected by the proposed amendments. Staff responded that only the changes concerning the location of the accessory building would apply to the Watershed Zone. Changes to the maximum height for back yard suites would apply only to the Rural Residential and Rural Residential Infill Zones.

Recommendation

Moved By Councillor Davis

Seconded By Councillor Earle

That Council consider a text amendment to the Envision St. John's Development Regulations to allow accessory buildings in front of the building line in rural zones at Council's discretion, allow taller accessory buildings in rural zones, and increase the maximum permitted height for backyard suites in two rural residential zones.

Further, that the amendment be publicly advertised in accordance with the Development Regulations.

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

MOTION CARRIED (10 to 0)**4. Amendment to Animal Control Regulations**

Members of Council voiced their support for the proposed amendments to the Animal Control Regulations. Councillor Bruce advised that the regulations would apply to complaints concerning roaming dogs and cats, among other nuisances, and would improve Staff efficiency when investigating complaints. Currently, Staff issue notices and try to educate pet owners when complaints are received, and the ability to ticket repeat

offenders may encourage responsible pet ownership. Ticketing will be overseen by current enforcement staff, with a limited increase in administrative demands.

Councillor Davis inquired if the new legislation would apply to people walking their dogs off leash. While ticketing would apply to unsecured animals on trails, Staff would need to witness a violation in order to issue a ticket, which would be difficult as enforcement is complaint based. It was asked if video footage would be adequate evidence for ticketing. Staff advised that this would have to be considered on a case-by-case basis.

Additional information was requested on the maximum \$100 fine. Staff responded that the \$100 fine is consistent with fines listed under the City Act and the Residential Property Standards By-Law for offenses of a minor nature. Should behaviour escalate or if multiple tickets are issued to the same offender, Staff can lay an Information, and the offender can be brought to trial for a maximum fine of \$5,000.

Councillor Hammond queried how information concerning the amendments would be shared. As per current practice, education is the first step in enforcement. There is always a communications piece when there is a change to a By-Law, and Legal are working with Communications Staff to develop a communications plan to announce the additional enforcement tools.

Recommendation

Moved By Councillor Bruce

Seconded By Councillor Cadigan

That Council approve the proposed amendments to the Animal Control Regulations

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

MOTION CARRIED (10 to 0)