

# ST. JOHN'S

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

April 7, 2026, 3:00 p.m.

Present: Mayor Danny Breen  
Deputy Mayor Ron Ellsworth  
Councillor Kate Cadigan  
Councillor Lynn Hammond  
Councillor Sandy Hickman  
Councillor Nikita Ryall  
Councillor Jill Bruce  
Councillor Greg Noseworthy  
Councillor Tom Davis  
Councillor Donnie Earle

Regrets: Councillor Brenda Halley

Staff: Derek Coffey, City Manager  
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services  
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  
Christine Carter, Legislative Assistant  
Brandon Mullins, Communications and PR Officer

### 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 Records and Information Management Month**

**3. APPROVAL OF THE AGENDA**

**3.1 Adoption of Agenda**

SJMC-R-2026-04-07/089

**Moved By** Councillor Bruce

**Seconded By** Councillor Noseworthy

That the Agenda be adopted as presented.

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

**MOTION CARRIED (10 to 0)**

**4. ADOPTION OF THE MINUTES**

**4.1 Adoption of Minutes - March 25, 2026**

SJMC-R-2026-04-07/090

**Moved By** Councillor Earle

**Seconded By** Councillor Cadigan

That the minutes of March 25, 2026, be adopted as presented.

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

**MOTION CARRIED (10 to 0)**

**5. BUSINESS ARISING FROM THE MINUTES**

**5.1 Text Amendment – Section 6.20 Heavy Equipment – REZ2600003**

Councillor Earle declared himself in a conflict of interest as he has a personal relationship with the applicant, He abstained from the discussion and vote.

Councillor Davis reviewed the Decision Note for Council to consider an amendment to Section 6.20 'Heavy Equipment Storage and Vehicle Storage Yard' of the Envision St. John's Development Regulations, reducing the separation requirement. This amendment is related to an

application for 280 Back Line and proposes that the separation distance be reduced from 20 metres to 15 metres.

SJMC-R-2026-04-07/091

**Moved By** Councillor Davis

**Seconded By** Deputy Mayor Ellsworth

That Council consider a text amendment to Section 6.20 “Heavy Equipment Storage and Vehicle Storage Yard” of the Envision St. John’s Development Regulations, reducing the separation requirement.

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

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

Abstain (1): Councillor Earle

**MOTION CARRIED (9 to 0)**

## **6. DEVELOPMENT APPLICATIONS**

### **6.1 Notices Published - 10 Sheffield Place – DEV2600012**

Councillor Noseworthy reviewed the Discretionary Use application for 10 Sheffield Place for a Home Occupation for food preparation.

Councillor Bruce advised that a resident had contacted her with concerns related to the use of food delivery trucks to bring product to the property. Staff confirmed for Councillor Bruce that there will be no deliveries to the property and supplies will be secured by the homeowner, and there will be no increased traffic.

SJMC-R-2026-04-07/092

**Moved By** Councillor Noseworthy

**Seconded By** Councillor Hickman

That Council approve the Discretionary Use application at 10 Sheffield Place to allow a Home Occupation for food preparation.

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

**MOTION CARRIED (10 to 0)**

**6.2 Extension to a Single Detached Dwelling in the Watershed – 86 Paradise Road (Town of Paradise) – INT2600015**

Councillor Hammond asked Staff to clarify for the public about decisions that are brought before Council that are in the watershed.

The Deputy City Manager of Planning, Engineering and Regulatory Services advised that the City is very protective of new development in the watershed, but when there is an existing development, which predates the rules of watershed protection, the City allows for the reasonable enjoyable use of an individual's property, so certain conditions and limits are in place for those existing properties in the watershed.

Councillor Hickman added that there is ambiguity with this and asked whether the City should be purchasing the homes that exist in the watershed to protect it. The Deputy City Manager explained that the City does review parcels of land that come up for sale in the watershed, but the City could not purchase all properties within the watershed area.

SJMC-R-2026-04-07/093

**Moved By** Councillor Noseworthy

**Seconded By** Councillor Bruce

That Council approve a 342m<sup>3</sup> extension to the existing Single Detached Dwelling in the Protected Broad Cove Watershed at 86 Paradise Road, Paradise.

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

**MOTION CARRIED (10 to 0)**

**7. RATIFICATION OF EPOLLS**

**8. COMMITTEE REPORTS**

**8.1 Committee of the Whole Report - March 31, 2026**

**1. Strategic Plan Report 2025 and Action Plan 2026**

Mayor Breen encouraged residents to review the 2025 Strategic Plan Report and the Action Plan for 2026 which can be found on the City's website.

Councillor Davis highlighted several items from the report including the traffic calming and pedestrian safety measures, the results of

the landfill gas to energy feasibility study, and the 'Make the Shift' Program for residents.

SJMC-R-2026-04-07/094

**Moved By** Councillor Cadigan

**Seconded By** Deputy Mayor Ellsworth

That Council approve the 2026 draft action plan and table the report at a regular meeting of Council.

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

**MOTION CARRIED (10 to 0)**

**2. Bulrush Avenue Play Space Proposal**

Councillor Earle reviewed for Council the proposal for the Bulrush Avenue Play Space, noting his appreciation of the work and efforts of many to make this a reality.

SJMC-R-2026-04-07/095

**Moved By** Councillor Earle

**Seconded By** Councillor Noseworthy

That Council consider approval of approximately \$300,000 for the supply and installation of the play space equipment at #21 Bulrush Avenue from resources within the Open Space Reserve.

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

**MOTION CARRIED (10 to 0)**

**3. Commemorative Program Fee Adjustment**

SJMC-R-2026-04-07/096

**Moved By** Councillor Noseworthy

**Seconded By** Councillor Bruce

That Council increase the fees for the Commemorative program as follows:

- Trees increase from \$350 to \$800
- Community benches increase from \$1,600 to \$2,000

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

**MOTION CARRIED (10 to 0)**

**4. 59 Duckworth Street – St. John’s Heritage By-Law – Amendment Requests**

Councillor Davis provided an overview of a request received to amend the St. John’s Heritage By-Law, Schedule D – Heritage Design Standards, to allow a proposed exterior alteration to 59 Duckworth Street. The request is to amend the dormer section of the Standards to allow a vertical extension of the bay window on the rear wall. Extending the bay window up another storey would require the removal of an original hooded dormer window (a small window with a rounded top).

Members of Council held a lengthy discussion on this request at the Committee of Whole meeting last week.

Councillor Hickman inquired as to whether City Staff have been contacted by the proponent after the discussions last week, on whether they will be changing their plans for the project, and if we are aware of the amount of the grant the proponent is receiving from Heritage NL.

The Chief Municipal Planner advised that the proponent has not been in contact, and that he is not aware of the amount of the grant that they are receiving.

Councillor Davis asked if the proponent decides to replace the glass and add a door in that space, but it is too low, would the City give its approval. He also asked if the proponent could consider the addition of a door between the space of the two dormer windows, and whether that would be permitted.

The Chief Municipal Planner responded that the proponent was advised that they could remove the glass from the dormer window and install a door in that space. He noted that he has not addressed this with the City’s Inspection Services, but the project’s Architect felt that a door in the dormer window space, would make it

too low for use. In terms of the option to install a door between the windows, he advised that he is unsure whether there is space for a door in that area.

Mayor Breen expressed his concerns that allowing this change to the regulations may impact other properties and it could see the strength of the current regulations be lessened. There are only 158 properties affected within the City and does not feel that the Heritage By-Law should be changed for this purpose.

Deputy Mayor Ellsworth noted that the Heritage Regulations are in place to protect these properties and the heritage of the City, not individual properties. The Deputy Mayor read from the letter received from Heritage NL *'The Heritage Foundation of Newfoundland and Labrador holds an easement covenant agreement on the property which has been in place since 1996....This legal easement ensures that the property owner may not alter or remove features of the property without the written approval of the Foundation. The dormer windows are an important part of the building's architecture character and are to remain.'*

The Deputy Mayor noted his support for the Staff recommendation to reject the request to amend the St. John's Heritage By-Law.

Councillor Hammond also voiced her support for the recommendation. This will preserve the by-law and keeps with the legal easement on the property by Heritage NL.

SJMC-R-2026-04-07/097

**Moved By** Councillor Davis

**Seconded By** Deputy Mayor Ellsworth

That Council reject the request to amend the St. John's Heritage By-Law, Schedule D – Heritage Design Standards to allow the removal of an original dormer window at 59 Duckworth Street.

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

Against (1): Councillor Hickman

**MOTION CARRIED (9 to 1)**

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

**9.1 Development Permits List March 19 – April 1, 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 25 and April 1, 2026**

SJMC-R-2026-04-07/098

**Moved By** Councillor Bruce

**Seconded By** Deputy Mayor Ellsworth

That the weekly payment vouchers for the weeks ending March 25 and April 1, 2026, in the amount of \$19,187,808.30, be approved as presented.

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

**MOTION CARRIED (10 to 0)**

12. **TENDERS/RFPS**

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

13.1 **Notice of Motion - Rescind DRA 68, 2026**

14. **NEW BUSINESS**

14.1 **35 and 37 Temperance Street - REN2500552 and REN2500553 - Designated Heritage Buildings**

This request is for the approval of external renovations for 35 and 37 Temperance Street.

Members of Council agreed that they are pleased to see the renovations to these historic buildings.

SJMC-R-2026-04-07/099

**Moved By** Councillor Davis

**Seconded By** Councillor Noseworthy

That Council approve the exterior alterations to 35 and 37 Temperance Street, which are designated Heritage Buildings.

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

**MOTION CARRIED (10 to 0)**

**14.2 City Council Summer Meeting Schedule 2026**

Deputy Mayor Ellsworth provided an overview of the proposed summer City Council Meeting schedule for 2026.

SJMC-R-2026-04-07/100

**Moved By** Deputy Mayor Ellsworth

**Seconded By** Councillor Bruce

That Council approve the summer schedule for Regular and Special meetings as proposed, with Committee of the Whole (CotW) meetings not being scheduled except at the call of Council or Senior Executive should such be deemed necessary.

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

**MOTION CARRIED (10 to 0)**

**14.3 746 Blackmarsh Road – MPA2400011 - Adoption**

Councillor Davis reviewed the Decision Note for the adoption of amendments to re-designate the land from the Urban Expansion District to the Residential District.

The land is owned by the provincial government. The Province is considering selling the front of the parcel between Blackmarsh Road and the Team Gushue Highway for an affordable housing development that includes three apartment buildings for a total of 45 units.

Should the application proceed, the land will be subdivided, and only the portion to be developed will be rezoned.

Councillor Noseworthy expressed his support for the development of these apartment buildings, and the great benefit it will bring for those looking for housing. This is an ideal location as it is close to many amenities, including area schools.

SJMC-R-2026-04-07/101

**Moved By** Councillor Davis

**Seconded By** Councillor Noseworthy

That Council adopt the attached resolutions for Envision St. John's Municipal Plan Amendment Number 22, 2026 and Envision St. John's Development Regulations Amendment Number 72, 2026, and appoint Marie Ryan as commissioner for a public hearing on the amendments. The proposed date is Wednesday, May 6, 2026, at 7 p.m. at City Hall.

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

**MOTION CARRIED (10 to 0)**

**14.4 2026 Community Grant - National Indigenous Peoples Day**

Councillor Bruce advised Council that First Light have submitted an application for a Special Events and Festivals grant for 2026 National Indigenous Peoples Day. This large-scale outdoor event brings together over 500 participants and continues to grow each year.

The event creates a welcoming and inclusive space for Indigenous and non-indigenous community members to gather, celebrate, and engage in cultural exchange.

The grant committee have agreed to review the late application and have recommended it be approved in the amount of \$8,000.00.

Members of Council expressed their support and encouraged residents of the City to participate.

SJMC-R-2026-04-07/102

**Moved By** Councillor Bruce

**Seconded By** Councillor Earle

That Council approve the Special Events and Festivals grant for 2026 National Indigenous Peoples Day, organized by First Light.

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

**MOTION CARRIED (10 to 0)**

**14.5 2026 Municipal Open House**

Councillor Bruce advised that the City of St. John's will host a Municipal Open House at various City sites and facilities on Sunday, May 3, 2026, in recognition of Municipal Awareness Week.

Seven City facilities are currently confirmed to participate in this year's event. The Municipal Open House is a free, family-friendly event that is open to all ages.

The event is promoted on the City website and through the City's social media channels.

**15. OTHER BUSINESS**

**16. ACTION ITEMS RAISED BY COUNCIL**

**17. ADJOURNMENT**

There being no further business, the meeting adjourned at 4:05.

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MAYOR

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CITY CLERK