



**The Corporation of the City of St. Catharines
CITY COUNCIL AGENDA
Nineteenth Meeting, Regular, Monday, August 26, 2013
Council Chambers, City Hall, 6:30 p.m.**

His Worship Mayor Brian McMullan takes the Chair and opens the meeting

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- 1. Invocation**
- 2. Opening Remarks, Mayor McMullan**
- 3. Presentations**
- 4. Adoption of the Agendas**
- 5. Declarations of Interest**
- 6. Public Meetings Pursuant to Planning Act (Commencing at 7:30 p.m.)**
- 7. Adoption of the Minutes (Council and General Committee)**
 - a) [Eighteenth Meeting of Council, August 12, 2013](#)
 - b) [Eighteenth Meeting of General Committee, August 12, 2013](#)
 - c) [St. Catharines Hydro Inc., Special Shareholders Meeting, August 12, 2013](#)
- 8. Delegations**
 - a) Terence Fowler; Re: Concerns Regarding Buskerfest
 - b) Cynthia Domjancic; Re: Third Avenue Interchange (see Council Agenda, August 26, 2013, Item 10a)
 - c) Toni Walker; Re: Third Avenue Interchange (see Council Agenda, August 26, 2013, Item 10a)
 - d) Barb Calcott; Re: Third Avenue Interchange (see Council Agenda, August 26, 2013, Item 10a)
 - e) Tony DiFruscio, NovaCore Communities; Re: Community Improvement Plan Renewal (see General Committee Agenda, August 26, 2013, Item 3.2)

9. Call for Notices of Motion

10. Motions

a) Highway 406 and Third Avenue Interchange

Motion Presented by Councillor Elliott:

"WHEREAS the Regional Municipality of Niagara is working with the Ministry of Transportation to develop a new interchange for Hwy. 406 within the City of St. Catharines; and

WHEREAS an interchange is recommended on Hwy. 406 following the opening of the new St. Catharines health care complex as a measure to enhance safety and reduce traffic congestion; and

WHEREAS public input is being encouraged prior to the filing of the Environmental Study Report; and

WHEREAS ongoing public consultation has raised concerns that efforts to reduce traffic volume and enhance safety on Hwy. 406 may lead to increased traffic in the Martindale community; and

WHEREAS community concerns include the potential to create hazards by redirecting traffic into a residential area where Mother Theresa School and Grapeview Elementary School are located.

THEREFORE BE IT RESOLVED that St. Catharines City Council support a new interchange on Third Avenue and Hwy. 406 which prohibits right-hand commercial and vehicular turns and it be designed in an appropriate fashion to prevent right-hand turns into the Martindale community.

BE IT FURTHER RESOLVED that St. Catharines City Council request this motion be circulated to the Regional Municipality of Niagara and Regional Councillors."

11. Resolve into General Committee

12. Motion Arising from In-Camera Session

13. Motion to Ratify Forthwith Recommendations

14. By-laws

a) Reading of the By-laws

15. Agencies, Boards, Committee Reports

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15. Agencies, Boards, Committee Reports

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- a) Committee Minutes to receive: Development Process Review Committee and Green Committee

16. Adjournment

By-laws to be considered on August 26, 2013

- (a) A By-law to amend By-law No. 62-86 entitled “A By-law to establish Zoning Area No. 7 and to regulate the use of land and the character, location and use of buildings and structures therein”. (Three readings – with respect to lifting Holding designation for 226 Merritt Street. To be considered by General Committee, August 26, 2013, FORTHWITH.)
- (b) A By-law to authorize an Agreement with Organization Consulting Limited. (Three readings – with respect to recruitment of the Chief Administrative Officer. General Committee, August 12, 2013, Item No. 4.21.)
- (c) A By-law to amend By-law No. 2002-81 entitled “A By-law to appoint certain employees of the Canadian Corps of Commissionaires (Hamilton) as municipal law enforcement officers”. (Three readings – with respect to change in personnel. Delegation By-law No. 2004-277, as amended.)
- (d) A By-law to authorize a contract with Nexterra Substructures Incorporation. (Three readings – with respect to Municipal Services Improvements – Harcove / Thompson / Youngblut, Project No. P11-003. Delegation By-law No. 2004-277, as amended.)
- (e) A By-law to authorize a contract with Peters Excavating Inc. (Three readings – with respect to 2013 Concrete Base Repair Program, Project P13-082. Delegation By-law No. 2004-277, as amended.)
- (f) A By-law to amend By-law No. 2013-11 entitled “A By-law to establish job classifications and salary ranges for certain civic employees.” (Three readings – with respect to changes to staffing complement. Council, June 10, 2013, Item No. 12.)
- (g) A By-law to confirm the proceedings and decisions of the Council of The Corporation of the City of St. Catharines at its Meeting held on August 26, 2013. (Three readings – with respect to ratification and adoption of City Council Minutes of August 12, 2013, and General Committee Minutes of August 12, 2013 and Special Shareholder’s Minutes held on the 12th day of August, 2013, be and the same are hereby adopted.)



Corporation of the City of St. Catharines
DEVELOPMENT PROCESS REVIEW COMMITTEE MEETING

Friday July 5, 2013
8:30am to 10:00am

St. Catharines City Hall, 50 Church Street: CR # 1 , Third Floor

MEETING NOTES

Present: Mayor McMullan

Staff: Jim Riddell, Sandy Burrows, Brian Thiessen (PDS),
Nicole Auty (Legal), Ron Tripp (TES)
Glenn Barr, Terri Johns, Ken Gonyou, Tim Kenny, David Cooperman, Daniel Roberge,
John Ravenda

Regrets: Councillor Bill Phillips

Shelley Chemnitz (FMS), Judy Pihach (PDS), Marco Marino (EDCS)
Rob Baiocco, Tony Difruscio, Emilio Raimondo, Ian Kowalchuk, Emilio Raimondo, Kathy
Lerette

Guest staff: Britney Williamson (PDS)

Welcome and introductions ~ Mayor McMullan

Review of May 10 meeting notes

- Motion by Tim Kenny to accept
- All in Favour
- Carried

1. Draft Site Plan Manual ~ Sandy Burrows

- Jim Riddell acknowledges Emilio Raimondo's email, and his suggestion to include the Niagara Society of Architects in consultation of the Site Plan Manual
- See appendix (comments from Glenn Barr)
- Glenn suggests there is too much focus on details required too early in the process i.e. attain site plan agreement then get eng, bldg, design, financing in order
- Ron Tripp warns that by not requiring that degree of detail up front, developers may not anticipate the cost of the development accurately and risk not completing project
- Staff says that pre-consultation process bridges and facilitates the expectations and future requirements giving developers the confidence to proceed
- Staff try to provide as much info as possible up front and collaborate with developers to make informed decisions
- Terri Johns proposes that Glenn is describing a Draft Conditional Approval process similar to a draft plan of subdivision (Hamilton has this approach)
- Jim Riddell cautioned that this process is misleading. It appears that the approval process has been shortened but in reality they still cannot proceed with construction until all of the conditions have been satisfied (or cleared).
- The City of St. Catharines has proposed a slightly different approach where the site plan approval process is broken into phases. This was outlined in a report to Council in Dec 2012. The intent is to facilitate earlier commencement of construction. The phase site plan approval is intended to allow staged construction to take place where warranted.

This has been accomplished on a few development sites already including the City's own Spectator Facility Site and the condo development at Wellington. This process is being added to the manual for review by the working group.

Action items:

- Site Plan Manual will be launched with staff commitment to review with a working group now as well as annually, and to revise as necessary
- Staff to work towards Phased in Site Plan Agreement process
- Working Group established: Terri Johns, Glenn Barr, John Ravenda
Staff: Jim Riddell and Sandy Burrows, possibly other planning staff
- Working group to report back to Committee in October

2. Draft Engineering Technical Standards Manual ~ Sandy Burrows

- Glenn Barr proposes deferral
- Staff points out that we currently need this manual as a reference document and that it doesn't preclude any creativity for developers
- Must recognize that there is a spectrum of experience and creativity in developers, planners, architects that access this manual
- The manual is a composition of all the policies, existing infrastructure and current legislation that must be respected and adhered to

Action items:

- Engineering Technical Standards Manual will be launched with commitment to review with working group in the fall and to review annually and revise as necessary in the future
- Staff to preface the document with a statement along the lines of "these are guidelines and solutions are flexible and can be site specific", and that "creative solutions are invited"
- When comments come back from each city department (i.e. fire, rcs, pds), staff will work with the applicant to co-ordinate an appropriate resolution
- Working Group established: Glenn Barr
City staff Staff: Sandy Burrows and Christine Adams
Invite the Region (to incorporate their stds)
- Working group to establish an agenda of specific items to review
- Working Group to report back to Committee in October

3. City Standard Drawings

- No discussion

*Other business***4. Registration of title**

- Jim Riddell and Nicole Auty explain that other municipalities who do not register the agreement on title (have a different process such as Hamilton) tend to require a much larger sum of money up front as securities.
- In these cases the higher securities are intended to give the city more leverage to guarantee that the developer fulfills the conditions
- Legal had 10-15 years to enforce those conditions

- When an agreement is registered on title, the requirements of the agreement transfers with the property to subsequent owners, not with the initial applicant. If the City takes a letter of undertaking, as in the case of Hamilton, the agreement is only with that individual and cannot be transferred with the property if the property is sold.
- Further discussion in October

Next meeting: October

Registration of agreements on title

FMS Analysis of bulk water meters



GREEN COMMITTEE MEETING

Wednesday, July 10 2013

5:05 to 6:21PM

St. Catharines City Hall, 50 Church Street: Committee Room 1

Meeting Minutes

Present: Tony Di Paola, David Haywood, Mark Jemison, Lou Marcantonio, James McWilliam, Jesse Matthews, John Sheehan

Staff: Kristen Sullivan, Rick Tapp

Regrets: Matt Holley, Dan Dillon, Councillor Harris, Councillor Stevens

The meeting was called to order at 5:05 pm with 7 members in attendance

Review of minutes from June 2013

- Motion to approve Minutes – D. Haywood
 - Seconded – L. Marcantonio
 - Carried

Current Project Update

1. North Pearson Park Arboretum

- Committee members visited site on July 9, planting location selected

2. Geneva/406 Naturalization

- J. McWilliam and K. Sullivan met with contractor July 10, some trees haven't been planted and some are unhealthy.
- Contractor to continue and replace trees next Spring

3. Tree Give-Away Contest Planting

- Winners have been contacted, planting to occur in the Fall

4. 70 Duncan Drive Tree Planting

- November 2012 \$4,000 was allocated for the project but the funds were not carried over, funds will be used from the carry over project which were cancelled (Train Station)
- **Action:** J. Sheehan to provide K. Sullivan with possible tree list
- **Action:** K. Sullivan to speak with contractor and provide map for planting locations

5. Johansson's Bar

- D. Haywood met with the Public Art Advisory Committee (PAAC) who still have concerns about moving the monument, PAAC will conduct research about the bar

- D. Haywood met with Councillor Stevens and Councillor Burch to work on Legacy Funding Application
- **Action:** J. McWilliam to meet with City staff to complete more site reconnaissance
- **Action:** D. Haywood to email updated budget
- **Action:** Councillor Stevens to meet with potential partners

6. Friends of Laura Secord Trail

- L. Marcantonio provided variety of options for signage opportunities
- Remove from list

7. Entrance to the City Greening – Merritt/Ormond

- Project growing well, remove from list
- **Action:** L. Marcantonio to order signage

8. NPCA – Canopy for Kids

- No movement, completed project until 2014

9. Flowerpot Program

- Pots have been delivered, still some available for sale

2013 Project Proposals

10. Climate Action Niagara

- M. Holley contacted CAN regarding funding for Fruit Tree Trail project in 2013 and future years

11. Flat Iron Garden – Welland/Welland Vale

- No movement

12. Glendale Avenue Gateway – Glendale/Welland Canals Parkway

- Name changed to Fallen Workers Memorial, Green Committee to stay in contact with organizing groups

13.88 Queenston

- L. Marcantonio provided updated site plan
- Defer vote until August 2013 meeting

14. Revitalization of Past Committee Projects

- No movement

15. Water Protection

- No movement

16. Landmark Building – 43 Church St

- Project currently underway
- **Action:** L. Marcantonio to order sign

17. Casa Leone

- L. Marcantonio spoke with business owners, concerned about maintenance issues

18. Lake Street Reconstruction

- J. McWilliam identified tree planting locations
- **Action:** J. McWilliam to speak with D. Dillon regarding tree planting

Items for Future Consideration

19. Merritt Trail (from Geneva to Glendale)

- No movement

20. Port Dalhousie East/West Beautification

- No movement

21. Gateway Project – St. Paul & Louth

- No movement

22. Hydro One Corridor

- Potential to reconfigure plan to be more small scale
- **Action:** L. Marcantonio and J. McWilliam to look at project

23. Oakhill Park

- No movement

24. Mansion House

- Remove from list

25. Memorial Cenotaph Rejuvenation

- No movement

26. 62 St. Paul St. W.

- No movement

Budget Update

- 2014 budget request: do not break down budget beyond \$38,000

Other Business

27. Boulevard Greening Application

- Looking for feedback to update the forms

28. Trillium Awards

- Application deadline at the end of July

29. Niagara Sustainability Initiative

- Crowdsourcing mapping project, could include Green Committee projects and events

Adjournment: 6:20 pm

Next meeting: Wednesday, August 14, 2013
5:00pm
Committee Room