

DECISION/DIRECTION NOTE

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

Date Prepared: August 24, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 1

Decision/Direction Required:

That Council adopt Envision St. John's Development Regulations Amendment 15, 2022, that will add "Pedway" to various zones.

Discussion – Background and Current Status:

The City received an application from 55732 NL Inc. (KMK Capital Inc.) to develop a pedway, an enclosed pedestrian way, between an existing building located at 110 Hebron Way and a proposed new building at 15 Verafin Way. Both properties are within the Commercial District of the Envision 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 two side yards, each equal to 1 metre of yard 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 attached amendment introduces 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, at-grade (ground level) or elevated pedways (also called skywalks). The amendment proposes to add Pedway as a Discretionary Use to the Residential Mixed (RM) Zone, all Apartment Zones, all Commercial and Industrial Zones, and all Institutional Zones.

With respect to the subject property, the attached amendment lists Pedway as a Discretionary Use in the CO Zone. Therefore, it is further recommended to approve the Discretionary Use of a Pedway at 110 Hebron Way and 15 Verafin Way at this time. The subject properties are owned by the same owner. Should the amendment proceed and one or both properties are sold in future to other parties, the City will require access agreements/easements for the pedway. The attached site plan is provided as a reference or concept; City staff have not yet completed their development review of the proposed pedway.

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Should Council adopt the attached amendment, the documents will be forwarded to the NL Department of Municipal and Provincial Affairs for registration.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Residents and businesses in St. John's; neighbouring 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: An amendment to the Envision St. John's Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
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 adopt Envision St. John's Development Regulations Number 15, 2022, to add a new Pedway definition, add conditions to Section 6 Specific Developments, and add Pedway as a Discretionary Use in these zones: Residential Mixed (RM); all Apartment Zones; all Commercial Zones; all Industrial Zones; and all Institutional Zones.

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Further, that Council approve the Discretionary Use of an at-grade Pedway between buildings located at 110 Hebron Way and 15 Verafin Way.

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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, Adoption, REZ2200002.docx
Attachments:	- 110 Hebron Way - Adoption Attachments.pdf
Final Approval Date:	Aug 30, 2022

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

Ken O'Brien - Aug 30, 2022 - 12:44 PM

Jason Sinyard - Aug 30, 2022 - 2:06 PM