

# ST. JOHN'S

## Regular Meeting - City Council Agenda

May 5, 2026

3:00 p.m.

4th Floor City Hall

Pages

1. CALL TO ORDER
2. PROCLAMATIONS/PRESENTATIONS
  - 2.1 Municipal Awareness Week
  - 2.2 Occupational Health and Safety Week
3. APPROVAL OF THE AGENDA
  - 3.1 Adoption of Agenda
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# ST. JOHN'S

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

April 21, 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, City Manager  
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services  
Lynnann Winsor, Deputy City Manager of Public Works  
Cheryl Mullett, City Solicitor  
Karen Sherriffs, Deputy City Manager, Community Services  
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 Volunteer Week Proclamation

##### 2.2 National Poetry Month - Reading

Mark Callanan / Danielle Devereaux

**3. APPROVAL OF THE AGENDA**

**3.1 Adoption of Agenda**

SJMC-R-2026-04-21/103

**Moved By** Councillor Bruce

**Seconded By** Councillor Noseworthy

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 - April 7, 2026**

SJMC-R-2026-04-21/104

**Moved By** Councillor Halley

**Seconded By** Councillor Cadigan

That the minutes of April 7, 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 Proposed Accessory Building in the Floodplain Buffer – 62 Old Bay Bulls Road- INT2600018**

SJMC-R-2026-04-21/105

**Moved By** Councillor Ryall

**Seconded By** Councillor Earle

That Council approve a residential Accessory Building in the Floodplain Buffer at 62 Old Bay Bulls Road.

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 – 139 Cochrane Pond Road – DEV2600022**

Councillor Davis referred to the submissions that were received which questioned the City's interpretation of agricultural use related to equines, and how this proposed business is considered a tourism business. He also noted that the business has been operating without the appropriate approval and infrastructure in place.

The Chief Municipal Planner noted that this application was referred to the City by the Provincial Government. The City has its own standards which incorporate this type of equine activity as agricultural use. One submission noted funding and programs which are provincial. The City does not regulate manure management; that responsibility falls to the Provincial Government. Regarding the tourism business designation, he noted that the operation will be offering horse rides which could be for residents or tourists, so it can be considered a tourism business.

Other comments from Council included the benefits that this will bring, including education and sharing of agriculture practices, equine therapy and the availability of stable space which is needed.

SJMC-R-2026-04-21/106

**Moved By** Councillor Ryall

**Seconded By** Councillor Earle

That Council approve the Discretionary Use at 139 Cochrane Pond Road for an Agricultural Tourism Operation and set the Zone Standards as follows:

- Lot Area (min) – 5.16ha
- Lot Frontage (min) – 68m
- Building Line (min) – 72m
- Side Yard(s) (min) – 6m; and
- Rear Yard (min) - 6m

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)**

## 6.3 **Notices Published – 14 Forbes Street – DEV2600017**

Councillor Noseworthy noted the submission received and other concerns that have been raised about additional traffic for the area. He noted that this is for an existing business which is currently operating at this location and it should not increase the amount of traffic to the building.

SJMC-R-2026-04-21/107

**Moved By** Councillor Ryall

**Seconded By** Councillor Noseworthy

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

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 Crown Land Grant – 150 Howlett’s Line – CRW2600003**

SJMC-R-2026-04-21/108

**Moved By** Councillor Ryall

**Seconded By** Councillor Earle

That Council approve the Crown Land Grant for 2023m2 in the area of 150 Howlett’s Line.

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)**

**6.5 Crown Land Grant – 150 Howlett’s Line – CRW2600004**

Councillor Earle requested that this decision be deferred as there is additional information to be provided for consideration.

SJMC-R-2026-04-21/109

**Moved By** Councillor Earle

**Seconded By** Councillor Halley

That Council defer this matter to a future meeting.

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)**

**6.6 Crown Land Grant – 899 Northern Pond Road – CRW2600001**

SJMC-R-2026-04-21/110

**Moved By** Councillor Ryall

**Seconded By** Councillor Bruce

That Council reject the Crown Land Grant at 899 Northern Pond Road as the proposed use is not allowed in the Agriculture Zone.

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)**

**6.7 Crown Land Lease – Northern Pond Road – CRW2600002**

Councillor Hammond requested that Council defer a decision on this lease until Staff can get more information from the province related to the proposed sheep and beef operations. It is noted in the information provided by Staff that a small area of land in this lease may be in the Watershed Zone and it is important for Council to ensure that there is a proper waste management plan in place prior to approving the lease.

SJMC-R-2026-04-21/111

**Moved By** Councillor Hammond

**Seconded By** Councillor Halley

That Council defer this matter to a future meeting, pending additional information.

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)**

**6.8 Request for Side Yard Variance – 23 Shoal Bay Road – SUB2600015**

SJMC-R-2026-04-21/112

**Moved By** Councillor Ryall

**Seconded By** Councillor Earle

That Council approve a 0.83% Variance at 23 Shoal Bay Road to allow a Side Yard setback of 1.19 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)**

**6.9 Request for Parking Relief - 71 O'Leary Avenue – INT2500072**

Councillor Davis noted the potential for additional business growth at this location and that there may be a need for additional parking in the future.

SJMC-R-2026-04-21/113

**Moved By** Councillor Ryall

**Seconded By** Councillor Cadigan

That Council approve parking relief for three (3) parking spaces at 71 O'Leary Avenue to allow for the Car Sales Lot.

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)**

**6.10 Notices Published - Parklets within St. John's Downtown and Churchill Square Areas**

Members of Council discussed the approval of parklets for outdoor eating areas in the Downtown and Churchill Square areas, for 2026, 2027 and 2028.

Councillor Davis questioned the 11:00 pm end time and the possibility that some businesses may wish to operate beyond that time and how that would be controlled as it may impact residences that are near these areas. It was noted that all City by-laws will be enforced in the operation of these parklets, including the Noise By-Law.

The Deputy City Manager of Planning, Engineering and Regulatory Services stated that this is a repeat of Council's previous practice. This approval is done for a three-year cycle. Advertising for this is conducted every three years, and the discretionary use fee is paid once every three years versus every year by the businesses. The previous three-year period has ended, so this is the renewal of the three-year cycle for the parklets.

Councillor Noseworthy added that this is not just for the downtown and Churchill Square areas, it goes into the western portion of Water Street. This creates certainty and allows for good planning by those businesses who may be making investments for the parklet program.

The City Solicitor added that these parklets are permitted outside of the pedestrian mall area and are allowed even when the streets are not shut for the pedestrian mall. They are for a three-year period and there is a standard termination clause in the agreement, so if the City decides not to allow a parklet in a location there are legal remedies that can be pursued to that end.

SJMC-R-2026-04-21/114

**Moved By** Councillor Ryall

**Seconded By** Councillor Davis

That Council approve the Discretionary Use application to allow parklets for outdoor eating areas associated with Restaurants and Lounges on city owned land within the Downtown and Churchill Square Areas starting Friday of the May long weekend (Victoria Day) until the last day in October for 2026, 2027 and 2028, with hours of operation from 7 a.m. - 11 p.m. daily.

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 - April 14, 2026**

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

Councillor Davis provided Council with an overview of the Decision Note from the Committee of the Whole meeting, and the proposed motion to defer this decision made at the Committee of the Whole meeting last week.

Deputy Mayor Ellsworth advised that he is seeking a rejection of the motion to defer as Council has since met with the developers and heritage representatives to discuss the conditions of the buildings and the developer's plans, and a deferral is no longer necessary. Council voted on the recommendation from COTW, and the motion was lost.

The recommendation of the City's Built Heritage Experts Panel was that Council not grant heritage designation of the buildings at 157-163 Water Street, but that the character-defining features of the building that have been identified be documented. They also recommended that the developers incorporate those features into the future plans for the buildings.

Members of Council held a fulsome discussion on:

- the structural condition assessment report provided by the developers;
- the importance and historical significance of the property;
- preserving the streetscape of Water Street;
- the developers plan for the property;

- the economic development and revitalization of the downtown; and
- building safety concerns.

It was noted that these buildings have been vacant for over 5 years and there are concerns about the work done by a previous owner, as well as the recent damage to the roof and continuous masonry decline. The developers have advised Council that they wish to rebuild in this location, providing residents of the City with a place where they can live, work and enjoy what downtown St. John's has to offer.

Councillor Davis suggested that this decision again be deferred to seek more information and a plan from the developer for Council to review and discuss.

The City Solicitor advised that the motion to defer was not in order.

SJMC-R-2026-04-21/115

**Moved By** Councillor Davis

**Seconded By** Deputy Mayor Ellsworth

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

For (1): Councillor Hickman

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

**MOTION LOST (1 to 10)**

SJMC-R-2026-04-21/116

**Moved By** Councillor Davis

**Seconded By** Deputy Mayor Ellsworth

That Council not designate the buildings located at 157-163 Water Street.

Further, that the exterior form of the buildings at 157-163 Water Street, including character-defining elements, be documented prior to a demolition permit being issued.

For (6): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Ryall, and Councillor Bruce

Against (5): Councillor Hickman, Councillor Halley, Councillor Noseworthy, Councillor Davis, and Councillor Earle

**MOTION CARRIED (6 to 5)**

**2. 69 Military Road – REZ2600007**

Deputy Mayor Ellsworth assumed the Chair in the Mayor's absence.

SJMC-R-2026-04-21/117

**Moved By** Councillor Davis

**Seconded By** Councillor Ryall

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 (9): Deputy Mayor Ellsworth, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, Councillor Davis, and Councillor Earle

**MOTION CARRIED (9 to 0)**

**3. Accessory Buildings and Backyard Suites in Rural Zones**

SJMC-R-2026-04-21/118

**Moved By** Councillor Davis

**Seconded By** Councillor Cadigan

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

**MOTION CARRIED (9 to 0)**

**4. Amendment to Animal Control Regulations**

Councillor Ryall clarified for residents that warnings and education will be provided on the new regulations before a ticket is issued.

SJMC-R-2026-04-21/119

**Moved By** Councillor Bruce

**Seconded By** Councillor Hammond

That Council approve the proposed amendments to the Animal Control Regulations

For (8): Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, and Councillor Davis

**MOTION CARRIED (8 to 0)**

**9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)**

**9.1 Development Permits List April 2 – April 15, 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 April 8 and April 15, 2026**

SJMC-R-2026-04-21/120

**Moved By** Councillor Bruce

**Seconded By** Councillor Noseworthy

That the weekly payment vouchers for the weeks ending April 8 and April 15, 2026, in the amount of \$12,253,675.47, be approved as presented.

For (8): Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, and Councillor Davis

**MOTION CARRIED (8 to 0)**

**12. TENDERS/RFPS**

**12.1 Contract Awarded March 4 – April 13, 2026**

**13. NOTICES OF MOTION, RESOLUTIONS, QUESTIONS AND PETITIONS**

**13.1 Motion to Rescind DRA 68, 2026**

SJMC-R-2026-04-21/121

**Moved By** Councillor Davis

**Seconded By** Councillor Noseworthy

That Council rescind motion SJMC-R-2026-01-27/030 regarding the adoption of Envision St. John's Development Regulations Amendment Number 68, 2026.

For (8): Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, and Councillor Davis

**MOTION CARRIED (8 to 0)**

#### 14. **NEW BUSINESS**

##### 14.1 **Lease of City land adjacent to 283 Water Street**

Councillor Ryall asked whether the tanks would be on the sidewalk and if so, would they impede the use of the sidewalk by pedestrians.

The City Solicitor advised that when a request to lease City land is received, those requests are circulated to all City Departments to ensure there are no objections to the placement and that all conditions required are met. A representative from traffic would have reviewed the placement of the tanks and confirmed that the minimum space required for a pedestrian to traverse would be maintained.

SJMC-R-2026-04-21/122

**Moved By** Councillor Halley

**Seconded By** Councillor Bruce

That Council approve the lease of City land adjacent to 283 Water Street, fronting on Beck's Cove, as shown in blue on the attached diagram.

For (8): Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, and Councillor Davis

**MOTION CARRIED (8 to 0)**

##### 14.2 **SHAD Memorial 2026 - Sponsorship Breakfast**

Councillor Bruce recommended that members of Council, if available, attend this very positive and worthwhile event with these young students.

SJMC-R-2026-04-21/123

**Moved By** Councillor Cadigan

**Seconded By** Councillor Hammond

That Council sponsor breakfast for the SHAD Memorial 2026.

For (8): Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, and Councillor Davis

**MOTION CARRIED (8 to 0)**

**14.3 SERC - 2026 Spring Events**

SJMC-R-2026-04-21/124

**Moved By** Councillor Bruce

**Seconded By** Councillor Ryall

That Council approve road closures associated with the Battle of the Atlantic Parade and Ceremony on May 3, and the ANE mile road race on May 24.

For (9): Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, and Councillor Davis

**MOTION CARRIED (9 to 0)**

**14.4 Text Amendment – REZ2500021 – Public Consultation (Updated) - Adoption**

SJMC-R-2026-04-21/125

**Moved By** Councillor Davis

**Seconded By** Councillor Hickman

That Council:

- 1) adopt the attached updated Envision St. John's Development Regulations Amendment Number 68, 2026, to amend section 4.8 "Public Consultation" and section 7.4 "Variances"; 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 (9): Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, and Councillor Davis

**MOTION CARRIED (9 to 0)**

**14.5 55 Groves Road – MPA2300004 – Approval**

SJMC-R-2026-04-21/126

**Moved By** Councillor Davis

**Seconded By** Councillor Noseworthy

That Council:

- (1) adopt the attached resolutions for Envision St. John's Municipal Plan Amendment Number 17, 2025, and Envision St. John's Development Regulations Amendment Number 52, 2025;
- (2) appoint Glenn Barnes as commissioner for a public hearing on the amendments; and
- (3) ask the Minister of Municipal and Community Affairs to jointly appoint

Glenn Barnes as the commissioner for the associated Regional Plan amendment.

For (9): Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Halley, Councillor Noseworthy, and Councillor Davis

**MOTION CARRIED (9 to 0)**

**14.6 115 Macdonald Drive Interpret Zone Lines**

Mayor Breen resumed the Chair for the remainder of the meeting.

It was noted that this item is for the information of Council.

**15. OTHER BUSINESS**

**16. ACTION ITEMS RAISED BY COUNCIL**

**17. ADJOURNMENT**

There being no further business, the meeting adjourned at 5:25 pm.

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MAYOR

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CITY CLERK

## Decision Note

**Title:** Crown Land Grant – 150 Howlett's Line – CRW2600004

**Date Prepared:** April 13, 2026

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Nikita Ryall, Development

**Ward:** Ward 5

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**Decision/Direction Required:** To consider rejection of a Crown Land Grant in the area of 150 Howlett's Line.

**Discussion – Background and Current Status:** The Provincial Department of Forestry, Agriculture and Lands referred an application for a Crown Land Grant in the area of 150 Howlett's Line. The land is approximately 3035m<sup>2</sup> and is zoned Rural (R). The Rural Zone does not allow residential development and the minimum Lot Area required is 8000m<sup>2</sup>.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Not applicable.
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 "Rural (R) Zone"**.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
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 reject the Crown Land Grant for 3035m<sup>2</sup> in the area of 150 Howlett's Line as the proposed use is not allowed in the Rural Zone and it does not meet the minimum required Lot Area.

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development  
Planning, Engineering and Regulatory Services

**Approved by:**

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

## Report Approval Details

Document Title:	Crown Land Grant - 150 Howletts Line - CRW2600004.docx
Attachments:	- E-165143_Crown_Lands_Map_2500_2.pdf
Final Approval Date:	Apr 14, 2026

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

**Jason Sinyard - Apr 14, 2026 - 4:39 PM**

# Government of Newfoundland and Labrador Department of Forestry, Agriculture and Lands Crown Lands Branch, Crown Lands Division



## NOTE TO USERS

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

Since the Registry does not contain information on all land ownership within the Province, the information depicted cannot be considered complete.

The boundary lines shown are intended to be used for land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

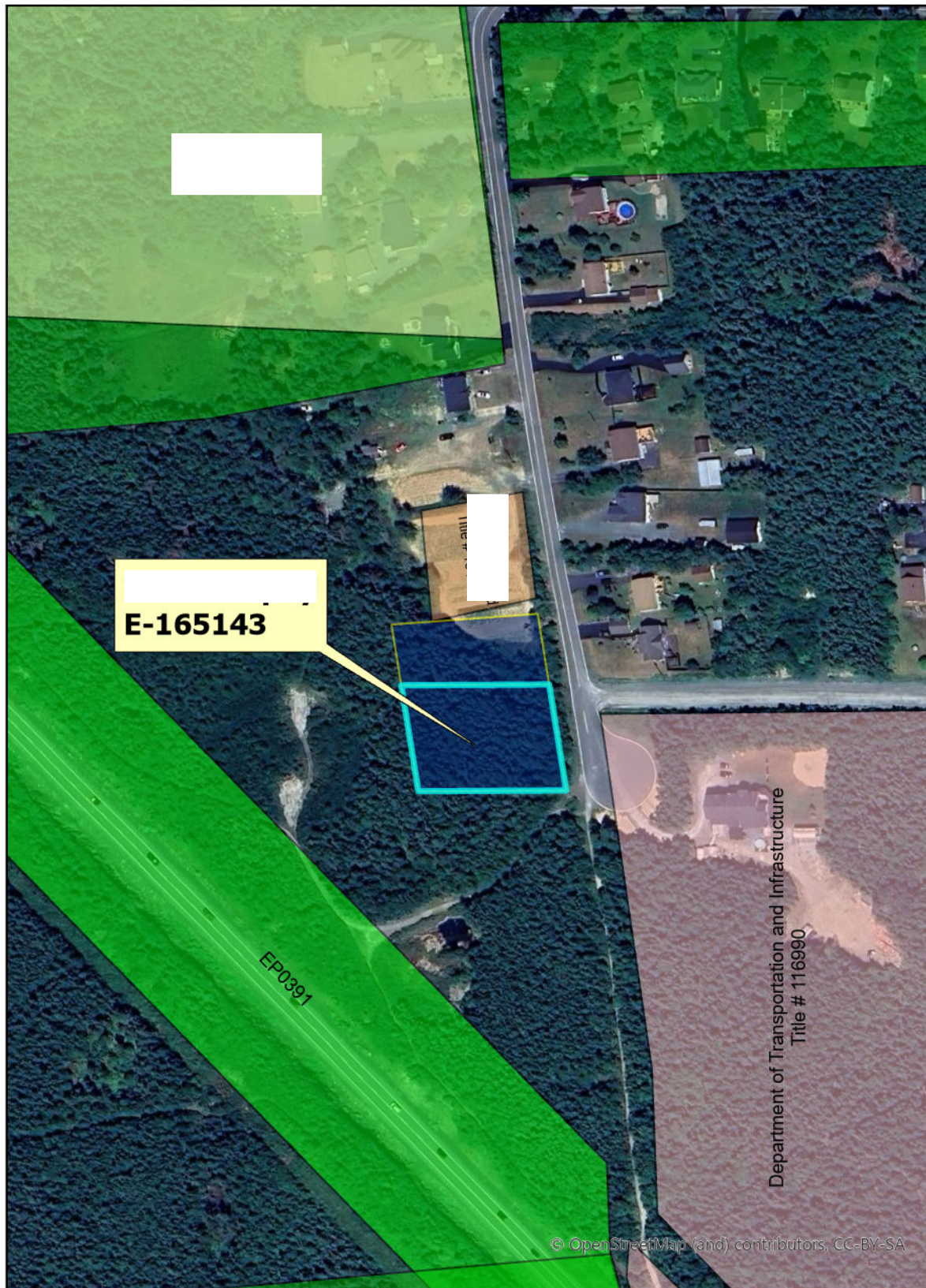
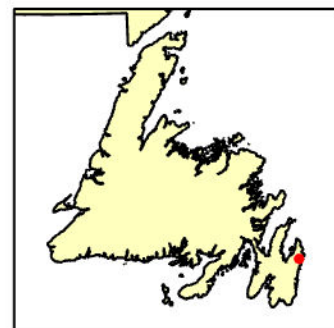
Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions alleging any loss, injury, damages and matter (including claims or demands for any violation of copyright or intellectual property) arising out of any missing or incomplete Crown Land titles, and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

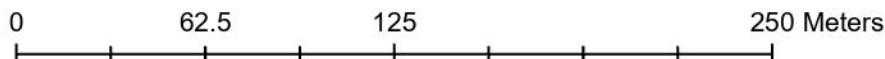
For general inquiries or to report an error on this map sheet, please contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at [CrownLandsInfo@gov.nl.ca](mailto:CrownLandsInfo@gov.nl.ca).

To book an appointment to speak with regional Crown Lands representative please visit our website at <https://www.gov.nl.ca/crownlands/>.

Eastern Regional Lands Office  
Howley Building  
Higgins Line  
St. John's, NL A1B 4J6



Scale: 1:2,500



## Decision Note

<b>Title:</b>	Crown Land Lease – Northern Pond Road – CRW2600002
<b>Date Prepared:</b>	April 14, 2026
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Nikita Ryall, Development
<b>Ward:</b>	Ward 5

---

**Decision/Direction Required:** To consider approval of a Crown Land Lease on Northern Pond Road.

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

The Provincial Department of Forestry, Agriculture and Lands has referred an application for a Crown Land Lease along Northern Pond Road. The land is approximately 32.37 hectares and is zoned Agriculture (AG). The proposed use is for crops that will provide additional hay for winter feeding. There will be no animals on-site. There is a small area of land that may be in the Watershed Zone; this area should be excluded from leased area should it be approved by the province.

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

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Not applicable.
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 "Agriculture (AG) Zone".
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
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 Crown Land Lease along Northern Pond Road to be used for the growing of crops, which is an Agriculture Use.

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development  
Planning, Engineering and Regulatory Services

**Approved by:**

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

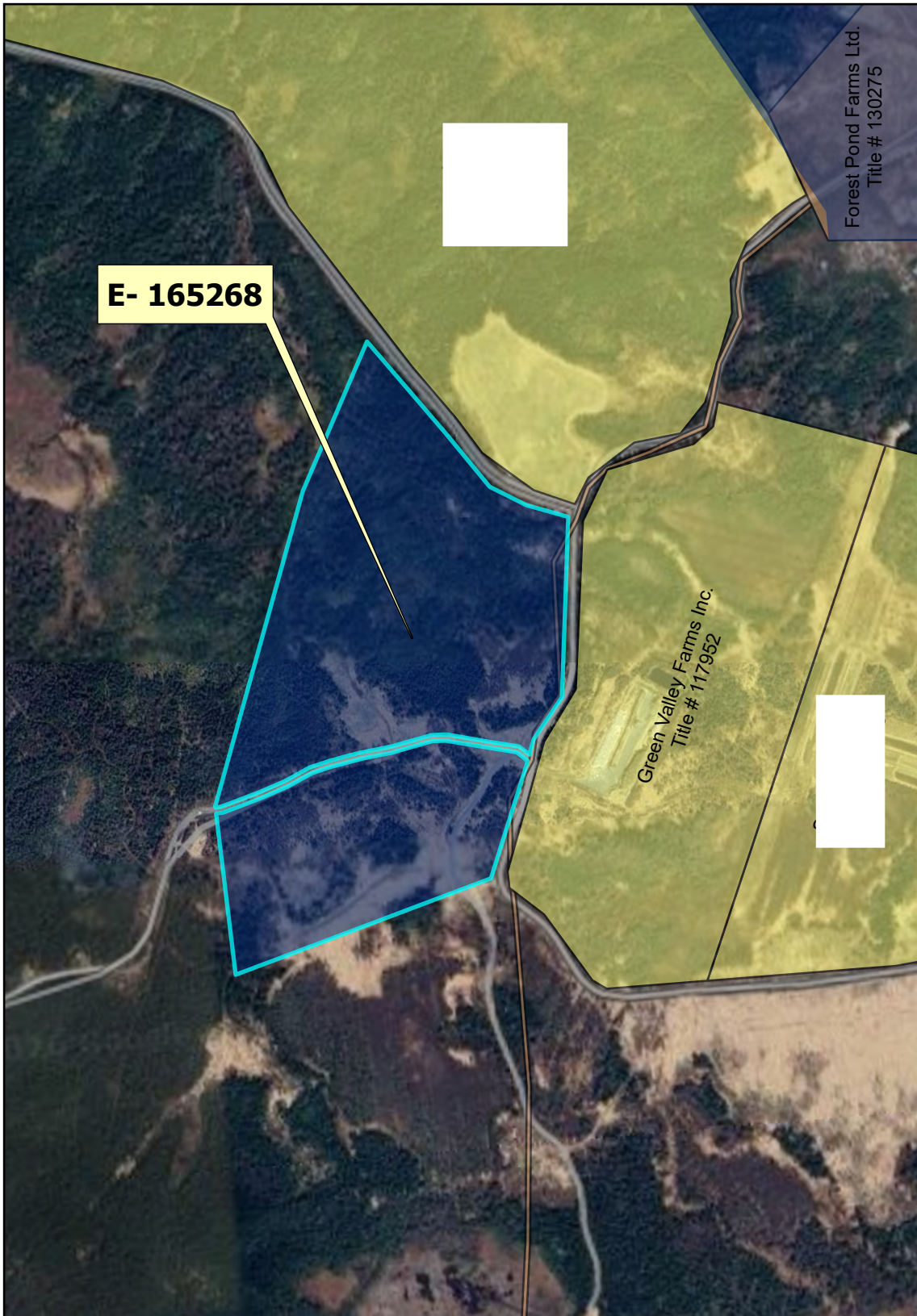
## Report Approval Details

Document Title:	Crown Land Referral - Northern Pond Road - CRW2600002.docx
Attachments:	- E-165268 Crown Lands Map 8000.pdf
Final Approval Date:	Apr 14, 2026

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

**Jason Sinyard - Apr 14, 2026 - 4:41 PM**

# Government of Newfoundland and Labrador Department of Forestry, Agriculture and Lands Crown Lands Branch, Crown Lands Division



## NOTE TO USERS

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

Since the Registry does not contain information on all land ownership within the Province, the information depicted cannot be considered complete.

The boundary lines shown are inter-land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

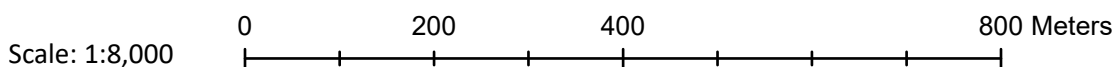
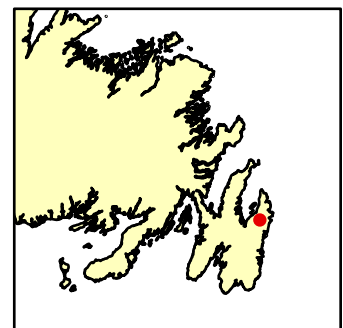
Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions alleging any loss, injury, damages and matter (including claims or demands for any violation of copyright or intellectual property) arising out of any missing or incomplete Crown Land titles, and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

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**To book an appointment to speak with regional Crown Lands representative please visit our website at <https://www.gov.nl.ca/crownlands/>.**

Eastern Regional Lands Office  
Howley Building  
Higgins Line  
St. John's, NL A1B 4J6



Compiled on March 30 2026

App # 165268

RSN 284023



## Decision Note

<b>Title:</b>	Extension to a Single Detached Dwelling in the Watershed – 34 King's Hill Road (Town of Portugal Cove – St. Phillip's) – INT2600022
<b>Date Prepared:</b>	April 28, 2026
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Nikita Ryall, Development
<b>Ward:</b>	N/A

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

Rejection of an application for an extension to a Single Detached Dwelling in the protected Broad Cove River Watershed at 34 King's Hill Road, Town of Portugal Cove – St. Phillip's.

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

The Town of Portugal Cove – St. Phillip's has referred an application to extend a Single Detached Dwelling at 34 King's Hill Road. The property is within the Protected Broad Cove River Watershed and any additions, extensions, or replacements are subject to the provisions of the City of St. John's Act.

**Section 104(4)(b)** of the **City of St. John's Act** states Council may consider "an extension to an existing private family dwelling where an extension is necessary to provide adequate living quarters for members of the household living in the dwelling, provided that the extension shall not exceed in cubic content 1/2 the cubic content of the existing private family dwelling".

Additionally, **Section 104(4)(d)** "a building, or extension to an existing building, subject to the written recommendation of the city manager that a permit be issued for the building or extension."

The existing Dwelling has a cubic content of approximately 418.64 cubic metres and is proposed to be extended by 699.53 cubic metres, which is greater than half the cubic content of the existing dwelling and therefore could not be approved under **Section 104(4)(b)**. The application was then provided to the City Manager for review and consideration under **Section 104(4)(d)**. The City Manager declined to make a recommendation for the extension as proposed.

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

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Property owner; neighbouring properties; Town of PC-SP; City of St. John's.
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.

5. Alignment with Adopted Plans: Not applicable.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **City of St. John's Act, Section 104.**
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
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 reject a 699.53 cubic metre extension to the existing Single Detached Dwelling in the Protected Broad Cove Watershed at 34 King's Hill Road, Town of Portugal Cove – St. Phillip's.

### **Prepared by:**

**Ashley Murray, P.Tech, Senior Development Officer  
Planning, Engineering and Regulatory Services**

**Approved by:**  
**Jason Sinyard, P. Eng., MBA, Deputy City Manager**  
**Planning, Engineering and Regulatory Services**

## Report Approval Details

Document Title:	Development Committee - Extension to Dwelling in Watershed-34 King's Hill Road (PSCP) - INT2600022.docx
Attachments:	- 34 King's Hill Rd.pdf
Final Approval Date:	Apr 29, 2026

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

**No Signature - Task assigned to Lindsay Lyghtle Brushett was completed by delegate Ken O'Brien**

**Lindsay Lyghtle Brushett - Apr 29, 2026 - 3:32 PM**

**Jason Sinyard - Apr 29, 2026 - 3:44 PM**

# 34 King's Hill Road - PCSP



## Decision Note

<b>Title:</b>	Notices Published – 390 Topsail Road – DEV2600020
<b>Date Prepared:</b>	April 22, 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 PR Realty Ltd for **390 Topsail Road**.

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

The proposed application is for a Restaurant with a Lounge. The Restaurant will have a floor area of approximately 190 square metres, while the Lounge will have approximately 42 square metres. Both the Restaurant and Lounge are permitted uses in the Commercial Regional (CR) Zone, but when a Lounge is proposed within 150 metres of a Residential Zone it becomes a Discretionary Use. Hours of operation will be Monday to Saturday, 10:00 a.m. - 12:00 a.m. (midnight). Parking is provided on-site.

Five submissions were received. Two submissions support the application, while the others raised concerns pertaining to traffic, parking, increased noise, hours of operation and rodent issues. The property is an existing commercial site that has sufficient parking for the proposed Use. On-site traffic is not a concern and access to both Topsail Road and Columbus Drive is available, while there is no direct road access into the adjacent residential area. Hours of operation are proposed to end at midnight for both the restaurant and lounge. The Lounge portion of the Use is located on the interior of the building, separated by the Restaurant, and will not have any live music.

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

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Property owner and neighbouring property owners and residents.
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.

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

5. Alignment with Adopted Plans: **Envision St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: Development Regulations **Section 6.26 "Lounge", Section 10.5 "Discretionary Use" and Section 10 "Commercial Regional (CR) Zone"**.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 "Public Consultation" of the 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 for a Lounge at 390 Topsail Road.

**Prepared by:**

Ashley Murray, P. Tech, Senior Development Officer – 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

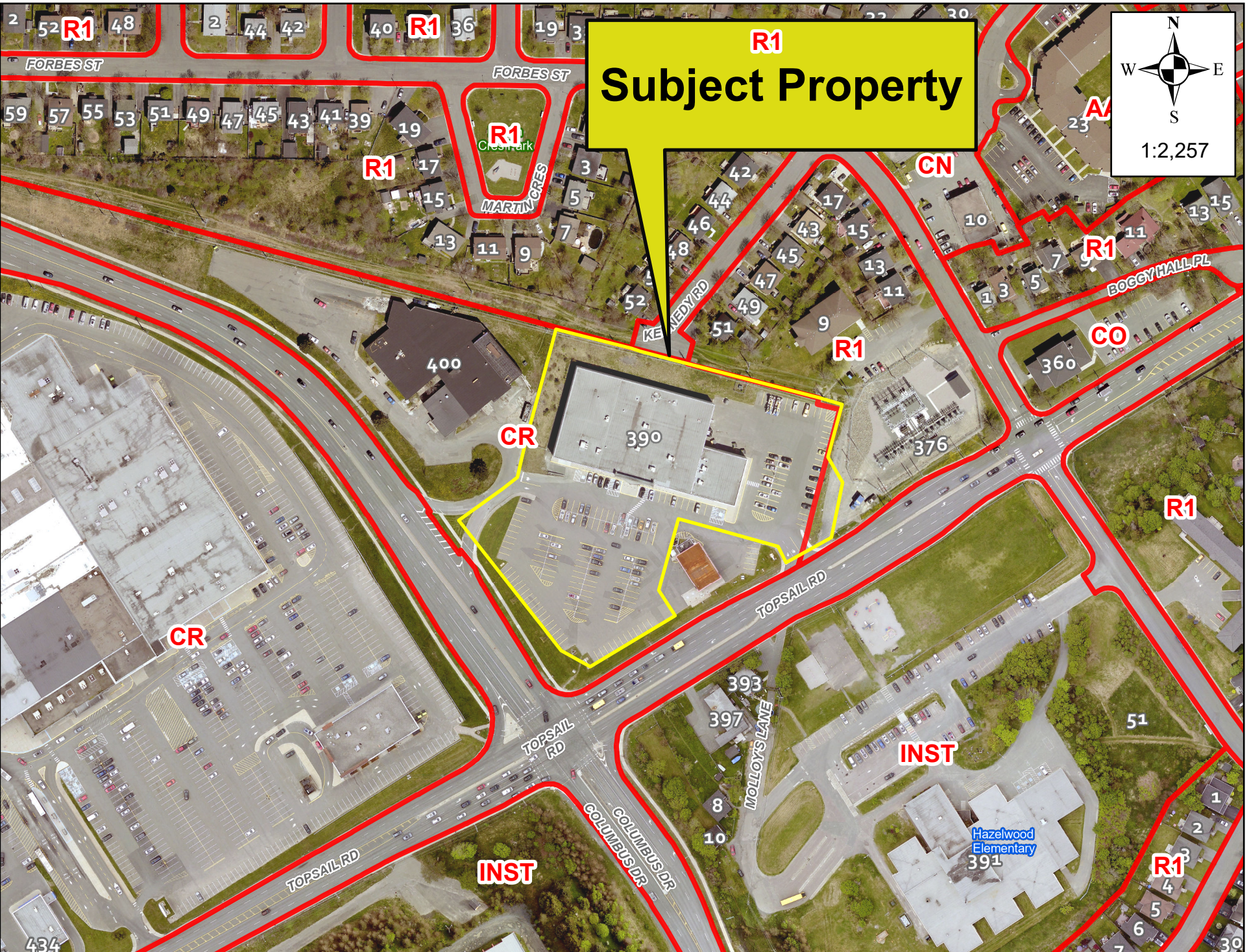
Document Title:	Notices Published - 390 Topsail Road - DEV2600020.docx
Attachments:	
Final Approval Date:	Apr 29, 2026

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

**No Signature - Task assigned to Lindsay Lyghtle Brushett was completed by delegate Ken O'Brien**

**Lindsay Lyghtle Brushett - Apr 29, 2026 - 3:38 PM**

**Jason Sinyard - Apr 29, 2026 - 3:47 PM**



**R1**  
**Subject Property**



**Theresa K. Walsh**

---

**From:** [REDACTED]  
**Sent:** Wednesday, April 8, 2026 4:49 PM  
**To:** CityClerk  
**Subject:** Support for Discretionary Use Application – 390 Topsail Road

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

To the Office of the City Clerk,

I am writing in support of the Discretionary Use application submitted by PR Reality Ltd for 390 Topsail Road.

I believe this is a positive addition to the area. Developments like this contribute to a more active and engaging streetscape, and there is an opportunity for more spaces where people can gather and spend time locally.

In particular, the inclusion of a lounge helps add to the vibrancy of the area. Amenities like this can support a more dynamic community environment and make the area more appealing for both residents and visitors.

Thank you for considering my comments.

Sincerely,

[REDACTED]

[REDACTED]

**Theresa K. Walsh**

---

**From:** [REDACTED]  
**Sent:** Wednesday, April 8, 2026 4:19 PM  
**To:** CityClerk  
**Subject:** Proposed application for 390 Topsail road

You don't often get email from [REDACTED] [why this is important](#)

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To whom it may concern,

My name [REDACTED]

I think that this application needs a little further research done into it. My reason for this is because we have had a bad experience in the past with something similar.

[REDACTED], had an application put in for a small take out business with a small sit in space a few years back. We thought it was great, never commented on it. It got approved and what went in there was far from a restaurant, it was a massage parlor !! An all men's massage parlor. Absolutely disgusting!! Half naked women tanning on the parking lot, men picking up girls, strange people and cars parked out in front of [REDACTED]

Thankfully they relocated last year and we now have better tenants there.

If it is truly a restaurant going there , then that's good .

[REDACTED] I want to make sure that nothing like this happens again in our neighborhood close to our schools.

Thank you for time .

[REDACTED]

**Theresa K. Walsh**

---

**From:** [REDACTED]  
**Sent:** Wednesday, April 8, 2026 4:38 PM  
**To:** CityClerk  
**Subject:** Proposed Restaurant & Lounge 390 Toosail Road

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

**CAUTION:** This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the Report a Phish button to report it.

Dear Clerk,  
I support this proposed restaurant and lounge at 390 Topsail Road.

[REDACTED]  
[REDACTED]  
[REDACTED]

**Theresa K. Walsh**

---

**From:** [REDACTED]  
**Sent:** Saturday, April 11, 2026 10:00 AM  
**To:** CityClerk  
**Subject:** Opposition to Discretionary Use Application – 390 Topsail Road

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

Dear City Clerk,

I am writing to express my concern and objection regarding the proposed restaurant and lounge development at 390 Topsail Road in .

[REDACTED], I am particularly concerned about the potential negative impact this development may have on the neighborhood. The inclusion of a lounge and the proposed operating hours until midnight raise serious concerns about increased noise levels, late-night disturbances, and overall disruption to the quiet residential character of the area.

I am especially concerned as there are children living in this neighborhood. Increased evening activity, noise, and traffic could negatively affect their safety and well-being. A late-night venue may also lead to situations that are not appropriate for a family-oriented residential area.

In addition, I am worried about increased traffic and parking issues, which could create inconvenience and potential safety risks for residents and children in the area.

I respectfully ask that these concerns be carefully considered before any approval is granted for this application.

Thank you for your time and consideration.

[REDACTED]

**Theresa K. Walsh**

---

**From:** [REDACTED]  
**Sent:** Tuesday, April 14, 2026 2:21 PM  
**To:** CityClerk  
**Cc:** [REDACTED]  
**Subject:** 390 Topsail Road

You don't often get email from [REDACTED] [why this is important](#)

**CAUTION:** This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

To whom it may concern,

I am writing to express my opposition to the proposed application. The introduction of a restaurant and lounge raises several concerns for the surrounding residential area.

A restaurant will inevitably generate food-related waste, which may exacerbate the rodent issues the city is currently experiencing. While proper waste disposal is expected, it does not fully eliminate the risk of improper handling or increased pest activity.

Additionally, the proposed lounge presents concerns related to late-night disturbances. Patrons leaving the establishment around midnight will be in close proximity to nearby homes, increasing the likelihood of noise and public intoxication impacting residents.

For these reasons, I urge the council to reconsider this application.

Sincerely,

[REDACTED]

## Decision Note

<b>Title:</b>	Notices Published – 50 White Rose Drive – DEV2600031
<b>Date Prepared:</b>	April 28, 2026
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Nikita Ryall, Development
<b>Ward:</b>	Ward 1

---

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

A Discretionary Use Application has been submitted by MMY Holding Inc. at **50 White Rose Drive**.

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

The proposed Use is for a Place of Amusement to allow an indoor golf simulator. The building is approximately 242 square metres and will operate seven days a week, 24 hours a day, with passcode access. Parking is provided on site. The application site is zoned Commercial Regional (CR).

No submissions were received for this application.

### **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.

5. Alignment with Adopted Plans: **Envision St. John's Municipal Plan and Development Regulations.**

6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **Development Regulations Section 10.5 “Discretionary Use” and Section 10 “Commercial Regional (CR) Zone”**.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 “Public Consultation” of the 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 50 White Rose Drive for a Place of Amusement.

**Prepared by:**

Ashley Murray, P.Tech, Senior Development Officer – 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:	Notices Published - 50 White Rose Drive - DEV2600031.docx
Attachments:	
Final Approval Date:	Apr 29, 2026

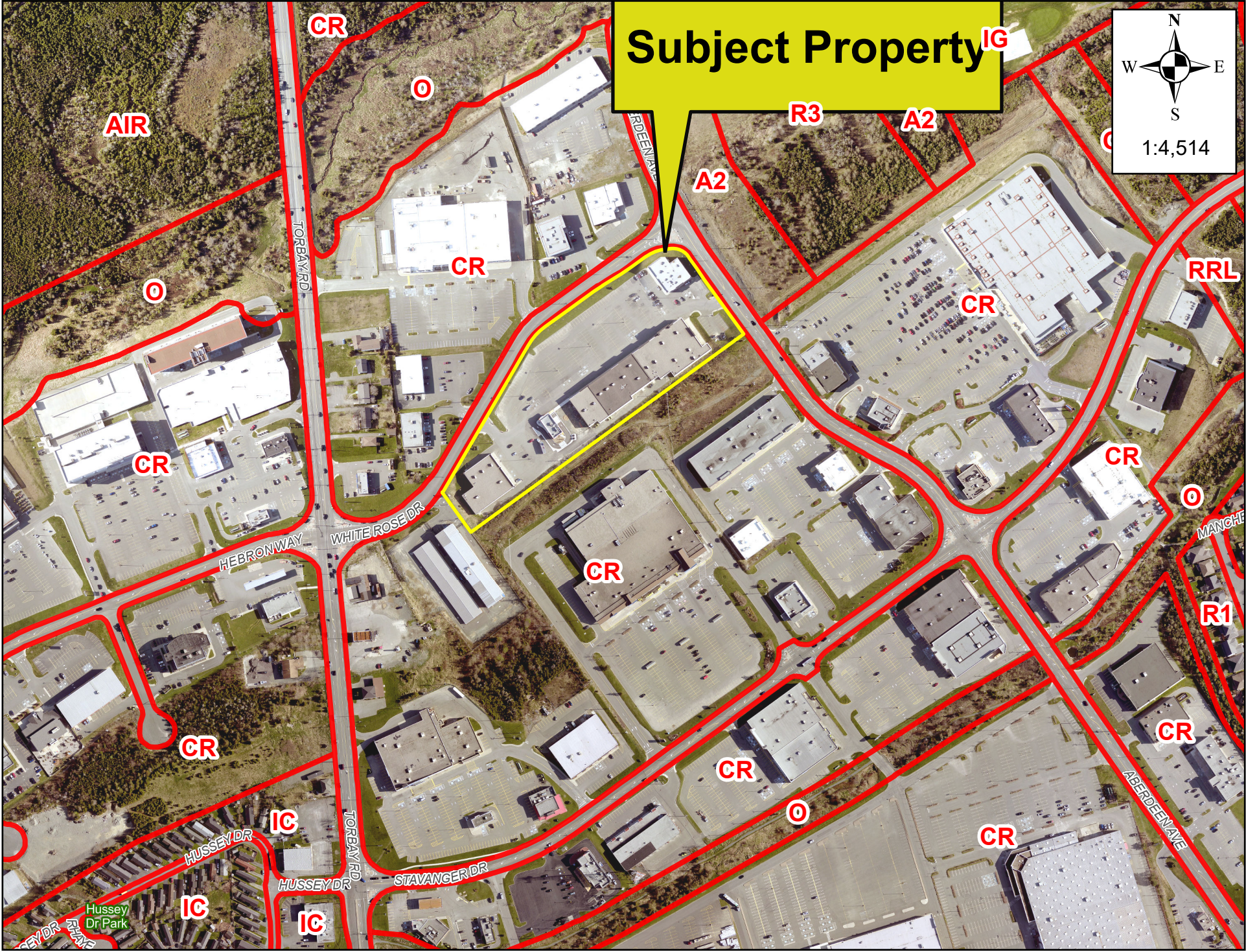
This report and all of its attachments were approved and signed as outlined below:

**No Signature - Task assigned to Lindsay Lyghtle Brushett was completed by delegate Ken O'Brien**

**Lindsay Lyghtle Brushett - Apr 29, 2026 - 3:41 PM**

**Jason Sinyard - Apr 29, 2026 - 3:48 PM**

**Subject Property**



# ST. JOHN'S

## Report of Committee of the Whole - City Council

Council Chambers, 4th Floor, City Hall

April 28, 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, City Manager  
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services  
Lynnann Winsor, Deputy City Manager of Public Works  
Cheryl Mullett, City Solicitor  
Karen Sherriffs, Deputy City Manager, Community Services  
Ken O'Brien, Chief Municipal Planner  
Theresa Walsh, City Clerk  
Jackie O'Brien, Manager of Corporate Communications  
Jennifer Squires, Legislative Assistant

### 1. **30 Duckworth Street – Text Amendment – REZ2600009**

Councillor Halley observed that the majority of properties in the area were residential, and expressed support for the amendment, noting it would allow for an additional dwelling unit amid the ongoing housing crisis.

Recommendation

**Moved By** Councillor Davis

**Seconded By** Councillor Halley

That Council consider adding “Dwelling Unit – 1st storey, properties 24 to 30 Duckworth Street” as a permitted use to the Commercial Downtown Mixed (CDM) Zone and advertise the text 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)**

## Decision Note

<b>Title:</b>	30 Duckworth Street – Text Amendment – REZ2600009
<b>Date Prepared:</b>	April 21, 2026
<b>Report To:</b>	Committee of the Whole
<b>Councillor and Role:</b>	Councillor Tom Davis, Planning
<b>Ward:</b>	Ward 2

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**Decision/Direction Required:**

To consider a text amendment to the Envision St. John's Development Regulations to accommodate a dwelling unit on the first storey at 30 Duckworth Street.

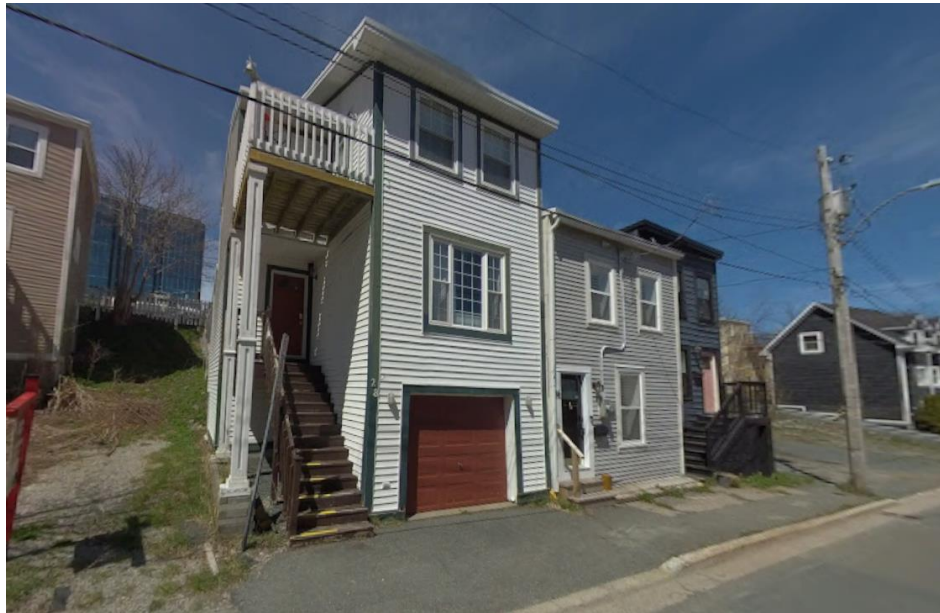
**Discussion – Background and Current Status:**

The City has received an application from B&G Holdings Inc. for a dwelling unit in the first storey at 30 Duckworth Street. The subject property is within the Commercial District of the Envision St. John's Municipal Plan and is zoned Commercial Downtown Mixed (CDM). Under the Envision St. John's Development Regulations, dwelling units on the first storey of a building are not permitted on Duckworth Street or Water Street, and therefore a text amendment is required to consider the proposal.

In 2025 the applicants applied to develop a mixed-use building at the subject property with an office at grade (the first storey) and one residential unit on each of the second and third storeys. At its July 2, 2025 regular meeting, Council set the standards for the development, approved parking relief of one parking space, and approved the elevations for a new development in Heritage Area 3. The building is now complete, and the applicant is finding it difficult to rent the first storey unit commercially, given its small size and location. The applicant would like to convert the space to a one-bedroom residential unit, however dwelling units on the first storey are not permitted on Duckworth Street.

The Municipal Plan and the draft Downtown Neighbourhood Plan have policies to encourage mixed-use buildings (residential and commercial uses in the same building) to create activity and walkable neighbourhoods, and the Downtown Plan recognizes the need for more residential units in the downtown. As part of completing the draft Downtown Plan, staff are evaluating whether all of Water and Duckworth Streets should continue to restrict dwelling units on the first storey or if there are areas suitable for ground-floor residential. Until that work is completed, it is recommended that Council consider amending the Commercial Downtown

Mixed (CDM) Zone to allow dwelling units on the first storey in the area of 24 to 30 Duckworth Street as a permitted use. This area includes the subject property and also has three non-conforming townhouses. This section of Duckworth Street has historically been residential. Adding “Dwelling Units on the 1<sup>st</sup> storey – properties 24 to 30 Duckworth Street” to the CDM Zone will allow residential uses to continue while allowing the conversion of commercial uses, should a property owner wish to convert to a commercial unit.



Existing dwellings along 24-30 Duckworth Street



Subject Property – 30 Duckworth Street

The proposed dwelling unit will require one additional parking space. As no parking is available on-site, parking relief of one parking space will be required to consider the proposed dwelling unit. This is in addition to the parking space previously relieved by Council in 2025.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Property owner and existing residents in the building; neighbouring residents and 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.  
  
A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.
5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: A text amendment to the Development Regulations is required to consider the proposed use.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Engagement will be carried out in accordance with Section 4.8 of the Development Regulations through a public notice. A project page will be created on the Engage St. John's webpage.
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 consider adding “Dwelling Unit – 1st storey, properties 24 to 30 Duckworth Street” as a permitted use to the Commercial Downtown Mixed (CDM) Zone and advertise the text amendment for public review and comment.

**Prepared by: Ann-Marie Cashin, MCIP, Planner III**

**Approved by: Ken O’Brien, MCIP, Chief Municipal Planner**

**Report Approval Details**

Document Title:	30 Duckworth Street - Text Amendment - REZ2600009.docx
Attachments:	
Final Approval Date:	Apr 22, 2026

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

**Ken O'Brien - Apr 22, 2026 - 2:09 PM**

**Jason Sinyard - Apr 22, 2026 - 2:42 PM**

**Development Permits List  
April 16 – April 29, 2026**

<b>Code</b>	<b>Applicant</b>	<b>Application</b>	<b>Location</b>	<b>Ward</b>	<b>Development Officer's Decision</b>	<b>Date</b>
RES		Subdivide for One (1) Additional lot	23 Shoal Bay Road	5	Approved	04-22-26
RES		Single Detached Dwelling	176 Forest Road	2	Approved	04-24-26
RES	Core Contracting Inc.	Single for One (1) Additional Lot for Single Detached Dwellings	655 & 657 Main Road	5	Approved	04-27-26
RES		Consolidation with City Land	100 Bonaventure Avenue	4	Approved	04-28-26

**\* Code Classification:**

RES	- Residential	INST	- Institutional
COM	- Commercial	IND	- Industrial
AG	- Agriculture		
OT	- Other		

**\*\* This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.**

**Lindsay Lyghtle Brushett, MCIP  
Supervisor – Planning & Development**

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**Permits List**  
**Council's May 5, 2026 Regular Meeting**

Permits Issued: 2026/04/16 to 2026/04/29

**BUILDING PERMITS ISSUED**

**Residential**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
1 Maple St	New Construction	Single Detached Dwelling
10 Markland St	Renovations	Single Detached Dwelling
101 Quidi Vidi Village Rd	New Construction	Single Detached Dwelling
117 Merrymeeting Rd	Renovations	Single Detached Dwelling
117 Queen's Rd	Renovations	Parking
12 Donegal Run	New Construction	Townhousing
12 Roscommon Pl	Deck	Patio Deck
12 St. Joseph's Lane	Fence	Fence
12 St. Joseph's Lane	Deck	Patio Deck
13 Donegal Run	New Construction	Townhousing
14 Donegal Run	New Construction	Townhousing
142 Canada Dr	Site Work	Lot Grading
15 Donegal Run	New Construction	Townhousing
158 Pleasant St	Renovations	Townhousing
16 Donegal Run	New Construction	Townhousing
163 Elizabeth Ave	Extension	Single Detached Dwelling
167b Doyle's Rd	Accessory Building	Accessory Building
169 Frecker Dr	Renovations	Single Detached w/ apt.
17 Donegal Run	New Construction	Townhousing
18 Donegal Run	New Construction	Townhousing
19 Donegal Run	New Construction	Townhousing
19 Lake Ave	Deck	Patio Deck
193-195 Pennywell Rd	Change of Occupancy	Retail Store
197b Freshwater Rd	New Construction	Single Detached w/ apt.
2 Kelly St	Renovations	Townhousing
20 Donegal Run	New Construction	Townhousing
20 Gower St	Sign	Lodging House
20 Major's Path	Renovations	Semi Detached Dwelling

205 Gower St	Renovations	Townhousing
21 Donegal Run	New Construction	Townhousing
21 Dragonfly Pl	Accessory Building	Accessory Building
22 Devine Pl	Deck	Patio Deck
22 Major's Path	Renovations	Duplex Dwelling
27 Ariel Pl	New Construction	Single Detached w/ apt.
27 Rosalind St	Accessory Building	Accessory Building
28 Blackhead Cres	Extension	Accessory Building
28 Frampton Ave	Deck	Patio Deck
3 Dragonfly Pl	Accessory Building	Accessory Building
3 Livingstone St	Renovations	Townhousing
33 Frampton Ave	Renovations	Single Detached Dwelling
39 Warbury St	Renovations	Single Detached Dwelling
4 Curtis Pl	Change of Occupancy/Renovations	Single Detached w/ apt.
4 Northern Ranger St	Change of Occupancy	Home Office
410 Southern Shore Hwy	Fence	Fence
445 Empire Ave	Change of Occupancy	Single Detached Dwelling
53 Gilbert St	Deck	Patio Deck
53 Gilbert St	Renovations	Townhousing
6 Cassino Pl	Renovations	Single Detached Dwelling
6 Driftwood St	New Construction	Single Detached w/ apt.
69 Mayor Ave	Deck	Patio Deck
7 Shea St	Extension	Single Detached Dwelling
72 Savannah Park Dr	Accessory Building	Accessory Building
79 Livingstone St	Renovations	Townhousing
81 Livingstone St	Renovations	Townhousing
83 Livingstone St	Renovations	Townhousing
85 Livingstone St	Renovations	Townhousing
87 Livingstone St	Renovations	Townhousing
88 Welland St	New Construction	Single Detached w/ apt.
89 Livingstone St	Renovations	Townhousing
90 Welland St	New Construction	Single Detached w/ apt.
91 Livingstone St	Renovations	Townhousing
93 Livingstone St	Renovations	Townhousing

This Week: \$5,948,341.75

### Commercial

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
12 Gleneyre St	Fence	Fence
141 Torbay Rd	Sign	Mixed Use
143 Aberdeen Ave	Sign	Office
15 George St	Renovations	Tavern
155 Water St	Sign	Mixed Use
172 Water St	Change of Occupancy	Retail Store
177 Hamlyn Rd	Renovations	Office
209 Blackmarsh Rd	Change of Occupancy	Office
25 Churchill Sq	Change of Occupancy/Renovations	Retail Store
277-281 Water St	Renovations	Other
30-44 Ropewalk Lane	Change of Occupancy/Renovations	Restaurant
33 Kenmount Rd	Sign	Other
34 Campbell Ave	Sign	Retail Store
34 Campbell Ave	Change of Occupancy	Retail Store
350 Torbay Rd	Sign	Recreational Use
410 Stavanger Dr	Site Work	Other
48 Kenmount Rd	Renovations	Eating Establishment
48 Kenmount Rd	Renovations	Retail Store
48 Kenmount Rd	Renovations	Retail Store
5 Springdale St	Change of Occupancy/Renovations	Office
702 Water St	Renovations	Office
71 O'leary Ave	Change of Occupancy	Car Sales Lot

This Week: \$2,577,026.84

**Government/Institutional**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
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This Week: \$0.00

**Industrial**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
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This Week: \$0.00

**Demolition**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
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128 Groves Rd

Demolition

Single Detached w/ apt.

This Week: \$8,500.00

**This Week's Total: \$8,533,868.59**

**REPAIR PERMITS ISSUED:**

**\$49,900.00**

**NO REJECTIONS**

<b>YEAR TO DATE COMPARISONS</b>			
<b>May 5, 2026</b>			
<b>TYPE</b>	<b>2025</b>	<b>2026</b>	<b>% Variance (+/-)</b>
Residential	\$27,349,833.70	\$17,357,381.11	-37
Commercial	\$37,082,318.97	\$49,196,189.83	33
Government/Institutional	\$7,371,910.50	\$117,652.00	-98
Industrial	\$308,000.00	\$0.00	-100
Repairs	\$317,959.00	\$367,535.00	16
<b>TOTAL</b>	<b>\$72,430,022.17</b>	<b>\$67,038,757.94</b>	<b>-7</b>
Housing Units (1 & 2 Family Dwelling)	51	29	

Respectfully Submitted,

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

# MEMORANDUM

## Weekly Payment Vouchers For The Weeks Ending April 22 and April 29, 2026

### Payroll

Public Works (Week 1)	\$645,760.42
Bi-Weekly Administration (Week 1)	\$907,916.08
Bi-Weekly Management	\$1,218,079.99
Bi-Weekly Fire Department	\$953,926.83
Bi-Weekly Casual (Week 2)	\$39,335.74
Public Works (Week 2)	\$525,762.71
Accounts Payable	\$7,616,485.17

(A detailed breakdown [here](#))

**Total:** **\$11,907,266.94**

# ST. JOHN'S

DEPARTMENT OF FINANCE

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

**NOTICE OF MOTION**

**TAKE NOTICE** that I will at the next regular meeting of the St. John's Municipal Council move to enact an amendment to the Residential Property Standards By-Law to update its provision in relation to serving Deficiency Notices on the property owner.

DATED at St. John's, NL this            day of            , 2026

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COUNCILLOR

## Decision Note

<b>Title:</b>	Committee of the Whole (COTW) Delegations Policy
<b>Date Prepared:</b>	April 22, 2026
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Mayor Danny Breen, Governance & Strategic Priorities
<b>Ward:</b>	N/A

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### Decision/Direction Required:

Seeking Council approval of the Committee of the Whole Delegations Policy (01-01-13) and associated Procedures.

### Discussion – Background and Current Status:

On November 27, 2025, Council approved drafting amendments to the Rules of Procedure By-Law (204) to create an effective, accountable and transparent process for managing requests for Committee of the Whole (COTW) delegations. Following Council's direction, the Office of the City Solicitor advised that the changes should be made in a new policy rather than amending the Rules of Procedure which address rules of order for Council business and committees.

The Office of the City Clerk drafted the Committee of the Whole Delegations Policy in consultation with the Office of the City Solicitor. The Policy formalizes existing requirements outlined on the City's website and imposes additional requirements to ensure that requests are submitted and processed in a transparent and accountable manner

The Policy outlines the requirements for an organization or one or more individuals to present at a Committee of the Whole Meeting as a delegation, including but not limited to:

- requests must be submitted at least two weeks in advance of the appearance date,
- delegations must speak to one topic only and may appear before Council only once on the same subject,
- delegations must consist of a maximum of two presenters, and
- presentations must be limited to 15 minutes (including a question and answer period).

The Policy details two methods of requesting to appear before Committee of the Whole, either at the recommendation of City staff or by submitting a request directly to the Office of the City Clerk. The Procedures provide further clarity on the process and outline the list of topics that delegations are prohibited from addressing. The Policy and Procedures will provide clarity for City staff and for members of the public on the process for submitting, receiving and processing requests to appear before Committee of the Whole as a delegation.

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Interested Parties: City Councillors, City staff, residents, community organizations.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No  
  
If yes, please select the type of document: Select document type  
  
If yes, are there recommendations or actions that require progress reporting?  
  
If yes, how will progress be reported? (e.g.: through the strategic plan, through Cascade, annual update to Council, etc.)
4. Alignment with Strategic Directions:  
  
An Effective City: Work with our employees to improve organizational performance through effective processes and policies.  
  
An Effective City: Ensure accountability and good governance through transparent and open decision making.
5. Alignment with Adopted Plans:
6. Accessibility and Inclusion: The Delegation Request Form will be reviewed to ensure that it meets accessibility standards. An active offer for accommodations will be publicized on the City's website.
7. Legal or Policy Implications: The updates to the delegation request process will be made by adopting the Committee of the Whole Delegation Policy.
8. Privacy Implications: The Delegation Request Form may collect personal information from individuals. A copy of the updated form will be sent to the ATIPP Analysts for review.

9. Engagement and Communications Considerations: The City website will be updated to provide information on the new Policy and process.

10. Human Resource Implications: N/A

11. Procurement Implications: N/A

12. Information Technology Implications: N/A

13. Information Management Implications: N/A

14. Other Implications: N/A

**Recommendation:**

That Council approve the Committee of the Whole Delegations Policy (01-01-13) and associated Procedures.

**Prepared by:** Sal Mathews, Policy Equity Associate

**Approved by:** Theresa Walsh, City Clerk

## Report Approval Details

Document Title:	Committee of the Whole Delegations Policy.docx
Attachments:	- 01-01-13 Committee of the Whole Delegations Policy.docx - 01-01-13-01 Committee of the Whole Delegations Procedures.docx
Final Approval Date:	Apr 26, 2026

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

**Theresa Walsh - Apr 26, 2026 - 2:27 PM**

## City of St. John's Corporate and Operational Policy Manual

<b>Policy Title:</b> Committee of the Whole Delegations Policy	<b>Policy #:</b> 01-01-13
<b>Last Revision Date:</b> N/A	<b>Policy Section:</b> Organization>Administration
<b>Policy Sponsor:</b> Theresa Walsh, City Clerk	

### 1. Policy Statement

The City of St. John's welcomes requests from individuals or organizations who wish to present at a Committee of the Whole meeting on matters of relevance to municipal affairs.

This Policy outlines the requirements and processes for an individual or organization to participate at a Committee of the Whole meeting as a Delegation.

### 2. Definitions

**"Council"** shall have the meaning given by the Rules of Procedure By-Law (2024), that is, "The elected governing body of the City of St. John's comprised of Mayor, Deputy Mayor, four Councillors-at-large and five ward Councillors."

**"Committee of the Whole"** shall have the meaning assigned by the Rules of Procedure By-Law (2024), that is, "A Committee comprised of all members of Council held in public, typically during the alternating weeks that the Regular Council Meeting is not held."

**"Employee"** means any person employed by the City of St. John's as a permanent, term, part-time, casual, contract, seasonal, temporary, or student worker.

**"Delegation"** means an organization or one or more individuals who deliver a presentation at a Committee of the Whole Meeting.

### 3. Policy Requirements

#### 3.1 Delegation Requests

- a) Individuals or organizations seeking to present at a Committee of the Whole meeting may make a request to the Office of the City Clerk through the process described in the **Committee of the Whole Delegation Procedures** (“the **Procedures**”).
- b) The Office of the City Clerk, in consultation with the City Manager, will review the request to determine whether all criteria outlined in the **Procedures** have been met.
- c) If the Office of the City Clerk, in consultation with the City Manager, determines that the criteria outlined in the **Procedures** has been met, the Office of the City Clerk will contact the requestor to schedule the Delegation for the next available Committee of the Whole meeting.
- d) Incomplete requests or requests that do not meet all criteria outlined in the **Procedures** will be declined. If a request is declined, the Office of the City Clerk will communicate the decision and rationale to the requestor.

#### 3.2 Employee Recommendation

- a) Employees may recommend to the Office of the City Clerk that an individual(s) or organization present at a Committee of the Whole meeting.
- b) The Office of the City Clerk may, at its discretion, choose to:
  - i) accept a recommendation made under 3.2(a) and contact the individual(s) or organization to schedule the Delegation for the next available Committee of the Whole meeting; or
  - ii) decline the recommendation.
- c) In the case that the Office of the City Clerk declines an Employee recommendation under 3.2 (b)(ii), the individual(s) or organization may submit a request through the process described in Section 3.1.

#### 3.3 Delegation Requirements

All Delegations must:

- a) not exceed a maximum of two presenters;

- b) speak to one topic only and may appear before Council only once on the same subject; and
- c) speak for no longer than 15 minutes, including a question and answer period.

#### 4. Application

This Policy applies to all requests from individuals or organizations seeking to present at Committee of the Whole meetings.

#### 5. Responsibilities

5.1 **The Office of the City Clerk** is responsible for:

- a) receiving requests for Committee of the Whole Delegations;
- b) assessing whether requests meet all criteria outlined in the **Procedures**, in consultation with the Office of the City Manager;
- c) scheduling delegations for requests that follow all criteria outlined in the **Procedures**; and
- d) communicating to requestors when a request to present has been declined and the rationale.

5.2 **The City Manager** is responsible for assessing whether presentation requests meet the criteria outlined in the **Committee of the Whole Delegations Procedures**, in consultation with the Office of the City Clerk.

#### 6. References

Committee of the Whole Delegations Procedures  
Rules of Procedure By-Law (2024)

#### 7. Approval

- Position Title of Policy Sponsor: City Clerk
- Position Title of Policy Writer: Policy Equity Associate
- Date of Approval from
  - Corporate Policy Committee: April 10, 2026
  - Senior Leadership Team: April 17, 2026

- Committee of the Whole: N/A
- Date of Approval from Council:

## **8. Monitoring and Contravention**

The Office of the City Clerk will monitor the application of this policy and procedures.

Any contravention of this policy or associated procedures may be brought to the attention of the Office of the City Clerk, the Department of Finance and Corporate Services (Human Resources Division), the Office of the City Solicitor, and/or the Office of the City Manager for further investigation and appropriate action, which may include legal action and discipline, up to and including dismissal.

## **9. Review Date**

Five years.

## City of St. John's Corporate and Operational Policy Manual

<b>Procedure Title: Committee of the Whole Delegations Procedures</b>	
<b>Authorizing Policy:</b> Committee of the Whole Delegations Policy	
<b>Procedure Number:</b> 01-01-13-01	
<b>Last Revision Date:</b> N/A	<b>Procedure Sponsor:</b> Theresa Walsh, City Clerk

### 1. Procedure Statement

The City of St. John's welcomes requests from individuals or organizations who wish to present at a Committee of the Whole meeting on matters of relevance to municipal affairs.

These Procedures outline the requirements and processes for an individual(s) or organization to participate at a Committee of the Whole meeting as a Delegation.

### 2. Definitions

**"Council"** shall have the meaning assigned by the Rules of Procedure By-Law (2024), that is, "The elected governing body of the City of St. John's comprised of Mayor, Deputy Mayor, four Councillors-at-large and five ward Councillors."

**"Committee of the Whole"** shall have the meaning assigned by the Rules of Procedure By-Law (2024), that is, "A Committee comprised of all members of Council held in public, typically during the alternating weeks that the Regular Council Meeting is not held."

**"Employee"** means any person employed by the City of St. John's as a permanent, term, part-time, casual, contract, seasonal, temporary, or student worker.

**"Delegation"** means an organization or one or more individuals who deliver a presentation at a Committee of the Whole Meeting.

### 3. Procedure Requirements

#### 3.1 Delegation Request Requirements

- a) Individuals or organizations may not present at a Committee of the Whole meeting unless the individuals or organizations have first attempted to seek their desired outcome through communication with City staff.
- b) Individuals or organizations seeking to present at a Committee of the Whole meeting must submit a **Delegation Request Form** to the Office of the City Clerk.
- c) The **Delegation Request Form** must be submitted at least two weeks prior to the meeting at which the individual(s) or organization wishes to present.
- d) The submitted **Delegation Request Form** must include the following information:
  - a. the subject matter of the presentation;
  - b. the outcome the requester is seeking from Council;
  - c. a description of the efforts the requestor has made to seek this outcome with City staff, ; and
  - d. an explanation of why the desired outcome was not achieved with City staff.
- e) A **Delegation Request Form** may be refused if the requestor has not first made an attempt to resolve their concerns with City staff, or if any of the information described in Section 3.1(d) is not included.

#### 3.2 Employee Recommendation

- a) Any Employee may recommend to the City Clerk that an individual or organization present at a Committee of the Whole meeting by submitting their request in writing to the Office of the City Clerk.
- b) The Office of the City Clerk, in consultation with the City Manager, will review the request and may either accept and schedule the Delegation or decline, at its discretion.
- c) Should the Office of the City Clerk decline a recommendation made by City staff, the individual or organization seeking to present may submit a **Delegation Request Form** through the process outlined in Section 3.1.

### 3.3 New Information

- a) While Delegations may not appear at a Committee of the Whole meeting more than once on the same topic, a request containing new information not present in a previous presentation to Committee of the Whole may be considered a separate topic.
- b) The individual or organization seeking to present to Committee of the Whole may make a request following the procedure outlined in Section 3.1, and include on the **Delegation Request Form** a summary of new information that was not previously presented to Council.
- c) Any new information not presented to Council at a previous Committee of the Whole meeting must first be brought to City staff, per Section 3.1(a).

### 3.4 Prohibited Topics

No delegation will be permitted to present on the following topics:

- a) matters that have been presented to Council by a City Employee at a Regular or Committee of the Whole meeting within the past 12 months;
- b) matters on which Council has provided direction to staff within the past 12 months;
- c) matters that are before the St. John's Local Board of Appeal, Assessment Review Court or the Civic Improvement Appeal Board, or other quasi-judicial matters;
- d) matters that are the subject of ongoing or future planned City public engagement activities;
- e) matters that cannot be discussed in public, such as intergovernmental relations, human resources, or legal matters;
- f) advocacy for outcomes that are outside the legislative authority of the City of St. John's;
- g) advocacy for outcomes that discriminate on any prohibited grounds as defined by the **Human Rights Act, 2010**;
- h) matters of politics or that are political in nature;
- i) matters that are religious in nature; or
- j) requests for financial support.

## 4. Application

These procedures apply to all requests from individuals or organizations seeking to present at Committee of the Whole meetings.

## **5. Responsibilities**

**5.1 The Office of the City Clerk** is responsible for:

- a) receiving requests for Committee of the Whole Delegations;
- b) assessing whether requests meet all criteria described in these procedures, in consultation with the Office of the City Manager;
- c) responding to individuals, organizations or City staff indicating whether a Delegation request was accepted or declined, and providing rationale; and
- d) scheduling delegations for requests that comply with the Committee of the Whole Delegations Policy and Procedures.

**5.2 The Office of the City Manager** is responsible for assessing whether presentation requests meet all criteria described in these procedures, in consultation with the Office of the City Clerk.

## **6. References**

Committee of the Whole Delegations Policy  
Rules of Procedure By-Law (2024)

## **7. Approval**

- Position Title of Procedure Sponsor: City Clerk
- Position Title of Procedure Writer: Policy Equity Associate
- Date of Approval from
  - Corporate Policy Committee: April 10, 2026
  - Senior Leadership Team: April 17, 2026
  - Committee of the Whole: N/A
- Date of Approval from Council:

## **8. Monitoring and Contravention**

The Office of the City Clerk will monitor the application of this policy and procedures.

Any contravention of this policy or associated procedures may be brought to the attention of the Office of the City Clerk, the Department of Finance and Corporate Services (Human Resources Division), the Office of the City Solicitor, and/or the Office of the City Manager for further investigation and appropriate action, which may include legal action and discipline, up to and including dismissal.

**9. Review Date**

Five years.

## Decision Note

<b>Title:</b>	NEAJC – 2026 Year End Social Sponsorship
<b>Date Prepared:</b>	April 21, 2026
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Mayor Danny Breen, Healthy City Advisory Committee
<b>Ward:</b>	Choose an item.

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### Decision/Direction Required:

Council approval is sought to provide the Northeast Avalon Joint Committee (NEAJC) with a \$3,000.00 sponsorship donation toward their annual Year End Social in June 2026.

### Discussion – Background and Current Status:

The Northeast Avalon Joint Council (NEAJC) is looking to host a year-end social on Thursday, June 18, 2026. It would be a catered event with approximately 30 attendees.

The NEAJC has contacted the City to ask if it would be willing to provide a donation again this year, as it has done in years prior. The City of St. John's, as the organization's largest municipal member, has traditionally sponsored the event by donating the space as well as a monetary donation intended to cover the cost of the catering. The recommended sponsorship amount to be donated is \$3,000.00.

### Key Considerations/Implications:

1. Budget/Financial Implications: The \$3,000.00 sponsorship donation would come from the Civic Functions budget, which has a yearly budget of \$75,000.00, and currently sits at @ \$55,750.00.
2. Partners or Interested Parties: Northeast Avalon Joint Council
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No

If yes, please select the type of document: Select document type

If yes, are there recommendations or actions that require progress reporting?

If yes, how will progress be reported? (e.g.: through the strategic plan, through Cascade, annual update to Council, etc.)

4. Alignment with Strategic Directions:

An Effective City: Ensure accountability and good governance through transparent and open decision making.

An Effective City: Achieve service excellence through collaboration, innovation and modernization grounded in client needs.

5. Alignment with Adopted Plans: N/A

6. Accessibility and Inclusion: N/A

7. Legal or Policy Implications: In following with the NEAJC Constitution, By-Laws and Committee Terms of Reference (November 2009)

8. Privacy Implications: N/A

9. Engagement and Communications Considerations: N/A

10. Human Resource Implications: N/A

11. Procurement Implications: N/A

12. Information Technology Implications: N/A

13. Information Management Implications: N/A

14. Other Implications: N/A

**Recommendation:**

That Council approve sponsorship of \$3,000.00 and use of the Foran Greene Room at no cost for the NEAJC Year End Social.

**Prepared by: Theresa Walsh, City Clerk**

**Approved by:**

## Decision Note

**Title:** SERC – 2026 Film Shoot Road Closure  
**Date Prepared:** April 29, 2026  
**Report To:** Regular Meeting of Council  
**Councillor and Role:** Councillor Jill Bruce, Cruise and Special Events  
**Ward:** Ward 2

---

### Decision/Direction Required:

Seeking Council approval of a road closure associated with the filming of Son of a Critch on Tuesday May 12.

### Discussion – Background and Current Status:

The television series Son of a Critch are requesting the following road closure:

- Quidi Vidi Road between Forrest Road and Empire Avenue.
- May 12 from 7:00am to 7:00pm.
- AWP traffic control has been hired to implement the closure.
- Emergency access will be maintained.
- Local traffic for business and residents will be maintained.



**Key Considerations/Implications:**

- 1. Budget/Financial Implications: N/A
- 2. Partners or Interested Parties: N/A
- 3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No
- 4. Alignment with Strategic Directions:

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

Choose an item.

- 5. Alignment with Adopted Plans: N/A
- 6. Accessibility and Inclusion: N/A
- 7. Legal or Policy Implications: N/A
- 8. Privacy Implications: N/A
- 9. Engagement and Communications Considerations: Residents will be notified of road closures through public advisory.
- 10. Human Resource Implications: N/A
- 11. Procurement Implications: N/A
- 12. Information Technology Implications:
- 13. Information Management Implications: N/A
- 14. Other Implications: N/A

**Recommendation:**

That Council approved the road closure associated with the filming of Son of a Critch on Tuesday May 12.

**Prepared by:** Christa Norman, Special Projects Coordinator

**Approved by:** Erin Skinner, Manager of Tourism, Culture, and Business Growth

## Information Note

<b>Title:</b>	<b>2026 Streets Rehabilitation Program List of Streets</b>
<b>Date Prepared:</b>	April 29, 2026
<b>Report To:</b>	<b>Regular Council Meeting</b>
<b>Councillor and Role:</b>	Councillor Kate Cadigan, Engineering
<b>Ward:</b>	N/A

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### Issue:

### Discussion – Background and Current Status:

Attached for the information of Council is the 2026 Streets Rehabilitation and Grind and Patch list.

### Key Considerations/Implications:

1. Budget/Financial Implications:  
Monies for the program have already been allocated under the 2023 – 2026 Multi-Year Capital Works Program/Canada Community Building-Fund and the 2026 COOR for the grind and patch portion.
2. Partners or Interested Parties:  
All City of St. John's Residents  
Government of NL
3. Is this a New Plan or Strategy: No

If yes, are there recommendations or actions that require progress reporting?

If yes, how will progress be reported? (e.g.: through the strategic plan, through Cascade, annual update to Council, etc.)

4. Alignment with Strategic Directions:

A Sustainable City: Be financially responsible and accountable.

A City that Moves: Improve safety for all users on a well-maintained street network.

5. Alignment with Adopted Plans:

Our City Our Future – Corporate Strategic Plan  
Bike St. John’s Master Plan

6. Accessibility and Inclusion:

Accessibility and Inclusion is considered during the construction and final street/intersection improvements.

7. Legal or Policy Implications:

N/A

8. Privacy Implications:

N/A

9. Engagement and Communications Considerations:

While the work is ongoing, the City's Engineering staff will release weekly updates on the City's website, in consultation with the Communications Division. The updates will list worksite locations for the upcoming week.

10. Human Resource Implications:

Hiring of temporary Construction Inspectors will be required. Associated costs will be charged to the project budget.

11. Procurement Implications:

Project to be tendered through the Supply Chain Management Division as per the Public Procurement Act.

12. Information Technology Implications:

N/A

13. Information Management Implications:

N/A

14. Other Implications:

N/A

**Conclusion/Next Steps:**

We are advising Council that we will proceed with public tender(s) for the 2026 Streets Rehabilitation Program based on the list provided. The program will be broken into two tenders like past programs.

**Prepared by: Mark White, P.Eng, Manager Construction**

**Approved by: Scott Winsor, P.Eng., Director of Engineering**

## 2026 Streets Rehabilitation Program List of Streets

Street	Street Section	Class
BACKLINE	Civic 260 to Civic 324	COLL
BANTING PLACE	Civic 5 to End	RES
BELVEDERE STREET	All	RES
BLACKMARSH ROAD	Gulliver Pl to L'Anse Aux Meadows Cr	ART-MI
CHERRINGTON PLACE	Frecker Dr to Bancroft Pl	RES
CONROY PLACE	All	RES
CUCKHOLDS COVE ROAD	Forest Rd to Regiment Rd	RES
DAVIES PLACE	All	RES
ELLIS PLACE	All	RES
FRASER PLACE	All	RES
FRESHWATER ROAD	Empire Ave to Terra Nova Rd	ART-MI
GOLD MEDAL DRIVE	Southlands Blvd to Brad Gushue Cr	COLL
GOWER STREET	Military Rd to Cochrane St	RES
HAMILTON AVENUE	Alexander St to Sudbury St	ART-MI
HUTCHINGS STREET	All	RES
JOHNSON CRESCENT	Furlong St to Fox Ave	RES
KINGS BRIDGE ROAD	The Boulevard to Winter Pl	ART-MI
NEWFOUNDLAND DRIVE	Halley Dr to Sackville St	ART-MI
O'REGAN PLACE	All	RES
POPLAR AVENUE	Maple St to End	RES
PURCELL STREET	Gorman Ave to Skanes Ave	RES
TAFFE'S LANE	Forest Rd to End	RES

## Provisional Streets (Should time and funding permit)

Street	Street Section	Class
BARNES ROAD	Military Rd to Mullock St	RES
BRIGUS PLACE	All	RES
BONAVENTURE AVENUE	Milbanke St to Elizabeth Ave	COLL
EASTBOURNE CRESCENT	Paddy Dobbin Dr to Tyrone Pl	RES
EMPIRE AVENUE	Bonaventure Ave to Mayor Ave	ART-MI
GREGG PLACE	All	RES
KIRKE PLACE	All	RES
LEEDS PLACE	All	RES
MONTGOMERY STREET	All	RES
MURRAY STREET	Carters Hill to Young St	RES
O'MARA PLACE	All	RES
THOMPSON STREET	All	RES

<b>Grind and Patch</b>		
Aberdeen Avenue	Gleneyre Street	Paddy Dobbin Drive
Adams Avenue	Gold Medal Drive	Patrick Street
Airport Heights Drive	Goldstone Street	Pearltown Road
Allandale Road	Gower Street	Pennywell Road
Anderson Avenue	Great Eastern Avenue	Pine Bud Avenue
Austin Street	Hamilton Avenue	Pippy Place
Barter's Hill	Hamilton Avenue Extension	Pleasant Street
Bay Bull's Road	Hamlyn Road	Plymouth Road
Bennett Avenue	Harbour Drive	Portugal Cove Road
Blackhead Road	Harrington Drive	Prescott Street
Blackler Avenue	Harvey Road	Prince Phillip Drive
Blackmarsh Road	Heavy Tree Road	Queen's Road
Bonaventure Avenue	Higgins Line	Rennie's Mill Road
Brookfield Road	Job's Cove	Rickett's Road
Burgeo Street	Kenmount Road	Ridge Road
Campbell Avenue	King's Bridge Road	Road De Luxe
Canada Drive	Ladysmith Drive	Ropewalk Lane
Captain Whelan Drive	Larkhall Street	Ruby Line
Carpasian Road	Lemarchant Road	Selfridge Drive
Carrick Drive	Linegar Avenue	Shaw Street
Casey Street	Logy Bay Road	Southside Road
Cashin Avenue	Long Pond Road	St. Clare Avenue
Cavendish Square	MacDonald Drive	Stamp's Lane
Charter Avenue	Maddox Cove Road	Stavanger Drive
Churchill Avenue	Major's Path	Strawberry Marsh Road
Circular Road	Mayor Avenue	Symonds Avenue
Columbus Drive	Merrymeeting Road	Tammarack Street
Cookstown Road	Military Road	Teakwood Drive
Cornwall Avenue	Monkstown Road	The Boulevard
Cowan Avenue	Mount Scio Road	Thorburn Road
Crosbie Road	Mundy Pond Road	Topsail Road
Duckworth Street	New Cove Road	Torbay Road
East White Hills Road	New Gower Street	Tree Top Drive
Elizabeth Avenue	Newfoundland Drive	University Avenue
Empire Avenue	Newtown Road	Viscount Street
Ennis Avenue	Old Broad Cove Road	Water Street
Forest Road	Old Pennywell Road	Waterford Bridge Road
Foxtrap Access Road	Old Petty Harbour Road	Westerland Road
Frecker Drive	O'Leary Avenue	Wicklow Street
Freshwater Road	Ordnance Street	

