



**The Corporation of the City of St. Catharines  
CITY COUNCIL AGENDA  
Twenty-First Meeting, Regular, Monday, September 23, 2013  
Council Chambers, City Hall, 6:30 p.m.**

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

- 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.)**

- a) Applications to Amend Garden City Plan and Zoning Area By-law 64-270 (Zone 4) to Permit Three Storey Apartment Building at 11 and 13 Permilla Street; Owner: Liliano and Nella Perossa; Agent: 2M Architects Inc. File: 60.30.316, 60.35.997 (See General Committee Minutes, September 9, 2013, Item 4.11.) (COPY ATTACHED)

- 7. Adoption of the Minutes (Council and General Committee)**

- a) [Twentieth Meeting of Council, September 9, 2013](#)
- b) [Twentieth Meeting of General Committee, September 9, 2013](#)

- 8. Delegations**

- a) Katreena Scott; Re: Designation of 84 Henry Street (Alexandra School) under the Ontario Heritage Act (See General Committee Agenda, September 23, 2013, Item 3.2)
- b) **PUBLIC MEETING - Pursuant to the Notice By-law**  
Proposed Amendment to Exotic Animal By-law 95-212, as amended. (See General Committee Agenda September 23, 2013, Item 3.4 and 3.5)

**8. Delegations**

c) **PUBLIC MEETING - Pursuant to the Notice By-law**

Removal and Restriction of the Common Law Right of Passage by the Public over that Portion of George Street between Dufferin Street and Pleasant Avenue in the City of St. Catharines (See General Agenda, September 23, 2013, Item Number 3.3)

**9. Call for Notices of Motion**

**10. Motions**

**11. Resolve into General Committee**

**12. Motion Arising from In-Camera Session**

**13. Motion to Ratify Forthwith Recommendations**

**14. By-laws**

25-26

- a) Reading of the By-laws

**15. Agencies, Boards, Committee Reports**

27-39

- a) Advisory Committee Minutes to Receive: Public Art Advisory Committee, Arena Partners Committee, and Spectator Facility Fundraising Advisory Committee (Notes)

**16. Adjournment**

## Corporate Report

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**Report from** Planning and Development Services, Planning Services

**Date of Report:** August 19, 2013

**Date of Meeting:** September 9, 2013

**Report Number:** PDS-272-2013

**File:** 60.30.316, 60.35.997

**Subject:** Applications to Amend Garden City Plan and Zoning Area By-law 64-270 (Zone 4) to Permit Three Storey Apartment Building at 11 and 13 Permilla Street; Owner: Liliano and Nella Perossa; Agent: 2M Architects Inc.

### Recommendation

That Council refer the report from Planning and Development Services, Planning Services, dated August 19, 2013, regarding applications to amend the Garden City Plan and Zoning Area By-law 64-270 (Zone 4) for lands known municipally as 11 and 13 Permilla Street and the rear portion of 38 St. Paul Street West, to City Council for consideration after the public meeting scheduled for September 23, 2013. FORTHWITH

### Staff Recommendation

1. That Council approve an amendment to the Garden City Plan (the Official Plan) for the subject lands known municipally as 11 and 13 Permilla Street and the rear portion of 38 St. Paul Street West (Appendix 1) as follows:
  - a. That Schedule D1 (General Land Use Plan) and Schedule E6 (West Planning District) be amended by changing the designation as follows:
    - i) From High Density Residential to Medium Density Residential (11 Permilla Street)
    - ii) From Low Density Residential to Medium Density Residential (13 Permilla Street)
    - iii) From Mixed Use to Medium Density Residential (rear portion of 38 St. Paul Street West)
2. That By-law No. 64-270 (Zone 4), as amended, be further amended by rezoning the subject lands known municipally as 11 and 13 Permilla Street and the rear portion of 38 St. Paul Street West (Appendix 1) as follows:
  - a. From General Commercial (C2) to Residential Third Density (R3) (11 Permilla Street)
  - b. From Residential Second Density (R2B) to Residential Third Density (R3) (13 Permilla Street)
  - c. From Residential Second Density (R2B) to Residential Third Density (R3) (rear portion of 38 St. Paul Street West) to permit a three storey, twelve unit apartment building
  - d. That an apartment building on this site be subject to the following provisions:

- i) Maximum Density 76 units per hectare
- ii) Minimum Density 25 units per hectare
- iii) Minimum Front Yard Setback 14 m (46') from centreline
- iv) Minimum East Side Yard Setback 1.9 m (6' 4")
- v) Maximum Height 11 m (35')
- vi) Maximum driveway aisle width 4.5 m (14.8')
- vii) That all waste be stored internally within the building; and

That staff be directed to make the necessary Notice of Decision required by the Planning Act, R.S.O, 1990, c.P.13, as amended; and

That the City Solicitor be directed to prepare the necessary By-laws to give effect to Council's decision; and

That upon expiration of the appeal period, staff be directed to forward an application to the Ontario Municipal Board for approval of the proposed zoning by-law, if any appeals are received; and

Further, that the City Clerk be directed to make the necessary notifications. FORTHWITH

## **Summary**

The applications to amend the Garden City Plan (the Official Plan) and Zoning By-law are requested to permit a three storey, twelve unit apartment building. An Official Plan Amendment is required to change the designation of the lands (Appendix 1) from High Density Residential, Low Density Residential and Mixed Use to Medium Density Residential. This land use designation will provide a more suitable transition between the High Density Residential area to the east and the Low Density Residential area to the west. The applicant is proposing to acquire the rear portion of 38 St. Paul Street West to provide additional parking and amenity area for the apartment building. A Zoning By-law Amendment is required to rezone the lands from General Commercial and Residential Second Density to Residential Third Density. Concept plans are illustrated in Appendix 2.

## **Report**

### **Proposal**

The applicant is proposing to construct a three storey, twelve unit apartment building on the lands illustrated in Appendix 1. The apartment building is proposed to be located close to Permilla Street in line with adjacent dwellings. A drive aisle along the west side of the property will provide access to the rear parking area. Concept plans for the proposed development, including a site plan and elevation drawings, are included in Appendix 2 to this report.

### **Site Analysis**

#### **a. Location:**

The subject lands are located on the south side of Permilla Street, west of Henrietta Street. (Appendix 1)

**b. Existing Land Use:**

- i) **Site:** The subject lands are comprised of three properties which will be joined together. Two of the parcels are contiguous along the south side of Permilla Street (11 and 13 Permilla Street). The third property (38 St. Paul Street West) is situated to the rear and is proposed to be severed and added to the lands at 11 and 13 Permilla Street to accommodate the proposed development. The consent application, which is required to sever the property, will be made once Council makes a decision on the Official Plan and Zoning By-law Amendment applications. All three lots are vacant (see Appendix 5). Combined, the properties have an area of 1,576.4 m<sup>2</sup> (16,968.2 ft<sup>2</sup>), with 30.84 m (101.18 ft) of frontage on Permilla Street and an irregular depth ranging from 45.7 m (150 ft) on the east side and 51.5 m (168.8 ft) on the west side.
- ii) **Neighbourhood Land Uses:**
  - North: Wakinshaw Park
  - South: Mix of commercial and residential (single and semi-detached) dwellings
  - East: Commercial uses and one legal non-conforming dwelling
  - West: Single detached dwellings and a two storey apartment building

**c. Garden City Plan**

The subject lands are designated as follows by the Garden City Plan (GCP) (Schedule E6- West Planning District) (Appendix 3):

- i) High Density Residential (11 Permilla Street), which permits multiple attached, triplex and apartment dwellings at a density range of 85 units per hectare or greater
- ii) Low Density Residential (13 Permilla Street), which permits detached, semi-detached, duplex, and ground oriented multiple attached dwellings including triplexes at a density range of 20 to 32 units per hectare
- iii) Mixed Use (rear portion of 38 St. Paul Street West, which permits a broad array and mix of medium and higher density housing, work live accommodation, commercial, local office, institutional, indoor recreation and cultural uses intended to serve the immediate neighbourhood and community population

The proposal constitutes a density of 76 units per hectare, which is not permitted by either the Low or High Density Residential designation. Further, the proposed apartment building is not permitted within the Low Density Residential designation (13 Permilla Street). Therefore, an Official Plan Amendment is required. Land use policies are addressed further in the Planning Considerations section of this report.

**d. Existing Zoning**

The subject lands are zoned as follows by By-law 64-270 (Zone 4) (Appendix 4):

- i) General Commercial (C2) (11 Permilla Street), which permits a broad range of commercial uses
- ii) Residential Second Density (R2B) (13 Permilla Street), which permits detached, semi-detached, duplex dwellings, churches and private schools
- iii) Residential Second Density (R2B) (rear portion of 38 St. Paul Street West), which permits detached, semi-detached, duplex dwellings, churches and private schools

The existing zoning does not permit the proposed apartment building, and an amendment to the by-law is required in this regard. The applicant has requested that the property be rezoned to Residential Third Density (R3), which permits apartment buildings. The requested amendment and specific zoning requirements are further addressed in the Planning Considerations section of this report.

### **Circulation Comments**

The applications were circulated to all appropriate City departments and agencies for their comments and/or requirements. No objections were received; however, the following detailed comments were offered:

- Regional Development Services
  - The lands are within a 500 metre radius of a former landfill area to the northwest (Henrietta Street landfill- closed in 1940). The Ministry of Environment (MOE) Guideline D4 (Land Use On or Near Landfills and Dumps) recommends that the presence and impact of any adverse effects or risks to health and safety be evaluated for land use proposals within 500 metres of the perimeter of a fill area and that necessary remedial measures be undertaken. In the past there have not been any issues associated with the former landfill. Methane or landfill odour is not evident. In addition, groundwater flow is east towards Twelve Mile Creek away from the subject lands, and MOE water quality sampling locations along Twelve Mile Creek (upstream and downstream) have not identified the landfill as a source of leachate contamination. It is the City's practice not to require additional landfill related impact studies where there is existing historical intervening development and there is no known landfill related impacts to the existing development or the environment. Regional staff concurs with the City's approach and concludes that further impact studies are not necessary prior to the development of the subject lands.
  - The subject lands are situated approximately 300 metres from Highway 406 to the northeast. Noise generated from highway traffic may, therefore, be audible. The proposed building does not include common or individual outdoor living areas that could be affected by highway noise. To ensure that indoor sound levels meet the MOE's noise criteria, it is recommended that the building design include appropriate construction measures (i.e. double glazed windows/patio doors, exterior walls consisting of brick veneer or acoustically equivalent materials, provision for installation of central air conditioning to allow windows to remain closed if required.)

Although a noise study will not be required, specific building design considerations for noise attenuation will be addressed as part of the site plan agreement process.

- The Official Plan Amendment is exempt from Regional Council approval in accordance with the Memorandum of Understanding.
- Ministry of Transportation (MTO)
  - The site is within the MTO permit control area and will require MTO land use permit as part of the site plan agreement process.
- Bell Canada
  - An easement may be required to service the subject property, depending on a review of the more detailed plans submitted with the site plan agreement application. Bell Canada will be circulated as part of the site plan agreement process for more detailed review.
- Recreation and Community Services
  - While the proposed side yard setback of 1.9 m to 3.56 m does not accommodate typical buffering requirements, the setback is sufficient to accommodate buffering at a human scale (e.g. tall grasses, shrubs). Payment of 5% of the appraised value of the lands in lieu of dedication of parkland land will be required as part of the site plan agreement process.

### **Open House**

A public open house was hosted by staff on July 17, 2013. The purpose of the open house was to present the applicant's proposal and allow for an opportunity for questions to be asked and comments to be received by City staff before formulating a recommendation to Council.

Seventeen residents, three of the owners, the builder and the agent attended the open house. Several concerns were expressed, including:

- The building will not fit with the character of the neighbourhood
- A three storey building is too high
- There will be overflow parking into the neighbourhood
- The development will increase traffic along Permilla Street
- The development will cause drainage problems for neighbouring properties
- The development will decrease property values in the area
- The front and east side yard setbacks should be larger
- There could be soil contamination
- Excavation will cause damage to neighbouring properties

In addition to the open house, four letters of comments and one petition were received. Additional concerns expressed in these letters include:

- Effect on privacy, light and enjoyment of property
- Light and noise from the parking lot and balconies
- Lack of green space
- Retention of the boulevard tree and trees on the subject lands
- Smell of outdoor garbage storage

- The building will block views down the street
- The proposed building is too large for the site
- The development is inconsistent with the low density character of the neighbourhood
- A retirement home would be a better use for the property

These concerns are addressed in the Planning Considerations section of this report.

## **Planning Considerations**

### **Provincial Policies**

The subject lands are within a settlement area under the 2005 Provincial Policy Statement (PPS) and the built-up area as identified in the Places to Grow Plan for the Greater Golden Horseshoe (Growth Plan). Both the PPS and the Growth Plan contain policies that direct growth to settlement areas where appropriate levels of services and infrastructure exist and encourage the development of complete communities with a diverse mix of land uses, a diverse mix and range of housing types and densities, including affordable housing and housing for special needs (i.e. housing for the elderly) and easy access to local stores and services. Growth management policies also direct a significant portion of new growth to the built-up areas through intensification. The Provincial Growth Plan establishes a minimum 40 percent of all residential development occurring annually within the municipality is to be within the Built Boundary by 2015 and for each year thereafter. Land use patterns shall be based on densities and a mix of land uses that efficiently use land, resources, infrastructure, and public service facilities which are planned or available. The proposal is in conformity with Provincial policies.

### **Regional Policy Plan**

The property is within the City's Urban Area Boundary, as defined by the Regional Policy Plan (RPP). A full range of residential, commercial and industrial uses are permitted generally within the Urban Area. Similar to Provincial policies, the RPP promotes development of higher densities than in the past, and promotes the usage of lands suitable for infilling, intensification and redevelopment to promote more compact urban forms of development. The Sustainable Community Policies require 95% of all residential intensification in St. Catharines to be located in the built up area. Regional staff has confirmed that the proposal complies with Regional policies.

### **Garden City Plan (GCP)**

#### *Amendment to Permit Medium Density Residential*

Every application to amend the GCP is evaluated on the basis of the following general policies (Part F, Section 16.1 (i) to (viii)) and any other sections of the Plan that are applicable:



<b>GCP Policy</b>	<b>Planning Comment</b>
i) The degree of conformity of the proposed amendment to the general intent, purpose and philosophy of this Plan, particularly the vision, planning principles and general policies of this Plan.	Part B (Vision and Guiding Principles) of the GCP provide the general intent of the Plan, including priorities for sustainability, managing growth and change, accommodation of growth, provision of housing and employment opportunities. The proposed apartment building will make efficient use of underutilized lands, in a location that is within walking distance to Downtown and other amenities. The proposal maintains the general intent of the GCP philosophy.
ii) Consistency with Provincial and upper tier government plans, policies and legislation.	The proposal complies with Provincial and Regional plans, as outlined above.
iii) The availability and suitability of land already designated for the proposed use, and the need for, and the feasibility of the proposed use.	Provision of alternative forms of housing in close proximity to Downtown is encouraged in Provincial, Region and Local policy documents. There are limited parcels in proximity to Downtown that can accommodate the proposed use.
iv) The compatibility of the proposal, or the adequacy of the proposed mechanisms for achieving compatibility, with adjacent and planned uses.	The proposed amendment will provide an appropriate transition between the existing High and Low Density Residential designations in the area, both in terms of scale and intensity of use.
v) The potential of the proposal to cause instability within an area intended to remain stable.	There is opportunity to refine elements of the built form through the site plan approval process to enhance compatibility. The proposed use demonstrated a compatible fit with the surrounding neighbourhood.
vi) The ability of the City's infrastructure and public service facilities to accommodate the proposal without costly expansion, upgrading or required deferral of other planned infrastructure and public service facility improvements in other areas of the City.	The subject lands are currently serviced by both water and sewer (sanitary only). In accordance with the Sewer Use By-law, no storm sewer will be permitted to outlet into the sanitary system. Thus, storm water will have to be accommodated through on site storage. No planned infrastructure or public service facility improvements are planned for this area and the proposed development will not necessitate any infrastructure improvements.

vii) The financial implications, both cost and revenues, to the City.	There are no financial implications to the City. The addition of twelve apartment units will provide additional tax base.
viii) The degree to which approval of the amendment would establish and undesirable precedent.	There are limited opportunities for land assembly in this established neighbourhood. As previously outlined, the amendment to Medium Density Residential will provide a more appropriate transition between the existing High and Low Density Residential land use in the area and is preferable to the existing land use designations.

### *Density*

The proposal constitutes a density of 76.1 units per hectare, which is not permitted by either the Low or High Density Residential designation. The Medium Density designation of the GCP permits detached, semi-detached, duplex, multiple attached, triplex and apartment dwellings at a density range generally between 25 and 99 units per hectare. Height of the buildings will generally not exceed 20 metres. The proposal complies with these policies. In addition, the site is within close walkable proximity to a commercial area and park. The site is within walking distance to public transit on St. Paul Street. As well, it provides an excellent transition between lands designated High Density Residential at the corner of St. Paul Street and Henrietta Street, the lands along St. Paul Street West that are designed Mixed Use, which are intended to provide for a broad array and mix of medium and high density housing, work live accommodations and commercial uses amongst others, and the Low Density Residential designated lands along the balance of Permilla Street. The lands are also within an Intensification Area (Schedule D - Municipal Structure), which is intended to attract a significant portion of population and employment growth.

### *Building Height*

The GCP permits a maximum building height of 20 m (65.6 ft) within the Medium Density Residential designation. The current height permission in the GCP for 11 Permilla Street (High Density Residential) is unlimited. Conversely, the maximum height permitted in the GCP for 13 Permilla Street (Low Density Residential) is 11 m (36 ft), which is reflective of the current height limitation in the Zoning By-law of 10.6 m (35 ft). Although the Medium Density Residential designation permits height to generally not exceed 20 m (65.6 ft), the proposed building is 10.59 m (34' 9"), which is actually below the maximum height of 11 m (36 ft) allowed in both the GCP and the maximum height of 10.6 m (35 ft) permitted in the R2B zone.

### **Zoning**

#### *Amendment to Residential Third Density (R3)*

The proposed Residential Third Density (R3) zone permits triplexes, double duplexes, apartment buildings, hospitals, nursing homes, fraternal organizations, private clubs, community halls and buildings accessory thereto. The proposal is to permit an

apartment building only. The following table illustrates the permissions of the current zoning compared to the R3 requirements and what is proposed. Specific deviations from the by-law are shown below.

	<b>C2 zone (11 Permilla Street)</b>	<b>R2B zone (13 Permilla Street)</b>	<b>R3 requirements for apartments</b>	<b>Proposal</b>
<b>Permitted Uses</b>	Variety of commercial uses	Single, semi, duplex, church, private school	Apartment building	Apartment building only
<b>Min. Lot Area</b>	No requirement	4,000-6,000 ft <sup>2</sup> (depending on the use)	12,000 ft <sup>2</sup> (for 12 units)	16,968 ft <sup>2</sup> (1,576.4 m <sup>2</sup> )
<b>Min. Frontage</b>	No requirement	40-60 ' (depending on the use)	100'	101.2' (30.84 m)
<b>Max. Building Coverage</b>	65%	45%	35%	29.98%
<b>Min. Front Yard Setback (from centreline of the street)</b>	53'	53'	53'	46' (14 m)
<b>Min. West Sideyard Setback</b>	25'	3-10'	½ height of building (17.4')	22.2' (6.76 m)
<b>Min. East Sideyard Setback</b>	No requirement	3-10'	½ height of building (17.4')	6' 4" (1.9 m)
<b>Min. Rear Yard Setbacks</b>	25'	25'	Height of the building (34' 9")	69' 3" (21.11 m)
<b>Max. Building Height</b>	No requirement	35' (to midpoint)	No requirement	34' 9" (10.59 m)
<b>Min. Parking</b>	1 space/19 m <sup>2</sup>	1.25 spaces/unit	1.5 spaces/unit (18 spaces total)	1.4 spaces/unit (17 spaces total)
<b>Green Space</b>	10' landscape strip next to residential	No requirement	No requirement	26% of the lot area

#### *Minimum Front Yard Setback*

The applicant is proposing a front yard setback of 14 m (46') from the centreline of the road, as opposed to the 53' required by the base R3 zone. The proposed setback will result in an apartment building that is in line with the existing setbacks of the buildings along Permilla Street, and therefore will maintain the existing streetscape character. The reduced setback also allows the building to face and interact with the street, and provides additional room at the rear to accommodate parking and a small amenity area. The proposed site layout facilitates a built form that addresses the street with maximum landscaping opportunity, as opposed to having a parking area in the front yard with a building at the back of the lot.

#### *Minimum East Side Yard Setback*

The east side yard setback requirement in the R3 zone is proposed to be reduced from ½ the height of the building or 5.3 m (17.4') to 1.9 m (6' 4") to accommodate a 4.5 m

drive aisle on the west side, together with landscape buffering to mitigate noise and light impacts from the drive aisle. This setback is proposed only for the front portion of the building, and increases to 3.56 m (11.68') towards the rear of the building.

The current C2 zoning at 11 Permilla Street permits a commercial building with unlimited height located 0 m from the east sideyard. It should be noted that the property to the east, while containing a dwelling currently, is also zoned C2. The proposed setback is greater than the 1 m (3 ft) setback permitted if a detached dwelling were sited on the subject lands. The form and height of the proposed building is similar to that permitted for a detached dwelling in the R2B zone. As well, transom windows on the east side of the building will minimize privacy concerns. In this context, the reduction in the proposed setback is appropriate.

#### *Minimum Parking*

The proposal is to provide parking at a ratio of 1.4 spaces per unit (17 spaces total, one of which is accessible), as opposed to the 1.5 spaces per unit (18 spaces total) required in the R3 zone. The intent of the 1.5 space parking ratio is to accommodate 1 vehicle per unit plus additional parking for visitors or for households that have more than 1 vehicle. The reduction yields a difference of 1 parking space for the overall development, which staff considers to be acceptable.

#### **Open House Comments**

The following comments are offered in response to the concerns expressed at the open house:

<b>Concern</b>	<b>Staff Response</b>
The building with not fit with the character of the neighbourhood.	The building is proposed to be setback in line with the existing dwellings along Permilla Street.
A three storey building is too high.	The proposed height complies with the current height permissions in the R2B zone, which applies to the dwellings to the west on Permilla Street.
There will be overflow parking into the neighbourhood.	The proposed parking provision of 1.4 spaces per unit accommodates 1 vehicle per unit plus additional parking for visitors or for households that have more than 1 vehicle.
The development will increase traffic along Permilla Street.	The Traffic Division has no concerns with the proposed development. The development will yield 12 additional units within the neighbourhood, with residents and visitors coming and going at various times. Staff does not anticipate any negative impacts on traffic as a result of the proposed development.

The development will cause drainage problems for neighbouring properties.	As a requirement of the site plan approval process, all stormwater flowing onto the site must be accommodated on site. There will be no adverse impacts on neighbouring properties.
The development will decrease property values in the area.	There is no evidence that the development will decrease property values.
The front and east side yard setbacks should be larger.	The front yard setback is in line with existing setbacks of neighbouring properties. The east side yard setback is currently permitted to be 0 m front the property line, and the proposed setback of 1.9 m to 3.56 m can adequately accommodate buffering at a human scale (e.g. tall grasses, shrubs) to mitigate the visual impact of a 3 storey building.
There could be soil contamination.	Regional Development and Environmental Services staff has reviewed the proposal and have no concerns regarding soil contamination.
Excavation will cause damage to neighbouring properties.	The applicant will be required to address excavation and protection measures for neighbouring properties through the building permit process.
Effect on privacy, light and enjoyment of property.	The elevation plans have been revised to incorporate transom windows along the east elevation, and no balconies are proposed along the east and west sides of the building to alleviate privacy concerns. Light shielding will be required for site plan approval, which will result in zero light trespass onto neighbouring properties. A 1.8 m privacy fence and landscape buffering is also proposed. A small amenity area is provided at the rear of the property, similar to adjacent properties.
Light and noise from the parking lot and balconies.	A 1.8 metre high wood board privacy fence is proposed around the property boundary to mitigate light impacts from vehicles entering and exiting the proposed development. Further, a landscape buffer is proposed along the rear of the property, where headlights would be shining onto neighbouring properties from parked vehicles. The width of the driveway along

	the west side of the building will be reduced to 4.5 metres to allow additional landscape buffering along the west side of the property.
Lack of green space.	The proposal will provide 26% landscaped open space. There is no minimum requirement in the current zoning by-law.
Retention of the boulevard tree and trees on the subject lands.	The applicant is proposing to retain and protect the existing boulevard tree to the east of the building entrance. To accommodate the proposal, trees that are located on site will not be able to be retained.
Smell of outdoor garbage storage.	The zoning by-law amendment will prohibit external waste storage. Garbage will be stored internal to the building.
The building will block views down the street.	The building is proposed to be setback the same distance from the street as the existing dwellings along Permilla Street.
The proposed building is too large for the site.	The building occupies 29.98% of the total lot area, which is below the 35% permitted in the R3 zone and the 65% and 45% permitted by the existing C2 and R2B zoning, respectively.
The development is inconsistent with the low density character of the neighbourhood.	The proposed three storey apartment building provides an appropriate transition between the area designated for higher density development to the east and the low density area to the west. There are similar apartment buildings (2 and 3 storey) along Permilla Street further west, as well.
A retirement home would be a better use for the property.	A nursing home would be permitted by the R3 zone. Although this permission has not been requested, it would be an appropriate use provided the same built form is maintained.

In accordance with established procedures the date for the public meeting is provided in the recommendation and notices for the public meeting have been circulated.

### **Second Planning Opinion Advisory**

Should Council consider not supporting the Staff Recommendation, Council is advised to defer its decision until such time as a second planning opinion from an outside consultant can be obtained. In the event the second planning opinion is supported by

Council, and Council makes a decision based on that second planning opinion, and if and when the matter should be heard before the Ontario Municipal Board, then the planner who has provided the second opinion shall be retained for the purpose of a hearing before the Ontario Municipal Board.

### **Financial Implications**

Not Applicable.

### **Conclusion**

Staff is supportive of the amendment to the Garden City Plan and Zoning By-law to permit a three storey, twelve-unit apartment building. The proposal provides a more appropriate transition between the high density/commercial node at the corner of St. Paul Street West and Henrietta Street and the low density residential neighbourhood to the west. The proposal is consistent with Provincial, Regional and local policies regarding intensification, infill development, use of existing serviced lands and provision of a variety of housing opportunities.

### **Notification**

It is in order to notify 2M Architects Inc. (Lou Marcantonio), 115 Lake Street, St. Catharines, ON, L2R 5X7.

### **Submitted by:**

Judy Pihach, MCIP, RPP  
Manager of Planning Services

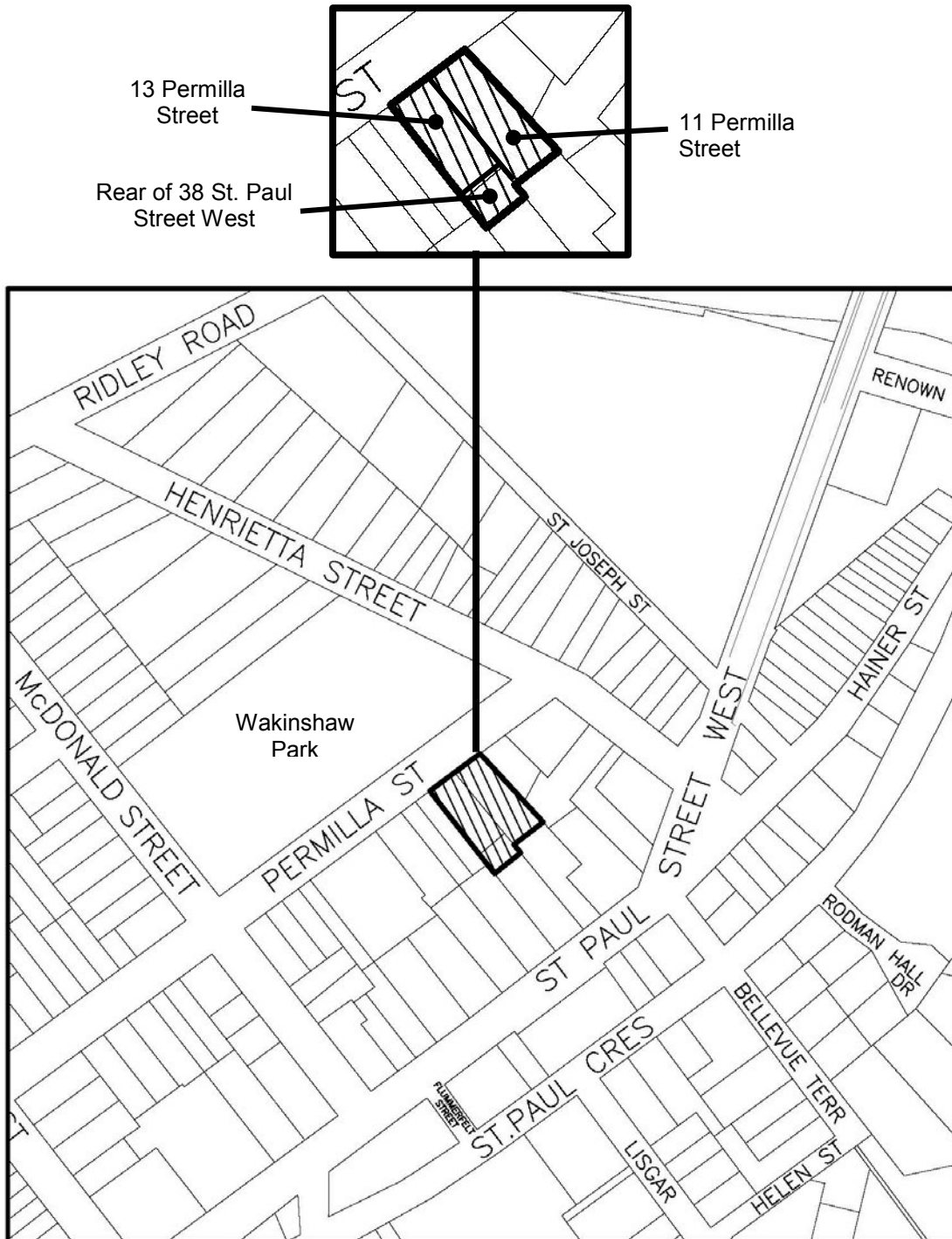
### **Prepared by:**

Britney Williamson  
Planner I

### **Approved by:**

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

LOCATION MAP

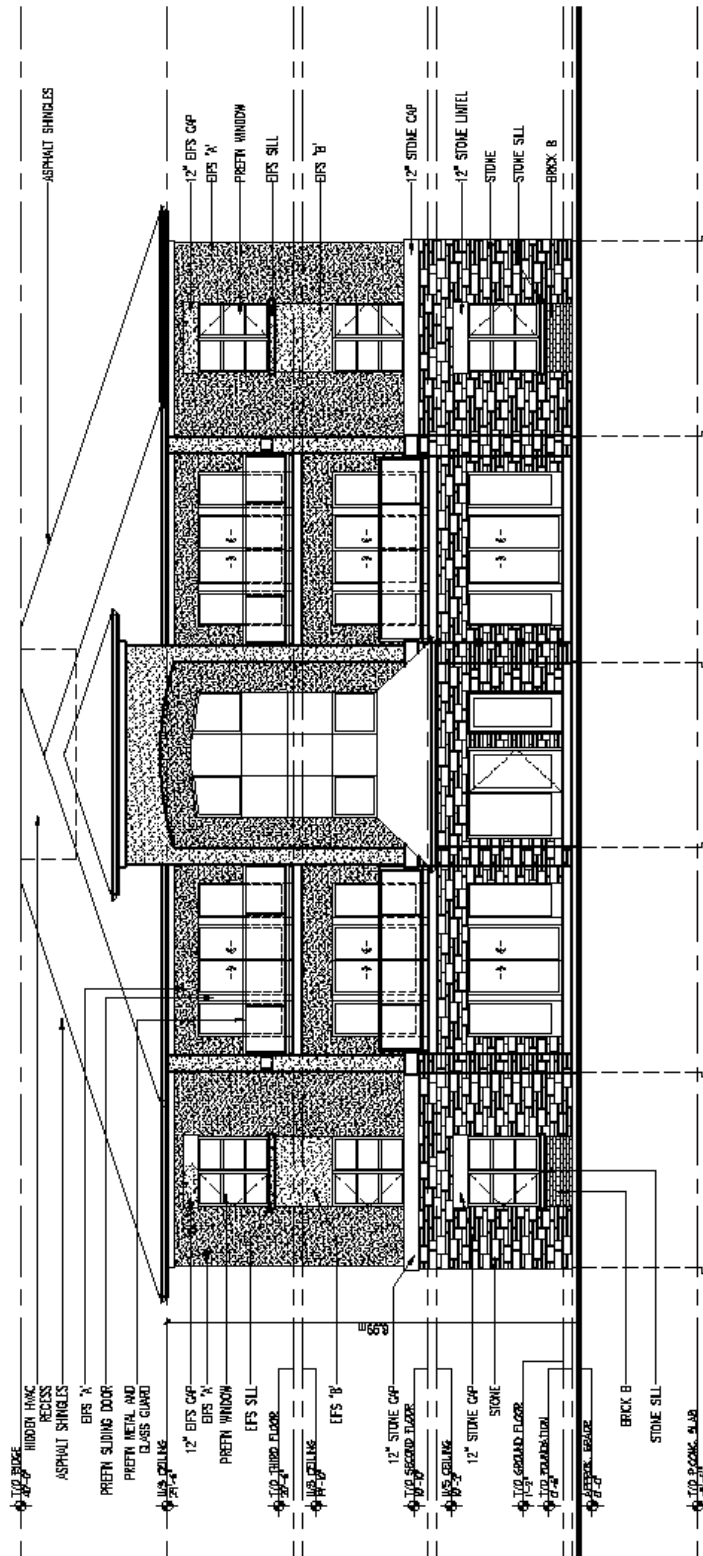


**SUBJECT LANDS KNOWN AS  
11 & 13 PERMILLA STREET; PART OF 38 ST. PAUL STREET WEST  
FILE: 60.30.316 & 60.35.997**



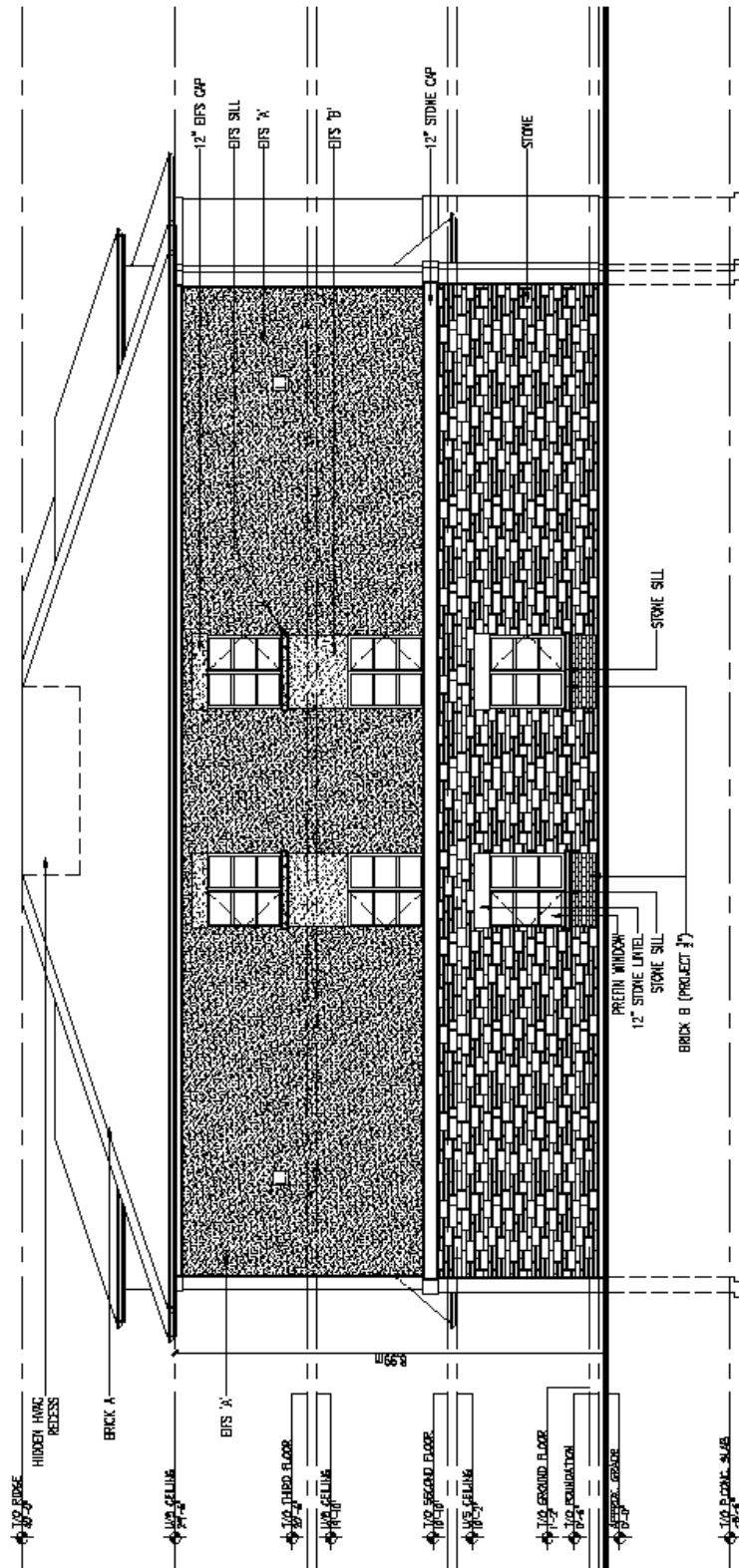


## ELEVATION PLANS



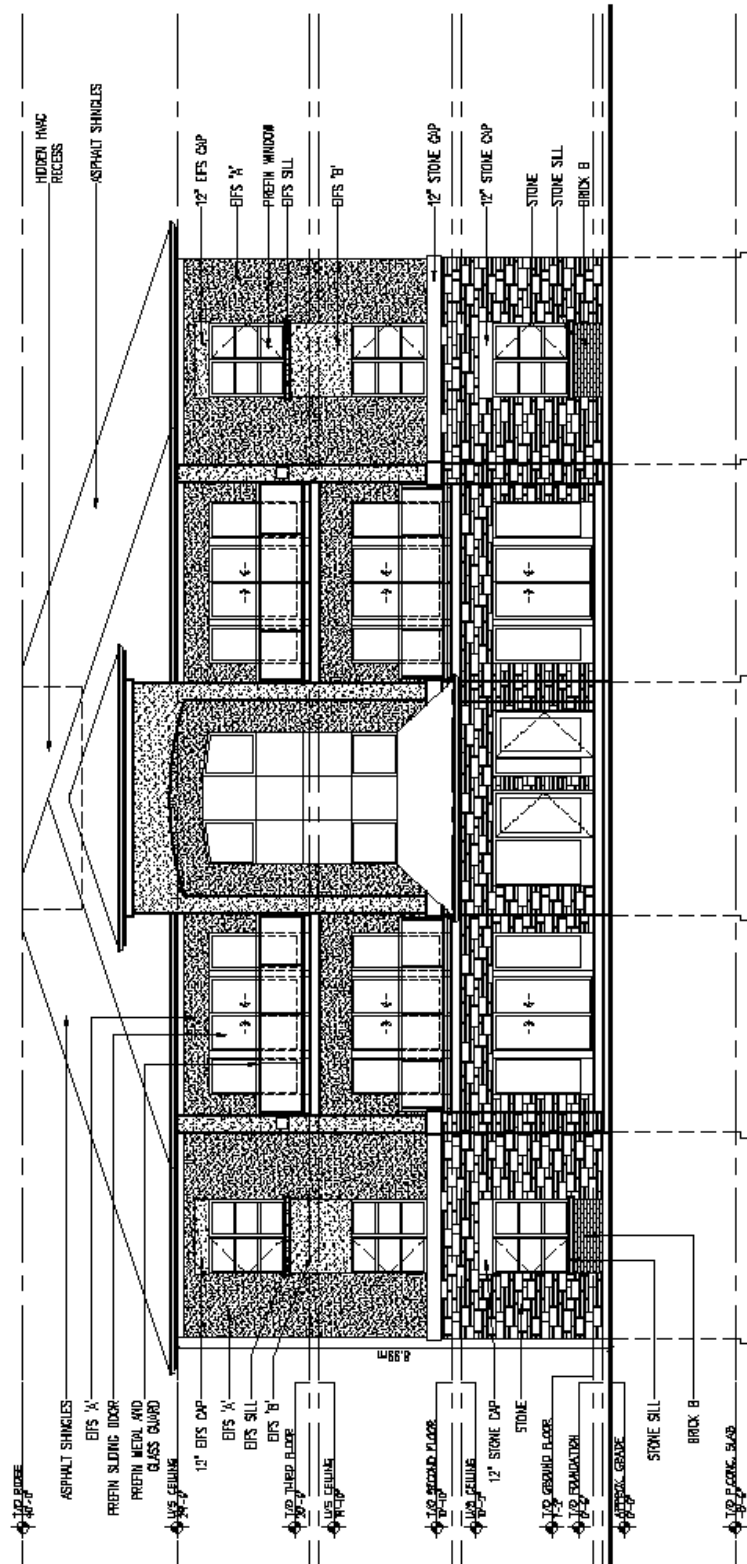
### NORTH ELEVATION (PERMILLA STREET)

SCALE 1:100



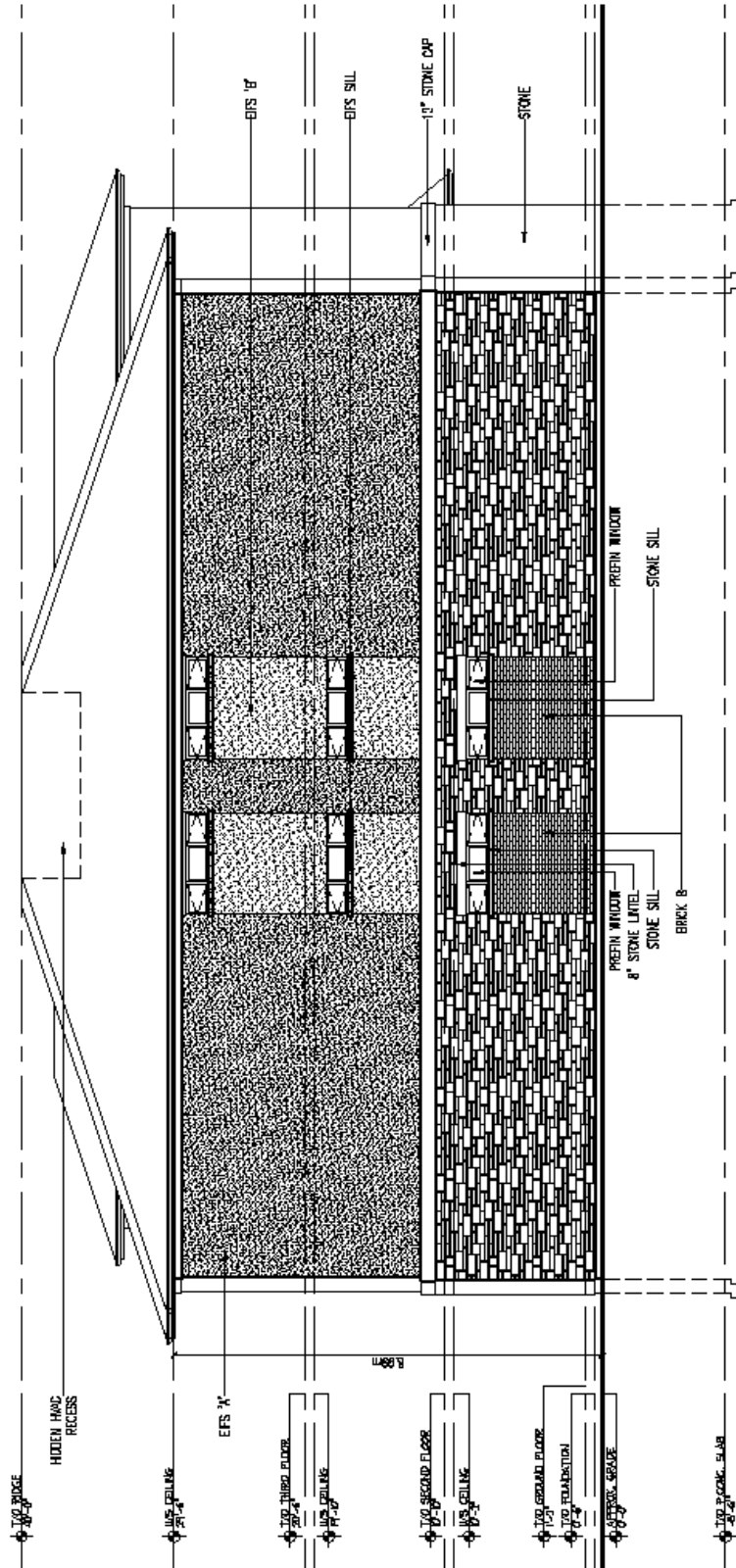
## WEST ELEVATION

SCALE 1:100



## SOUTH ELEVATION

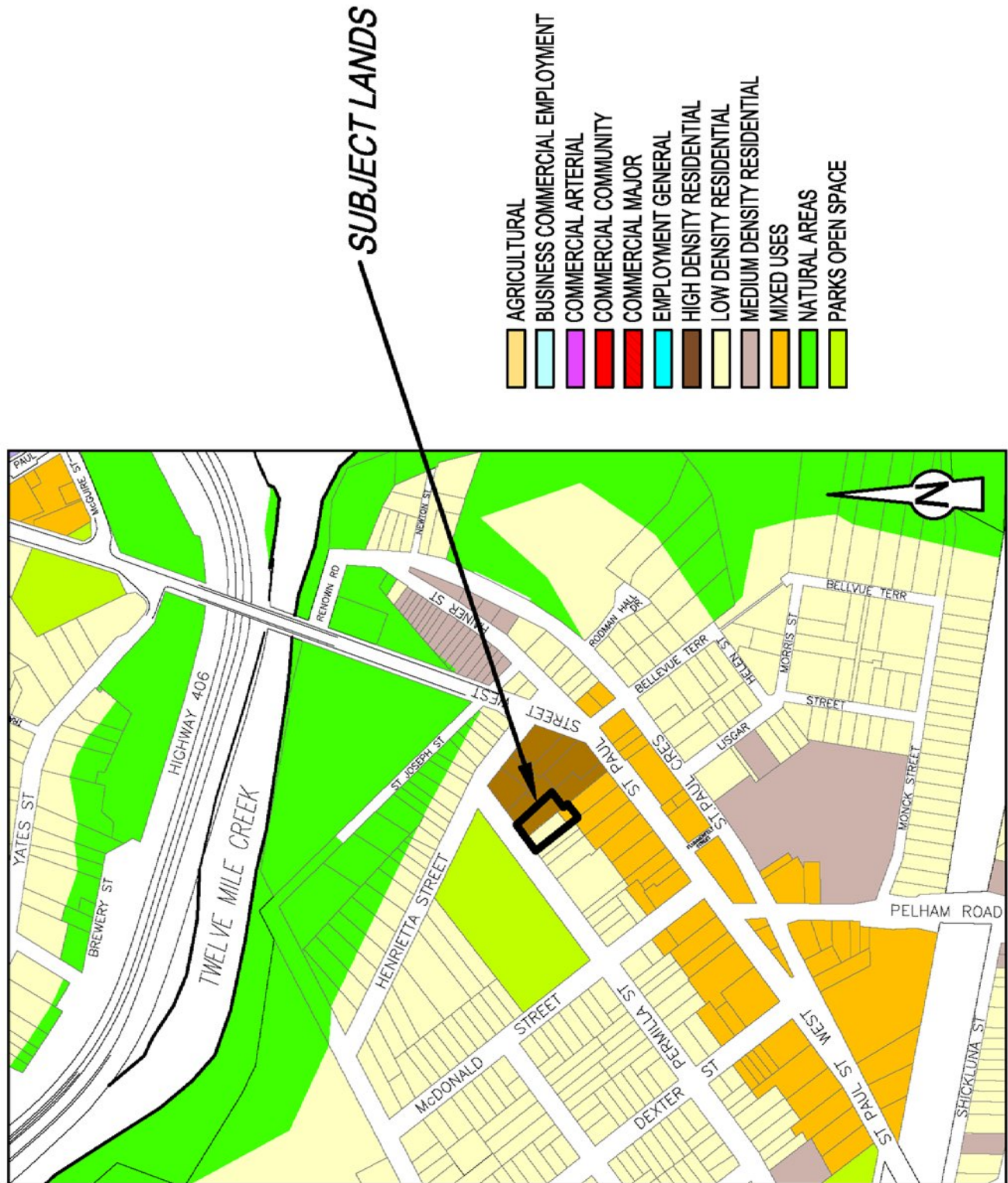
SCALE 1:100



# **EAST ELEVATION**

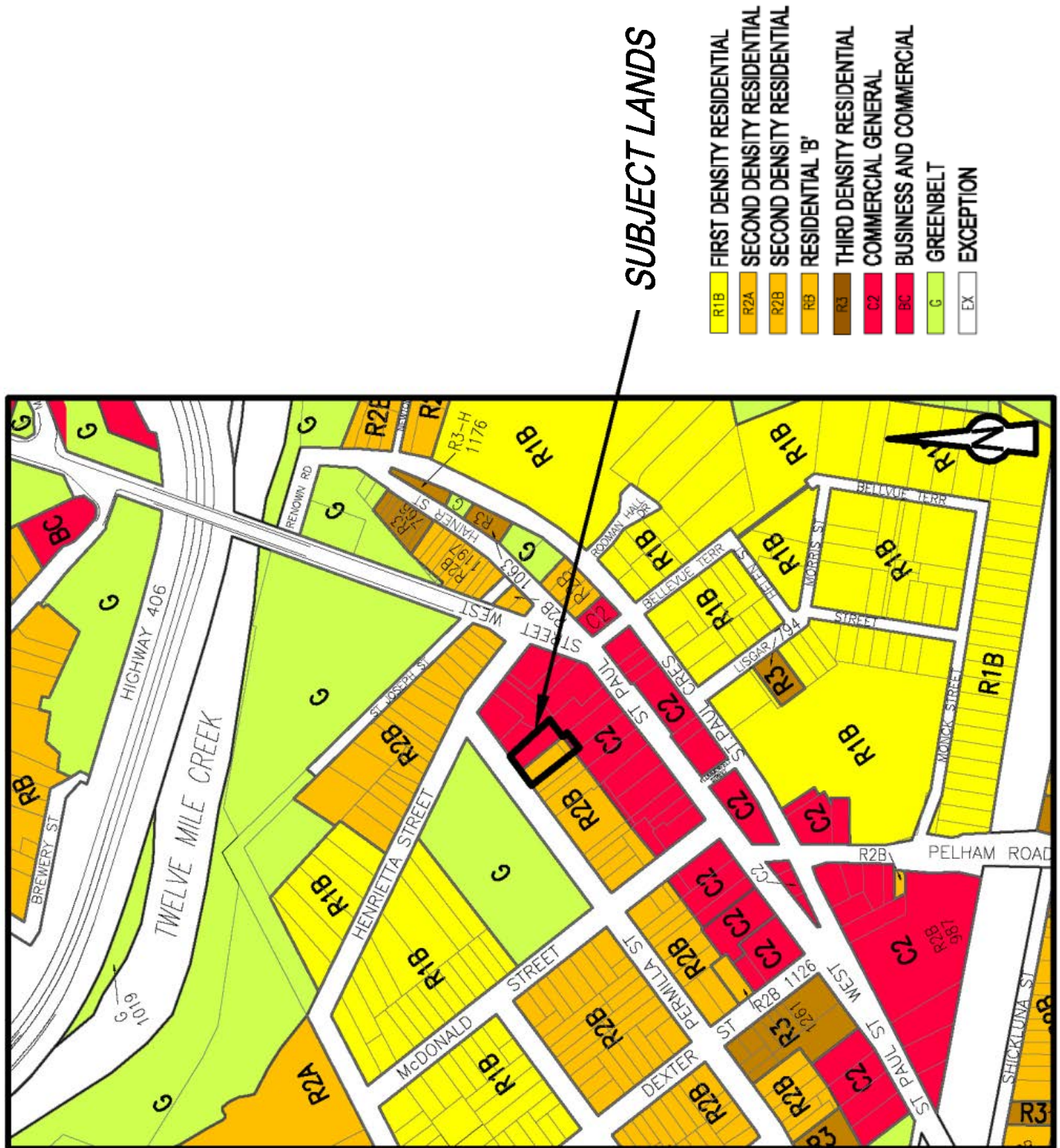
SCALE 1:100

EXISTING GARDEN CITY PLAN DESIGNATION (WEST PLANNING DISTRICT)





EXISTING ZONING



**SITE AND SURROUNDING BUILDINGS**





## **By-laws to be considered on September 23, 2013**

- (a) A By-law to accept conveyance of and assume and declare certain lands to be highway and to be known as Sapphire Court. (Three readings – with respect to final acceptance of Sapphire Court Plan of Subdivision, Plan 30M-365. Delegation By-law No. 2004-277, as amended.)
- (b) A By-law to authorize a Memorandum of Understanding with Brock University. (Three readings – with respect to a documentary project pertaining to development of the Performing Arts Centre and Spectator Facility by Brock students. To be considered by General Committee, August 23, 2013.)
- (c) A By-law to authorize a Naming Rights Agreement with Meridian Credit Union Limited. (Three readings – with respect to contribution pertaining to “Spectator Facility (Meridian Centre)”. To be considered by General Committee, August 23, 2013.)
- (d) A By-law to remove or restrict the common-law right of passage by the public over a highway, being part of George Street, between Dufferin Street and Pleasant Avenue. (Three readings – with respect to motor vehicle/non-motorized vehicle and pedestrian access – new School at 84 Henry Street. To be considered by General Committee, September 23, 2013).
- (e) A By-law to appoint Heather Salter as Deputy Clerk. (Three readings – with respect to appointment. Council, June 10, 2103, Item No. 12.)
- (f) A By-law to repeal By-law No. 2012-264 entitled “A By-law to appoint Jeannette Pillitteri as Acting Clerk of The Corporation of the City of St. Catharines”. (Three readings – with respect to removal of appointment. Delegation By-law No. 2004-277.)
- (g) A By-law to repeal By-law No. 2012-186 entitled “A By-law to appoint Christopher C. Cooper as Acting City Solicitor”. (Three readings – with respect to change in personnel. Delegation By-law No. 2004-277.)
- (h) A By-law to authorize a contract with Associated Engineering (Ont.) Ltd. (Three readings – with respect to Downtown Streetscaping, Project P12-081. Delegation By-law No. 2004-277, as amended.)
- (i) 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.)
- (j) A By-law to appoint Canine Control Officers/Municipal Law Enforcements Officers. (Three readings – with respect to appointment of Canine Control Officers within the jurisdiction of the Lincoln County Humane Society. Delegation By-law No. 2004-277, as amended.)

- (k) A By-law to authorize a Subdivision Agreement with Fermo Holdings Limited. (Three readings – with respect to development at 1296 Fourth Avenue and 1958 Third Street Louth. Delegation By-law No. 2004-277, as amended.)
- (l) 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 September 23, 2013. (Three readings – with respect to ratification and adoption of City Council Minutes of September 9, 2013, and General Committee Minutes of September 9, 2013.)

## Public Art Advisory Committee Meeting Minutes

Thursday April 18, 2013  
4:00pm – 5:30pm  
Anteroom, 3rd Floor, City Hall

**Present:** Lesley Bell (Co-Chair), Marcie Bronson, Sandra Merk, Peter Vietgen, Michael Zuberec  
**Regrets:** Councillor Mark Elliott, Stephen Remus (Co-Chair), Scott Ritchie  
**Staff:** Rebecca Cann, Jennifer Tupling

### 1. Welcome and Introductions

L. Bell welcomed the committee to the April meeting.

### 2. Approval of Agenda

**Motion:** To approve the agenda for Thursday April 18, 2013.

**Moved:** S. Merk                      **Seconded:** M. Bronson      **Approved.**

### 3. Approval of Minutes

**Motion:** To approve the meeting minutes from Thursday March 21, 2013.

**Moved:** M. Zuberec                      **Seconded:** S. Merk      **Approved.**

### 4. Business Arising from the Minutes

#### a. Centennial Gardens

R. Cann reported that she has put in a request to have the poster space at Centennial Gardens cleaned up, staff will power wash the space. The condition of the wall will be assessed for the 2013 exhibit.

#### b. Culture Plan

R. Cann explained that the plan is still in the review process and she will share the priorities and initiatives with the committee.

### 5. Correspondence

#### a. Pam Am Toronto 2015 Mural

The committee reviewed the memo regarding the Pan Am Mural project and supported it's content.

#### b. St. Catharines Zoning Open Houses

Staff shared a letter with the committee regarding upcoming Zoning By-Law open houses throughout the city. Committee members were encouraged to attend to learn more about the new draft and to offer feedback.

**6. Community Public Art Initiatives**

Nothing at this time.

**7. Public Art Initiatives**

**a. City Hall Exhibits**

J. Tupling reported that the juried exhibit is now installed on the 2<sup>nd</sup> Floor of City Hall and the reception will take place the following week. R. Cann reported that the exhibit outside the Mayor's office should be going up after renovations to the area are complete. She also announced that Arnold McBay's **Storm** is now hanging in the Committee Room. An information label accompanies the work but she wonders if it requires some editing so that is more accessible for a larger community. This is something to consider with future installations as well. R. Cann asked if anyone would be interested in assisting with the text. M. Bronson volunteered to assist.

**Action:** Staff will send original text and image of work to M. Bronson.

**b. Downtown Performing Arts Centre Public Art**

The committee looked over the drawings and renderings for the Spectator Facility and the Downtown Performing Arts Centre, considering possible locations for public art. They reflected on the projects individually and the possibility of one project for the greater area. The committee saw an opportunity for a significant project by combining the budgets. R. Cann said she will inquire about the feasibility of this and possible restrictions by the Ministry of Transportation. They expressed an aspiration to ensure the project offers an experience for pedestrians. The committee was asked to reflect on the project and its needs. It was suggested that a visit to the site might be beneficial.

**c. Spectator Facility Public Art**

See above.

**d. 1812 Public Art - Richard Pierpoint**

L. Bell reported that she and R. Cann attended the most recent meeting of the Mayor's Advisory Committee for Black History. They informed the committee about the 1812 project and said they will keep them updated. They were interested in the project and appreciated the presentation. R. Cann explained that it was also suggested that they attend the next Central Ontario Network for Black History meeting; she will let the committee know when this is scheduled. The Public Art Advisory Committee was asked to remember that Pierpoint was not only a soldier but also a black man that settled in St. Catharines and made this his home, helping to start a black community in Niagara. He represents the early lives of black settlers in St. Catharines.

**e. Centennial Gardens Exhibit – 2013 Theme**

R. Cann explained that staff will begin working on this exhibit in the coming weeks.

**8. St. Catharines Arts Awards Development**

R. Cann reported that she is continuing work on the task force this week and will keep the committee informed as it is finalized.

**9. Art Collection**

**a. Johansson's Bar**

Members shared with the group some of the information they found on how the bar may have been used in the construction of the 2<sup>nd</sup> canal and the connection to its current location. There was also discussion regarding the contribution to the building of Brock's Monument in Queenston Heights. R. Cann reported that a request has been submitted to the museum for any information that they may have, she will share their findings with the committee. The group then discussed drafting a memo to the Green Committee in the short term to inquire about ideas.

**Action:** R. Cann will draft a memo for Committee review.

**b. Collection Updates**

**St. Catharines Cenotaph**

R. Cann reported that the next phase of the project will begin in the spring/early summer. A public information session is anticipated.

**Day of Mourning: Tribute to Workers Monument**

R. Cann reported that the military community is not in support of having the Tribute to Workers permanently located in Memorial Park. She will be talking to the Niagara Regional Labour Council about other locations and a report will be going to Council in the coming months.

**Other**

Nothing at this time.

**c. Twinning Artwork – Deferred**

**10. Development of Public Art Procurement Process - Deferred**

**11. Review the Public Art Advisory Committee Terms of Reference**

The committee reviewed the draft that was distributed to them. They discussed the committee make-up and development of working groups. The committee looked at their relation to the Culture Committee and whether this is still pertinent. The committee provided feedback and will review at next meeting.

**Action:** Committee members will review the draft Terms of Reference and make recommendations for changes and/or approval at the May meeting.

## **12. Reports**

### **a. Culture Committee**

No report, April meeting was cancelled.

### **b. Joint Mural Task Force**

No report.

### **c. Cultural Services**

R. Cann reported the following:

- the City has received a matching incentive grant of \$55,000 and sponsorship training for 2013-2014 through artsVest, a Business for the Arts program. A workshop and launch event will occur in June.
- the deadline for Arts Awards nominations closed on April 15 with 21 nominations received.
- carousel animals that were restored during the winter season have been re-installed on the carousel. The carousel is now ready for opening day on May 18. With one slight exception the animals are now all in their permanent locations based on the mapping completed a couple years ago.
- Emma German will be returning this summer as Curatorial Assistant, she will start attending these meetings in May.
- The number of events on the cNiagara website continue to grow as does visitation to the site. cNiagara recently released its first cNews, an email newsletter.

### **d. Hospital Arts Committee**

No report.

## **13. Other Business**

Nothing at this time.

**Motion:** To adjourn the meeting of Thursday April 18, 2013.

**Moved:** P. Vietgen

Meeting Adjourned at approximately 5:34 pm

**Next Meeting:** Thursday May 16, 2013 – 4:00pm

### **Upcoming Events**

- Beyond the Wall - Opening Reception – Thursday April 25, 2013 at 4PM, City Hall
- Naoko Matsubara's Artist Talk - Saturday May 4, 2013 at 3PM, Rodman Hall
- Pan Am Mural Experience/Carousel Opening Day - Saturday May 18, 2013, Lakeside Park Carousel

## Public Art Advisory Committee Meeting Minutes

Wednesday July 24, 2013  
4:00pm – 5:30pm Anteroom, 3rd Floor, City Hall

**Present:** Councillor Mark Elliott, Lesley Bell (Chair), Marcie Bronson,  
Sandra Merk, Michael Zuberec  
**Regrets:** Peter Vietgen  
**Staff:** Rebecca Cann, Emma German, Scott Ritchie, Jennifer Tupling

### 1. Approval of Agenda

**Motion:** To approve the agenda for Wednesday July 24, 2013.

**Moved:** S. Merk                      **Seconded:** M. Zuberec      **Approved.**

### 2. Approval of Minutes

**Motion:** To approve the meeting minutes from Thursday May 16, 2013, as amended.

**Moved:** M. Zuberec                      **Seconded:** M. Bronson      **Approved.**

### 3. Business Arising from the Minutes

#### a. Ontario Medal for Good Citizenship

No nominations were suggested.

#### b. 2013 Ontario Volunteer Service Award

R. Cann presented Lesley Bell with her provincial award for 10 years of service to the City of St. Catharines' Public Art Advisory Committee. She noted that Michael Zuberec was also a 10-year recipient and Steve Remus was recognized for 5 years of service.

### 4. Correspondence

Nothing at this time.

### 5. Community Public Art Initiatives

#### a. Burgoyne Bridge project update

R. Cann reported that PAAC's motion recommending not including the portal in the tender was sent to the City's Transportation and Environmental Services department but that no response has been received to date. She will continue to inquire. M. Elliott reported that City Council approved the City's contribution to the project on Monday.

#### b. Welland Canal Fallen Workers Memorial

The committee was updated earlier via email and was provided a draft design process at the meeting for discussion. They are now associated with the

project since the Welland Canal Fallen Workers Memorial Task Force has been determined the monument will be located in St. Catharines. R. Cann reviewed the draft the design process and requested assistance to develop a Selection Panel. Discussion took place about how the project was to be funded and the involvement of the other Welland Canal communities. They noted the project is an opportunity for a region-wide movement and some discussion took place as to how one memorial could then be linked to multiple communities. Are workers from the earlier canals to be acknowledged as well as those from the 4<sup>th</sup> canal construction?

The committee supported the idea of a call for Selection Panel members utilizing the criteria presented and offered to assist in distribution. M. Zuberec volunteered to join the selection panel on behalf of the Public Art Advisory Committee.

## **6. Public Art Initiatives**

### **a. City Hall Exhibits**

#### **i. Acquisition of work from **Beyond the Wall****

Committee members selected four finalists for consideration.

**Action:** J. Tupling will send them more information on the artists and works.

**Action:** Committee members are to complete the Rating System form for each and email them to J. Tupling, who will tally results.

#### **ii. Theme for 2014 Juried Exhibit**

The committee discussed possible themes for the exhibit. They focused on the idea of fibre or textile art.

**Action:** S. Merk volunteered to develop an outline for the exhibit with assistance from M. Bronson.

### **b. City Hall, 3rd Floor Space**

R. Cann reported the project is moving forward as per update memo and the 3<sup>rd</sup> floor exhibits will be changing over the next 6 months. There John G. Williams collection is now installed in the Anteroom.

### **c. Downtown Performing Arts Centre and Spectator Facility Public Art Project/s**

R. Cann referred to the update and asked for comment. Discussion took place about the design options for the access stairway area on the raceway and the parking lot. These will be presented to Council in the near future. It was noted that there is still the possibility of incorporating a work of art at this site. The committee discussed the idea of Brock University relocating one of their outdoor sculptures from the current campus to downtown And an optimal location was identified



**Motion:** The Public Art Advisory Committee (PAAC) request that Brock University consider moving a sculpture from its campus to within the plaza between the two facilities of the culture and academic development in downtown, with the understanding that the PAAC is working to commission an original work of art to be installed further along the raceway.

**Moved:** M. Zuberec      **Seconded:** S. Merk      **Approved.**

**d. 1812 Public Art - Richard Pierpoint**

There is no longer funding available for this project.

**e. Centennial Gardens Exhibit – 2013 Theme**

The project is almost complete and will be installed soon.

**7. St. Catharines Arts Award Design Development**

R. Cann reported that Sandy Middleton, a new member of the Culture Committee, has expressed interest in assisting with this process. She noted she has requested funds in the 2014 budget submission.

**8. Art Collection**

**a. 2013 Acquisition Budget**

R. Cann explained that the current balance of the acquisition budget is \$9,000. She suggested utilizing some of these funds for the Johansson's Bar project.

**b. Johansson's Bar**

R. Cann referred to the project updates provided in the July 22 memo. L. Bell has continued to research the origins of the artifact and S. Merk also volunteered to assist in this task. The Green Committee has requested information on site specification revisions before spring 2014.

**c. Collection Updates**

Staff have been moving artwork at City Hall and there is more movement anticipated in the near future.

**d. Sybil Atteck Artwork**

R. Cann suggested that a committee member could contact Helen Atteck to move this inquiry forward.

**9. Development of Public Art Procurement Process - Deferred**

**10. Public Art Advisory Committee Terms of Reference**

R. Cann reported there were some concerns identified subsequent to the approval of the Terms of Reference specifically about including organizational representatives in the membership of the Public Art Advisory Committee.

Discussion took place and the group agreed revisions are in order.

**Action:** R. Cann will make revisions to the Terms of Reference and re-distribute them for review and approval at the next meeting.

## **11. Reports**

### **a. Culture Committee**

R. Cann reported that the Culture Committee has approved recommendations for the St. Catharines Cultural Investment Program and they will be moving forward to Council for final approval. This year there was \$124,000 in new investments. The committee has also reviewed this year's Arts Awards event and is starting to plan for 2014. The venue will be changing as the St. Catharines Museum and Welland Canals Centre is not available next spring.

### **b. Joint Mural Task Force**

No report.

### **c. Cultural Services**

R. Cann reported that all material was covered previously in the meeting.

## **12. Other Business**

The committee agreed that with the number of projects they are currently working on it would be best to arrange project sub-committee meetings and meet as a committee on a less regular basis to allow projects to move forward.

**Motion:** To adjourn the meeting of Wednesday July 24, 2013.

**Moved:** S. Merk

Meeting Adjourned at approximately 5:37 pm

**Next Meeting:** Thursday September 19, 2013, Anteroom, City Hall

City of St. Catharines  
ARENA PARTNERS COMMITTEE  
Wednesday, August 14<sup>th</sup>, 5:15 PM  
Meridian Room, Seymour-Hannah Sports and Entertainment Centre  
240 St. Paul Street West, St. Catharines, ON

MINUTES

Attendance: Kim Bauer; Tony Penna; Dave Gerow; Glen Cyr;  
Phil Baranoski; Wayne Briggs-Jude; Councillor Phillips;  
Councillor Siscoe; Councillor Williamson; Joey Burke;  
Joe MacNeil;

Absent: Jim Denham; Bill Burke; Kathi Plug; Steve Secord;  
Jim Richardson; Murray Nystrom; Ken Russell;

Staff Liaison: Jim Benson; Trish Cardwell;

Staff Absent: Rick Lane; Scott Greenfield;

Visitors: Steve Borisenko, Rich Borisenko;

1. CHAIR TO CALL THE MEETING TO ORDER

Welcome from the Chair; Kim Bauer at 5:18 PM

2. APPROVAL OF MINUTES JUNE 12, 2013

Motion was made to accept the minutes as circulated.

Moved by: Glen Cyr

Seconded by: Tony Penna

CARRIED

3. ACTION LIST

Remove 2, 4 and 12 because of completion.

4. REPORTS AND UPDATES

4.1 CHAIR

A discussion took place regarding the new Spectator Facility and the Jack Gatecliff Complex. The committee discussed a letter that was sent to the Mayor and the response that came back. They were reminded how critical it is to get the Arena Strategy report completed.

4.2 COUNCILLORS

Nothing

#### 4.3 CITY STAFF

Council made a motion to Recreation and Community Services staff to complete a report on better ways to utilize unrented non-prime time ice and that the Arena Partners Committee be consulted. Staff reviewed the report with the committee and they were all in favour of not addressing this issue at the current time.

#### 5. ARENA STRATEGY

The prime time ice reports were reproduced by the Class System and distributed to certain volunteers on the committee to recalculate the statistics. This information will be produced by city staff in the same format and used for the Arena Strategy Report.

A committee member was reviewing the budget and the operating costs for the arenas for the report and there were some discrepancies that need to be reviewed.

ACTION: Councillor Siscoe will email the Director of Finance to resolve this issue.

#### 6. MINOR SPORTS LIVE

There was a presentation from Minor Sports Live represented by Steve and Rich Borisenko. This is an on line screening of sports through monitors in the arenas which can be used as a coaching tool or by a parent and the process is password protected. This would be on a 6 month trial period in one arena and would need to be approved through Council. The feedback from the Arena Partners Committee was very positive.

#### 7. NEW BUSINESS

Nothing

#### 8. DATE OF NEXT MEETING

Wednesday, September 11<sup>th</sup>, 2013 at 5:15 PM

#### 9. ADJOURNMENT OF MEETING

Motion was made to adjourn at 7:25 PM.

Moved by: Councillor Williamson  
Seconded by: Joe MacNeil  
CARRIED

**Meeting Notes**  
**Spectator Facility Fundraising Advisory Committee**

Monday, September 9, 2013

9:00-10:30am

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

**Attended:**

Brian McMullan, Mayor ~ ex-officio  
Matthew Harris, Councillor  
David Oakes, Economic Development & Customer Service (EDCS)  
Rick Lane, Recreation & Community Services (RCS)  
John Sim, Manager of Accounting and Payroll (FMS)  
George Darte, Chair - Community  
John Bragagnolo, Community  
Mick Wolfe, Community  
Rick Woodward, Community  
Myles Gallagher, Superlative ~ via conference call  
Steven Volchko, Superlative ~ via conference call  
Leanne Kurek, Administrative Support

**Regrets:**

Mark Cherney, Community  
Kyle Canter, Superlative Group

**Meeting Notes**

1. Welcome ~ George Darte, Chair
2. Confidentiality Agreement
  - a. Reiterated confidentiality agreement for all committee members.
3. Task Force
  - a. Maximum number – no cap, if a large amount of members make sub committees.
  - b. Future meeting dates – The first meeting for the Task Force will be on Monday, September 23<sup>rd</sup> at 1:00pm. Future meeting dates TBD
4. September 10<sup>th</sup> announcement
  - a. Announcement will take place at 4pm at 40 St. Paul Street, all committee members are welcome to attend.
5. Suite Sales ~ Update from Superlative
  - a. Sales campaign launch on September 11<sup>th</sup> at 6pm.
  - b. Renderings of the suites will be displayed.

- c. Superlative sent out 200 invites and followed up with phone calls, they have 40 confirmed attendees.
  - d. Deposit for suite required in order to secure.
  - e. Suites are selling for \$15,000 without including tickets for events and hockey games. This price is below the league average.
  - f. Staggered renewal terms – 20 year, 10 year, 7 year and 5 year. Inflation escalator is built in to every term.
- 6. Prospect List Review
  - a. Committee is to review the list and add any names that may have been missed.
- 7. Spectator Facility Design for naming rights
  - a. September 10<sup>th</sup> event.
- 8. Plans for the building – Update from David Oakes and Rick Lane
  - a. The final design has not yet been released to the public.
  - b. City staff and contractors are still finalizing details.
- 9. Trades working on facility
  - a. Committee to obtain a list of all trades working on the facility.
    - **ACTION: David Oakes and/or Rick Lane to get the list and contact information to the committee.**
- 10. Donor Recognition Levels
  - a. The committee is to come up with donor recognition levels and create categories.
  - b. George to work with Superlative.
  - c. Founder walls – ensure the ‘blocks’ are removable and that they can also be added in.
    - **ACTION: Matt Harris to supply Rick with contacts for donor recognition wall.**
  - d. Should donors be able to give shares, life insurance etc.?
    - **ACTION: John Sim to research – check Municipal Act.**
- 11. Allowable pledge time
  - a. Donation under \$50k payable at time of donation.
  - b. Any donation over \$50k, the donor is given up to 5 years to complete the pledge.
- 12. Other facilities assessment
  - a. No update available on the arenas in the city.
- 13. New Business
  - a. Website to be created for Task Force.

- b. The old website for the Arena Task Force has been gifted ~ needs to be updated. George has the information to connect from Advocacy committee and will give to City staff.
- c. Link will be created from Committee page on city website to task force fundraising website.

Next meeting: TBD