



CITY OF
ST. CATHARINES

Corporate Report

Report from Planning and Development Services, Director

Date of Report: June 24, 2013

Date of Meeting: July 8, 2013

Report Number: PDS-189-2013

File: 35.60.12

Subject: Status – Former General Hospital and Hotel Dieu Sites

Recommendation

That Council receive for information purposes the report from the Planning and Development Services Department dated June 24, 2013. FORTHWITH

Background

On April 22, 2013, Council approved a motion from Councillor Burch “to report on both the previous hospital sites with respect to ownership status, zoning, environmental status, remediation costs, and timelines for redevelopment by the first meeting in July, 2013 and include a summary of the results of the public consultation by the citizens advisory group for the Queenston Street neighbourhood and hospital site and the City’s planning strategy around promoting the most desirable and appropriate development to compliment the area as a future wine route and downtown gateway.”

Report

In response to Council's direction, staff offers the following comments.

General Hospital Site

Ownership: 2374588 Ont. Inc. an affiliated Company of the Butera Group Inc.

Garden City Plan: The property is designated Medium Density Residential with a density range of 25-99 units per hectare, with limited commercial uses permitted along the frontage of Queenston Street.

Zoning: By-Law 2010-217 zones the property Mixed Density Residential (R5-1) and (R5-2) permitting a variety of residential development including townhouses, planned unit development (residential development on a private road excluding singles, semis, and duplexes) , apartments, retirement dwellings, as well as long care facilities and medical clinics.

The new draft comprehensive By-Law (in progress) zones the property Medium Density Residential (R3-82-H1) permitting all types of residential development and long term

care facilities, as well as retail stores, service commercial uses, and offices on the ground floor with residential uses in upper storeys for buildings directly fronting on Queenston Street.

Environmental Status/Remediation Costs: Environmental remediation, if required will be completed by qualified environmental professionals in accordance with all applicable p\Provincial guidelines, as a condition of development approval.

Timelines: The intent is to develop a multi-residential complex largely in accordance with the planning approvals approved by Council in 2010, but design concepts have not been finalized. Timelines have not been set. However, we understand that the owners are looking to proceed as expediently as possible. Future development will be subject to site plan approval.

Since 2004, the Niagara Health System (NHS) in conjunction with City staff held 18 community meetings and two public consultation meetings to develop redevelopment scenarios, culminating in official plan and zoning amendments approved by Council, to set the stage for a mixed use development. Staff currently understands the owner is proceeding with future development largely in accordance with previous planning approvals. Appendix 1 provides a potential development scenario discussed as part of the planning approvals granted by Council in 2010.

Hotel Dieu Site

Ownership: Mountainview Homes

Garden City Plan: The property is designated Medium High Density Residential permitting multiple attached dwellings (townhouses) and apartments at a density range of 60-198 units per hectare.

Zoning: By-Law 89-395 zones the property Residential "C" (RC) permitting all types of residential uses, as well as hotels, hospitals, and social clubs.

The new draft comprehensive zoning by-Law (in progress) zones the property High Density Residential (R4-58) permitting multiple units and apartments, long term care facilities, as well as offices, retail stores, and service commercial uses in conjunction with residential uses.

Environmental Status/Remedial Costs: In discussions with the owner, staff understand environmental remediation is required. However, the extent and costs associated with remediation are not yet finalized.

Timelines: Staff have had preliminary discussions with the owner related to future development scenarios. No planning applications have been submitted.

Conclusion

Both former hospital sites are in varying stages of design for alternative uses. If there are any substantial changes from the approved planning policies and zoning, Council approval will be required.

Submitted by:

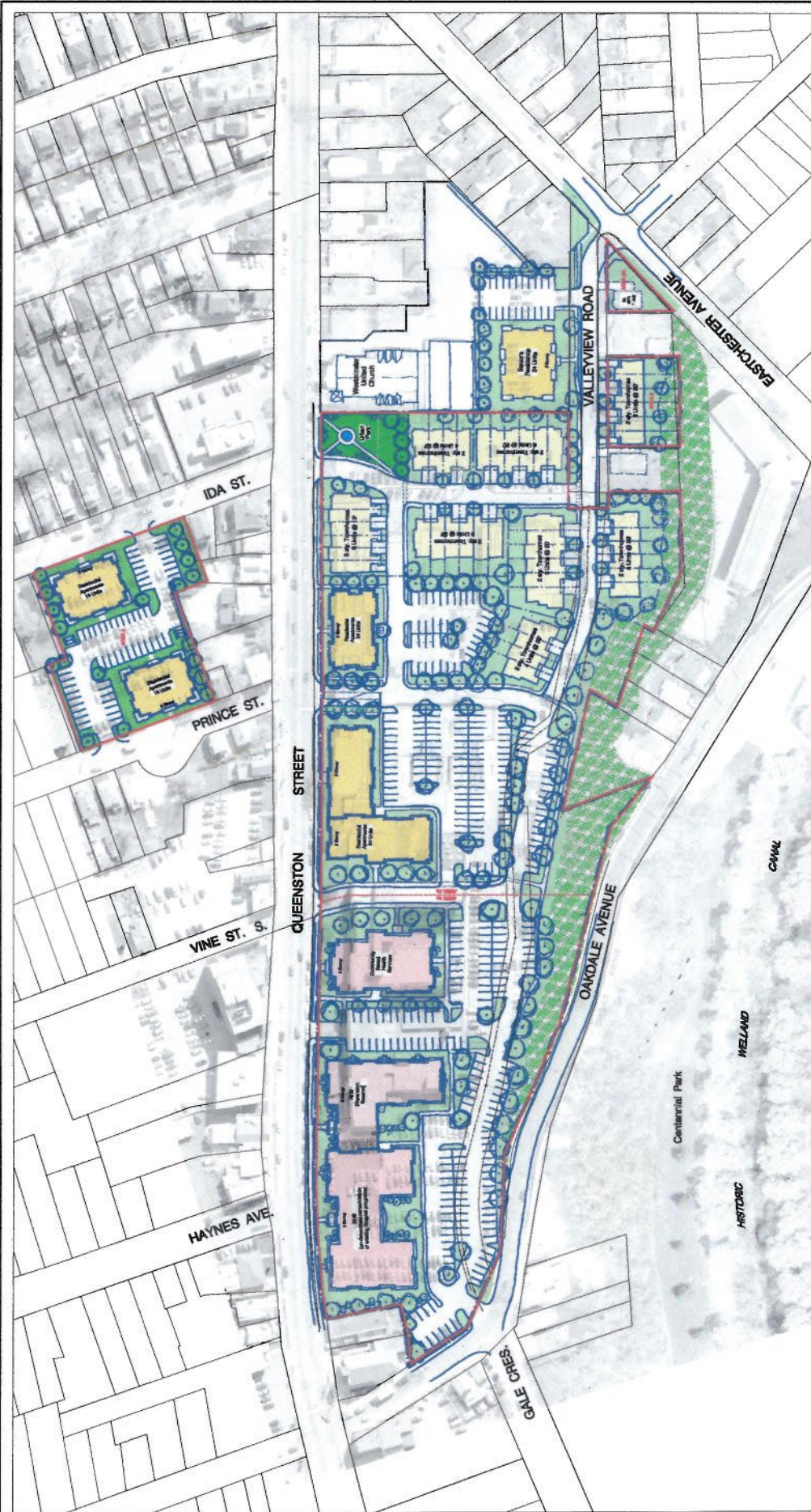
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Approved by:

James N. Riddell, MPI, MCIP, RPP
Director of Planning and Development Services



**NIAGARA HEALTH SYSTEM in cooperation with
QUEENSTON COMMUNITY ADVISORY COMMITTEE**

Conceptual Development Plan

SK9a

LOTS 3473 TO 3487 ALL INCLUSIVE, 3480, 3481, 3483
TO 3504 ALL INCLUSIVE
PART OF LOTS 3488, 3482, 3508 TO 3510 ALL
INCLUSIVE
PART OF VINE STREET
LOTS 4180 TO 4184 ALL INCLUSIVE, 4184 TO 4188 ALL
INCLUSIVE
PART OF LOT 4187
CORPORATION PLAN No. 2
CITY OF ST. CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA

JULY 2009

BLS Planning
Associates

General Statistics

Residential Apartments	144 units	220 spc
Residential Care	180 units	2 spc
Single Detached (Existing)	1 unit	2 spc
Community Based Health Services	16000 sq. ft.	71 spc
NHS (in common ownership of existing hospital programs)	90000 sq. ft.	84 spc
Other Community		
Senior's Residences	24 units	22 spc
Total	213 units	487 spc

NOTE: APPROXIMATE POLY AND JONAS DATA ON APRIL 18, 19, & 21. PLEASE REFER TO PLANNING JUSTIFICATION REPORT PREPARED BY BLS PLANNING ASSOCIATES, DATED SEPTEMBER 15, 2008.

• Approximate data
** Approximate data