

# **ST. JOHN'S**

---

## **Minutes of Regular Meeting - City Council**

**Council Chamber, 4th Floor, City Hall**

**March 25, 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

### **Land Acknowledgement**

**The following statement was read into the record:**

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

1. **CALL TO ORDER**
2. **PROCLAMATIONS/PRESENTATIONS**
3. **APPROVAL OF THE AGENDA**

- 3.1 **Adoption of Agenda**

SJMC-R-2026-03-25/072

**Moved By** Councillor Noseworthy

**Seconded By** Councillor Halley

That the Agenda be adopted as presented.

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

**MOTION CARRIED (11 to 0)**

4. **ADOPTION OF THE MINUTES**

- 4.1 **Adoption of Minutes - March 10, 2026**

SJMC-R-2026-03-25/073

**Moved By** Councillor Cadigan

**Seconded By** Councillor Bruce

That the minutes of March 12, 2026, be adopted as presented.

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

**MOTION CARRIED (11 to 0)**

5. **BUSINESS ARISING FROM THE MINUTES**

6. **DEVELOPMENT APPLICATIONS**

**6.1 Request for Variance on Accessory Building Height – 12 Lake View Drive – INT2600010**

SJMC-R-2026-03-25/074

**Moved By** Councillor Ryall

**Seconded By** Councillor Earle

That Council approve a 10% Variance on the Accessory Building Height at 12 Lake View Drive Road to allow a height of 5.5 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)**

**6.2 Extension to a Single Detached Dwelling in the Watershed – 112 Camrose Drive (Town of Paradise) – INT2600007**

SJMC-R-2026-03-25/075

**Moved By** Councillor Ryall

**Seconded By** Deputy Mayor Ellsworth

That Council approve a 588.32m<sup>3</sup> extension to the existing Single Detached Dwelling in the Protected Broad Cove Watershed at 112 Camrose Drive, Paradise.

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 - March 17, 2026**

**1. Policy Development Framework**

SJMC-R-2026-03-25/076

**Moved By** Deputy Mayor Ellsworth

**Seconded By** Councillor Hickman

That Council approve the Policy Development Framework 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)**

**2. Text Amendment – Section 6.20 Heavy Equipment – REZ2600003**

Councillor Earle declared a conflict of interest as he has a personal relationship with the applicant. He refrained from discussing and voting on the application.

Councillor Ryall made a motion to defer the application for a period of two weeks to allow Council to consider new information.

SJMC-R-2026-03-25/077

**Moved By** Councillor Ryall

**Seconded By** Deputy Mayor Ellsworth

That Council agree to defer the item for two weeks.

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

Abstain (1): Councillor Earle

**MOTION CARRIED (10 to 0)**

**3. 245 Forest Road – REZ260002**

SJMC-R-2026-03-25/078

**Moved By** Councillor Davis

**Seconded By** Councillor Ryall

That Council consider rezoning land at 245 Forest Road from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone to accommodate future affordable housing as part of the City's Housing Accelerator Fund (HAF) land disposition program.

Further, that Council refer the application to a public meeting chaired by an independent facilitator once a conceptual design for the site has been prepared.

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. 34 Battery Road – SUB2600012 – Terms of Reference**

Councillor Halley presented a petition on behalf of the citizens of the city and residents of the Battery and Signal Hill neighbourhood requesting that the City pause the approval of the proposed development of 34 Battery Road and Cabot Avenue to allow for community engagement.

SJMC-R-2026-03-25/079

**Moved By** Councillor Davis

**Seconded By** Councillor Hickman

That Council approve the terms of reference for a Heritage Report for the proposed subdivision and development at 34 Battery Road and 30 Cabot Avenue.

Further, upon receiving a satisfactory Heritage Report for 34 Battery Road and 30 Cabot Avenue, that Council advertise it as per the Envision St. John's Development Regulations.

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

**MOTION CARRIED (11 to 0)**

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

**9.1 Development Permits List March 5 – March 18, 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 March 11 and March 18, 2026**

SJMC-R-2026-03-25/080

**Moved By** Deputy Mayor Ellsworth

**Seconded By** Councillor Cadigan

That the weekly payment vouchers for the weeks ending March 11 and March 18, 2026, in the amount of \$13,537,741.18, be approved as presented.

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

**MOTION CARRIED (11 to 0)**

**12. TENDERS/RFPS**

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

**14. NEW BUSINESS**

**14.1 Downtown Pedestrian Mall - Engagement Review and Staff Recommendations**

Councillor Bruce reviewed the results of the engagement process concerning the Downtown Pedestrian Mall (DPM) and made the following recommendations:

- That the DPM maintains the current operational dates from the last day of school to Labour Day Monday. In 2026, this would be June 25 to September 7.
- Maintaining the current footprint along Water Street, from Adelaide Street to Prescott Street.
- Continue the High-Profile Foot Patrol program.
- Consideration for capital funding to be allocated for the purchase of Hazardous Vehicle Mitigation equipment.
- Continued advocacy for increased RNC patrols in the downtown.
- Continue to work the Government of NL in the development of regulations around the use of electric bikes and scooters on public streets.
- Continue with the seasonal cleaning program utilized in 2025.
- Expand the Urban Art Gallery initiative.
- Investigate new seating options for the DPM.
- Encourage Downtown St. John's to initiate a cleanup incentive for downtown businesses.
- Continue to work with the City of St. John's Inclusion Advisory Committee on accessibility improvements.
- Develop enhanced inclusion training to DPM security.
- Investigate improved locations and features for portable washrooms. Suggested location at corner of Water Street/McBride's Hill or in the vicinity in parking stalls, accessible washrooms and handwash stations will be delivered daily, and removed nightly.
- City of St. John's in collaboration with Downtown St. John's to promote parking availability through coordinated communications efforts.

- Investigate constructing a shared-use kiosk to support non-DPM businesses.
- Maintain lower parklet fees to encourage participation.
- Continue to plan weekly events, work with a third-party organizer to host Markets on Water and promote the DPM as an event venue through the Community Event Space program.
- Explore opportunities for Downtown St. John's to host additional events.
- Engage cultural organizations to activate the DPM.
- Work with Communications, Downtown St. John's, and Destination St. John's to improve public awareness of events.

There were some accessibility issues with the washrooms at the 2025 DPM. This feedback has been incorporated into the RFP for the portable, accessible washrooms for 2026. Additional signage will be provided to improve awareness of the facilities. Deputy Mayor Ellsworth advised that there would be benefit in reducing the footprint of the mall from Prescott Street, which would allow for additional accessible parking. Should the activity level remain the same as in previous years in that portion of the DPM, he would recommend removing it moving forward to improve accessibility overall. He then noted the importance of supporting local businesses, both within the DPM footprint and throughout the City. The Mayor noted the importance of consideration of hazardous vehicle mitigation, and Members of Council voiced their support of the City holding additional downtown events throughout the year.

SJMC-R-2026-03-25/081

**Moved By** Councillor Bruce

**Seconded By** Councillor Ryall

That Council approve the staff recommendations 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)**

**14.2 Arts and Culture Advisory Committee – Appointment of New Members**

SJMC-R-2026-03-25/082

**Moved By** Councillor Hickman

**Seconded By** Councillor Hammond

That Council approve of the appointment of the following members to the Arts and Culture Advisory Committee:

- Michelle LaCour, Sound Arts Initiatives
- Juliet Lanphear, Heritage NL
- Shawn Broomfield, First Light

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

**MOTION CARRIED (11 to 0)**

**14.3 NL Sports Centre Board – Appointment of City Representative**

SJMC-R-2026-03-25/083

**Moved By** Deputy Mayor Ellsworth

**Seconded By** Councillor Hickman

That Council appoint Karen Sherriffs, Deputy City Manager of Community Services, to the Newfoundland and Labrador Sports Centre Board.

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

**MOTION CARRIED (11 to 0)**

**14.4 Royal St. John's Regatta Committee Hall of Fame Banquet**

SJMC-R-2026-03-25/084

**Moved By** Councillor Hickman

**Seconded By** Councillor Hammond

That Council agree to sponsor the 2026 Royal St. John's Regatta Committee Hall of Fame banquet luncheon.

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

**MOTION CARRIED (11 to 0)**

**14.5 Travel Authorization - Cruise Canada New England Symposium – 2026**

SJMC-R-2026-03-25/085

**Moved By** Councillor Cadigan

**Seconded By** Councillor Ryall

That Council approve the travel for Councillor Jill Bruce to attend the Cruise Canada New England Symposium from June 9-11, 2026, in Saguenay, Quebec.

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

**MOTION CARRIED (11 to 0)**

**14.6 Travel Authorization - Federation of Canadian Municipalities & Canadian Capital Cities Organization – 2026 Conferences**

SJMC-R-2026-03-25/086

**Moved By** Deputy Mayor Ellsworth

**Seconded By** Councillor Bruce

That Council approve the travel for Councillor Sandy Hickman to attend the 2026 Annual Conferences of the Federation of Canadian Municipalities

and the Canadian Capital Cities Organization from June 4-10, 2026, in Edmonton, Alberta.

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

**MOTION CARRIED (11 to 0)**

**14.7 Travel Authorization – Mayor Danny Breen – Big City Mayor’s Caucus Meetings (BCMC) and FCM – Edmonton – June 2026**

SJMC-R-2026-03-25/087

**Moved By** Deputy Mayor Ellsworth

**Seconded By** Councillor Hammond

That Council approve the travel costs associated with Mayor Danny Breen attending BCMC and FCM in Edmonton in June of 2026.

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

**MOTION CARRIED (11 to 0)**

**14.8 Cyber Insurance**

SJMC-R-2026-03-25/088

**Moved By** Deputy Mayor Ellsworth

**Seconded By** Councillor Noseworthy

That Council approve \$100,000 (plus HST) to secure adequate cyber insurance coverage.

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

**MOTION CARRIED (11 to 0)**

**15. OTHER BUSINESS**

**16. ACTION ITEMS RAISED BY COUNCIL**

**16.1 Arts Rehearsal Space**

Councillor Hickman asked that consideration be given to the creation of an arts rehearsal space to support local organizations.

**17. ADJOURNMENT**

There being no further business, the meeting adjourned at 4:20 p.m.

---

MAYOR

---

CITY CLERK