

# DECISION/DIRECTION NOTE

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**Title:** 110 Hebron Way and 15 Verafin Way, REZ2200002

**Date Prepared:** June 15, 2022

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Ian Froude, Planning

**Ward:** Ward 1

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## **Decision/Direction Required:**

To consider a text amendment to the St. John's Development Regulations to allow pedways (pedestrian connections) to cross property boundaries. This is prompted by an application for a pedway at 110 Hebron Way and 15 Verafin Way.

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

The City received an application from 55732 NL Inc. (KMK Capital Inc.) to develop a pedway (enclosed pedestrian connection) between an existing building located at 110 Hebron Way and a new proposed building located at 15 Verafin Way. Both properties are within the Commercial District of the St. John's Municipal Plan, with 15 Verafin Way zoned as Commercial Office (CO) and 110 Hebron Way zoned as Commercial Office (CO) and Commercial Regional (CR). The proposed connection and new building will be located within the CO Zone.

Under the Envision St. John's Development Regulations, developments within the CO Zone must have a two side yards, each equal to 1 metre for every 5 metres of Building Height, to a maximum of 6 metres. This does not permit a development to extend beyond the side yard or cross a property boundary. It is recommended to amend the Development Regulations to allow consideration of pedways - a sheltered pedestrian connection that could cross property boundaries, streets, or rights of way.

The amendment will introduce a "Pedway" definition, as well as conditions associated with the use, such as the minimum height above grade for an overhead pedway. The intent is to include underground, ground-level or overhead pedways (also known as skywalks). Should Council wish to consider the amendment, it will be drafted for Council's consideration following the public notification period.

The subject properties are currently owned by the same owner, however should the amendment proceed and in the event of a sale, access agreements/easements for the pedway will be required. The attached site plan is provided as a reference/concept, however development review of the pedway has not been completed yet. Further information on the nearby floodplain may be required to determine if the proposed location of the pedway is acceptable.

# ST. JOHN'S

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residential and property owners.
3. 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.
4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Any accessibility requirements from the National Building Code of Canada will be required at the building permit stage.
6. Legal or Policy Implications: A text amendment to the Envision St. John's Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Should Council consider the amendment, it will be advertised in accordance with the Development Regulations.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

**Recommendation:**

That Council consider a text amendment to the Envision St. John's Development Regulations to add an allowance for pedway developments to cross property boundaries, and advertise the amendment for public review and comment.

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

**Report Approval Details**

Document Title:	110 Hebron Way and 15 Verafin Way, REZ2200002.docx
Attachments:	- 110 Hebron Way - Attachments.pdf
Final Approval Date:	Jun 22, 2022

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

**Ken O'Brien - Jun 22, 2022 - 10:01 AM**

**Jason Sinyard - Jun 22, 2022 - 11:13 AM**