

You Spoke. We Listened.

Summary of Proposed Official Plan Amendment



Property/Location or Policy Affected	Issue/Consideration	Proposed Action	Staff Comment
22-23 ½ Vine Street (Schedule E5)	Lands are part of 145 Queenston Street which contains an office building. Site Specific provisions allowing business offices carried over from previous Official Plan to new Official Plan and may no longer be relevant	Remove site specific exception for 23- 231/2 Vine Street, Section 15.2 (c), (Schedule E5) which permits business offices as lands are designated Mixed Use and not High Density Residential.	Site Specific policies are redundant because Mixed Use designation permits office uses.
2012 First Street Louth and 399 Vansickle Road (Schedule E6)	All policies of the Official Plan relating to subject lands, including Part E, Section 15.3.1 (g) were appealed to the Ontario Municipal Board (Referral number R1).	Remove reference to referral to Ontario Municipal Board related to subject lands from Schedule E5 and reference to referral on Table C.	Appeal has been withdrawn.
15 Gibson Place (Schedule E5)	Medium Density designation in Official Plan does not allow offices. There are administrative offices in the existing building.	Special exception to allow for offices added.	Recognizes existing use (Special Provision #53 in new zoning by-law)
West side of Hastings Street, north of Chestnut Street (Merritton, former Trillium rail line) (Schedule E9)	Lands proposed to be zoned Mixed Use Holding (M1-H) as a result of request.	Change from Parkland and Open Space to Mixed Use on Schedule E9.	This is an isolated parcel with no connectivity to the City's park system. Not included in Parks Master Plan.

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6 Great Western Street and 49 Ridley Road (Schedule E6)	“TRW” lands at 230 Louth Street and 190 St. Paul Street West (corner of Louth Street and St. Paul Street West) are within a Special Study Area. The special study is intended to provide policies that ensure that development or redevelopment of the lands has regard for future GO transit and Major Train Station facilities.	Include 6 Great Western Street (existing train station) and 49 Ridley Road in Special Study Area.	Clarifies intent to include properties to facilitate any future transit expansion plans.
63 Vine Street South (Schedule E5)	Low Density Residential designation does not allow apartments. There is an existing apartment building on the lands.	Add site specific exception to the Official Plan to allow an apartment building.	Recognizes existing use (Special Provision #51 in new zoning by-law).
1 Dunvegan Road (Schedule E9)	Low Density Residential designation does not allow service commercial uses. Lands are currently used for parking for former bank at the southeast corner of Hartzel Road and Dunvegan Road.	Change designation from Low Density Residential to Mixed Use.	Lands currently serve as parking for an adjacent service commercial use. The parking area was established in 1988.

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Lands on north side of St. Paul Street West opposite Frederick Street (Schedule E6), on north side of Eastchester Avenue from Grantham Avenue South to Wright Street and 52 to 76 Grantham Avenue South (Schedule E5)	Size of parcels not conducive to large scale redevelopment and therefore General Employment designation may not be appropriate.	Change designation from General Employment to Business Commercial Employment.	More appropriately reflects existing use of lands and potential for future development.
16 Melbourne Street (Schedule E9)	Existing recreation use not recognized in Official Plan.	Added Special Exception to recognize existing recreation use	Recognizes existing use and complies with intent of the Official Plan.
72 Henley Island Drive and 60 Lakeport Road	Existing rowing facility not recognized in Natural Area designation	Added Special Exception to recognize existing recreational use	Recognizes existing use and complies with the intent of the Official Plan.
Former General Hospital lands fronting onto Queenston Street (Schedule E5)	Site specific permissions currently allow only medical office with residential	Permit ground floor offices, retail and service commercial uses in conjunction with residential uses. Change Section 15.2.2.(b) accordingly.	Revised permissions allow a greater mix of ground floor uses to support a more diverse neighbourhood. Change will allow new by-law to better align with Official Plan. Recognize uses proposed in Special Provision #82.

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45 Lakeport Road, Lock One, Second Welland Canal parkette (Schedule E1)	Lands currently designated Community Commercial by Official Plan. There is a City-owned parkette on the lands.	Change designation to Parkland and Open Space.	Recognizes existing City owned historic open space.
1 Ormonde Avenue (Schedule E3)	Low Density Residential designation does not allow commercial use. The existing detached dwelling is part of a larger parcel containing a commercial use (St. Joseph's Bakery)	Change designation from Low Density Residential to Mixed Use.	Recognizes existing mixed commercial and residential use nature of the property.
Former John Decew School on Lockhart Drive. Part of Brock University, 600 Glenridge Avenue (Schedule E8)	The existing university uses are not recognized.	Add a special exception section for these lands to permit university uses.	Recognizes existing and potential future uses associated with a university.
125 and 141 Vansickle Road (Club Roma) (Schedule E7)	Low Density Residential designation does not allow an apartment building and does not recognize the existing apartment building and banquet facility	Change designation from Low Density Residential to Medium Density Residential on Schedule E7	Recognizes currently permitted apartment use and banquet facility. (Special Provision #22 in new zoning by-law).
526 Queenston Street, south east corner of Queenston Street and Welland Canals Parkway, plus lot to the south (Schedule E9)	Parkland and Open Space designation does not recognize existing commercial/residential mixed use of lands.	Change designation from Parkland and Open Space to Mixed Use.	Recognizes existing commercial/residential use of lands.

79-81 Page Street (Schedule E5)	Isolated parcels currently designated Low Density Residential. All other properties on Page Street north of Welland Avenue are designated Medium Density Residential.	Change designation from Low Density Residential to Medium Density Residential.	Consistent with land use designation of other properties on Page Street, north of Welland Avenue.
8, 10 and 12 Beard Place (Schedule E9)	Lands are designated Low Density Residential. Surrounding properties on block bounded by Collier Street, Beard Place and Westchester Crescent as well as east side of Collier Street are designated Medium Density Residential in Official Plan.	Change designation from Low Density Residential to Medium Density Residential.	Consistent with land use designation of other properties on the block and east of Collier Street.
222 Grantham Avenue, St. Catharines Curling Club (Schedule E3)	Parkland and Open Space designation limits development potential of privately owned lands.	Change designation from Parkland and Open Space to Medium Density Residential.	Lands are currently zoned Industrial permitting a wide range of uses. Change will recognize existing institutional use as indoor recreational facility and retains potential for appropriate future development

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31 Agar Drive (Schedule E3)	Low Density Residential designation does not allow apartments. There is an existing apartment on the property.	Add special exception section to allow existing apartment.	Recognizes existing apartment use.
379 Scott Street (Schedule E3)	Apartment building under construction is on separate lot from commercial development to the east.	Change designation from Community Commercial to High Density Residential.	Change recognizes existing apartment use and will create consistent designation of High Density Residential for all lands on the north side of Scott Street, west of Walker's Creek watercourse to Vine Street
8 and 12 Dixie Road (Schedule E3)	Currently the west side of the lot is designated Medium Density Residential and the east side is designated Low Density Residential.	Change the designation of the east part of the lot to Medium Density Residential.	Addresses the current mapping error that "split" the land use designation of the property.
360 Carlton Street and 260 Vine Street (Schedule E3)	There is an apartment at 260 Vine Street and a triplex at 360 Carlton Street. Existing Official Plan designation does not reflect uses.	Change designation from Low Density Residential to Medium Density Residential on 260 Vine Street and 360 Carlton Street.	Recognizes existing medium density uses.

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204 Martindale Road (Schedule E6)	General Employment designation does not allow freestanding office uses.	Change designation from General Employment to Business Commercial Employment.	Recognizes existing office use. This is an isolated General Employment parcel. All employment lands to the north are designated Business Commercial Employment.
353 Martindale Road (Schedule E1)	Parkland and Open Space designation does not permit residential use. There is a single detached dwelling on the lands.	Change designation from Parkland and Open Space to Low Density Residential.	Recognizes existing residential use. Privately owned lot not part of the City's parks or open space inventory.
Northwest corner of Adams Street and Ontario Street	Medium High Density designation does not recognize existing ambulance station	Special exception added that recognizes the existing emergency service use	Recognizes existing uses in compliance with intent of the Official Plan
52 and 55 Catharine Street	Existing industrial uses not recognized in Low Density Designation	Special exception added that recognizes existing uses	Recognizes existing uses.
28A, 28B, 30A, 30B Edith Street and rear of 200 Louth Street (Schedule E7)	Boundaries of designations in Official Plan do not reflect the current lot boundaries. Existing low density townhouses do not reflect Medium Density designation.	Change designation of Edith Street properties to Low Density Residential and rear of 200 Louth Street to Mixed Use	Recognizes the existing land use on the properties and removes inconsistencies between lot fabric and Official Plan designations

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42 Pelham Road (Schedule E7)	Isolated Low Density Residential designation not in keeping with the surrounding area	Change designation to Medium Density Residential	Removes isolated designation
179 Ontario Street (Schedule E4)	Official Plan designation does not accurately reflect lot boundaries	Mapping revised for rear of 179 Ontario Street from Low Density Residential to Mixed Use	Removes inconsistencies between lot fabric and Official Plan designation boundaries
20 Trillium Lane	Medium Density Residential designation permitted uses need to be clarified with regard to university uses	Added special exception to allow university uses with site specific zoning by-law amendment	Clarifies permitted uses. Complies with intent of policies.
Port Dalhousie Harbour Area (west side), North District Planning Area Policies (Schedule E1)	Special exception Section 15.1.1 c) ii) regarding size limits for ground floor commercial is redundant with wording changes to Community Commercial policies in Section 9.2.2.	Remove Special exception 15.1.1 c) ii)	Community Commercial policies provide appropriate policy direction without special exception
Downtown Policies and Mapping	Unclear how Section 11.2.6 (a)(ii) general ground floor dwelling unit restriction relates to policies encouraging residential development Downtown.	Revised wording to allow ground floor residential in all areas except on St. Paul Street (Ontario Street to Carlisle Street) and adjacent to McGuire Street (Lower Level).	Maintains the primacy of St. Paul Street as the main commercial thoroughfare. Allowing residential uses in all other locations is consistent with revitalization objectives of the Plan.

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	Section 11.1 explains intent of Downtown land use designation. Clarification of what tools may be used for implementation of the policy needed	Further direction that the range, location and scale of uses may be defined in the zoning by-law	Provides reference and connectivity for implementation.
	Sections 11.2.4 and 11.2.5 (Mixed Medium-High Density Residential/Commercial and Mixed High Density Residential/Commercial) restricts location of hotels.	Remove reference to hotels only being allowed on arterial roads	Clarification of permitted use is consistent with revitalization objectives of the Plan.
	Official Plan mapping does not reflect current lot boundaries (Schedule E10)	Adjust Commercial Core designation eastward on St. Paul Street to Geneva Street to reflect existing lot fabric.	Complies with intent of policies. Recognizes primacy of St. Paul Street as main commercial thoroughfare Downtown.
	Policies permit work/ live accommodations but clarification of range of uses needed	Refined wording to permit small scale commercial uses with residential	Provides clear intent of policy, also recognizes existing uses
Part D, General Land Use	Clarify policies supporting community identity of the Garden City	Strengthen and clarify landscaping as a criteria for assessing development and re-development	Provides clarity for implementation of policies

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Residential Policies	Section 8.1.1 permits ground oriented multiple attached dwellings, clarification of range of dwelling types permitted needed	Added townhouses, quadruplex and fourplex to clarify intent	Provides clarity for implementation of policies
Employment Policies	In Section 10.3.1(a) (General Employment) and Section 10.3.2(a) (Business Commercial Employment) lists of permitted uses do not include warehousing and storage.	Add warehousing and storage as permitted uses.	Exclusion of warehouse and storage was an oversight. These are typical and appropriate uses for Employment areas.
	Need to clarify list of subordinate uses, entertainment uses are not listed in Section 10.3 a (iv).	Add entertainment use to list of permitted subordinate uses	Provides clarity of intent.
Local Neighbourhood Convenience Commercial Centres (LNCCC) Policies	In Section 8.8.3 Ancillary Uses the Neighbourhood Residential designations should be more clearly defined to ensure intent of policy is understood.	Clarify that the LNCCC policies apply to new centres and size restrictions apply to all non-residential uses and locational criteria.	Provides clarity of intent with respect to the applicability of the policies as well as the location of LNCCC's.
Commercial Policies	Policies refer to personal service and local office. No personal service use or local office use are mentioned in the new zoning by-law.	Change reference to service commercial and local office uses to office uses. Added entertainment.	Clarify and allows better alignment of Zoning By-law to Official Plan.

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	Commercial designations establish range and scale of uses. Policy as worded difficult to implement in zoning by-law.	Revised wording by deleting percentages.	Policy meets intent of Official Plan, and allows greater alignment of Zoning By-law to Official Plan.
Agriculture Policies	Section 14.2.1 (Agri-Tourism and Value Added Uses) does not provide direction on size limit for wineries. Clarification of intent of policy to maintain the predominance of agricultural use.	Establish a size limit for wineries. Specifically, that the gross leasable floor area (glfa) shall not exceed 5% of the area of the lot. Also clarify that agri-tourism and value added uses do not include the day to day operations of a farm.	Clarified Intent is to maintain the primacy of the agricultural use of the lands and that agri-tourism and value added uses are secondary and subordinate to the principal farm operation on the lands.
Part F Implementation and Interpretation	Section 17.10.2 i) policy on how density is measured omitted the words 'public roads'	Add public roads	Aligns how density is measured in Official Plan and Zoning By-law

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	Section 16.7.3 a) exempts lands with fewer than 5 dwelling units from Site Plan Control.	Revise wording that all developments with more than 3 dwelling units are subject to site plan control	Official Plan and new zoning by-law allow greater flexibility of land use and dwelling types. Site plan control applied to a wider range of developments will ensure that developments will be designed in a context sensitive manner
Entire Official Plan	Administrative and “housekeeping” changes	Change references to gross floor area (gla) to gross leasable floor area (glfa)	To ensure that the references between the Official Plan and Zoning By-law are consistent and harmonized with one another.