

Details of Official Plan Amendment No. 2

The Garden City Plan (City of St. Catharines Official Plan) is hereby amended as follows;

1. Part E, Section 15.2.2 c) is deleted and replaced with the following:
 “c) Notwithstanding the Medium Density Residential designation, accessory office uses are permitted on the lands known as 15 Gibson Place.”
2. Part E, Schedule E3 is amended by re-designating the lands known municipality as 8 and 12 Dixie Road from ‘Low Density Residential’ to ‘Medium Density Residential’ (Schedule A2 of the Amendment) .
3. Part D, Section 11.2.4 a) is amended to read as follows:
 “a) Additional permitted uses include institutional; small scale retail commercial uses only on the ground floor of a building containing dwelling units, and; small scale service commercial, office, indoor recreation, creative and cultural uses intended primarily to serve the local neighbourhood . Auto related service and dealerships are not permitted.”
4. Part D, Section 11.2.5 a) is amended to read as follows:
 “a) Additional permitted uses include institutional; small scale retail commercial uses only on the ground floor of a building containing dwelling units, and; small scale service commercial, office, indoor recreation, creative and cultural uses intended primarily to serve the local neighbourhood. Auto related service and dealerships are not permitted.”
5. Part D, Section 11.3 a) is deleted and replaced with new Section 11.3 a), as follows;
 “a) On lands designated under Part D, Section 11.2.2 and 11.2.3, small scale ground floor retail, service commercial and office uses are permitted in conjunction with residential uses subject to a zoning by-law amendment.”
6. Part E, Schedule E7 is amended by re-designating the lands known municipally as 35,47,53 and 55 Hastings Street, and the adjacent Trillium railway lands to the west, from ‘Parkland and Open Space’ to ‘Mixed Use’ (Schedule A7 of the Amendment).
7. Part E, Schedule E6 is amended to include the lands known municipally 6 Great Western Street and 49 Ridley Road as a Special Study Area (Schedule A5 of the Amendment).
8. Part E, Section 15.5.1 is amended to add the following:
 “h) Notwithstanding the Low Density Residential designation, and apartment building is permitted on the lands known municipally as 63 Vine Street.”
9. Part E, Schedule E9 is amended by re-designating the lands known municipally as 1 Dunvegan Road from ‘Low Density Residential’ to ‘Mixed Use’ (Schedule A7 of the Amendment).

10. Part E, Schedule E6 is amended by re-designating the lands known municipally as 252, 256, 256A, 258, 260, 262, 268, 270, 272 and 276 St. Paul Street West from 'General Employment' to 'Business Commercial Employment' (Schedule A5 of the Amendment).
11. Part E, Schedule E5 is amended by re-designating the lands known municipally as 52, 54, 56, 60, 62, 64, 68, 74, 76 Grantham Avenue South and 99, 101, 105, 107, 111, 115, 117, 119, 121, 123, 125, 125A, 127, 131, 141, 143 Eastchester Avenue from 'General Employment' to 'Business Commercial Employment' (Schedule A4 of the Amendment).
12. Part E, Section 15.2.2 b), second paragraph be amended by adding the words 'small scale ground floor retail and service' before the word 'commercial'; adding the words ', office, institutional and indoor recreation uses' after the word 'commercial'; and deleting the words 'space' and 'for medical services only'.
13. Part E, Schedule E1 is amended by re-designating the lands known municipally as 45 Lakeport Road from 'Community Commercial' to 'Parkland and Open Space' (Schedule A1 of the Amendment).
14. Part E, Schedule E3 is amended by re-designating the lands known municipally as 1 Ormonde Street from 'Low Density Residential' to 'Mixed Use' (Schedule A2 of the Amendment) .
15. Part E, Section 15.4.1 is amended by adding a new subsection b), as follows:

“b) Notwithstanding the 'Low Density Residential' and 'Natural Areas' designation, and Part D, Section 8.3.2 allowing local public serving institutional uses, the lands known municipally as the former Captain John Decew School located on approximately 2.2 hectares of land on the south side of Lockhart Drive shall also permit institutional uses, including University uses, to serve a City wide population and beyond.”
16. Part E, Section 15.3.2 is amended by adding a new subsection b), as follows:

“b) Notwithstanding the 'Low Density Residential' designation, the lands known municipally as 125 and 141 Vansickle Road shall also permit an apartment building, banquet hall, cultural facility and outdoor recreation uses.”
17. Part E, Schedule E9 is amended by re-designating the lands known municipally as 526 Queenston Street and 1620 Welland Canals Parkway from 'Parkland and Open Space' to 'Mixed Use' (Schedule A7 of the Amendment).
18. Part D, Section 7.1 f) is amended by adding the words 'and landscaping' after the word 'greening'.

19. Part E, Schedule E5 is amended by re-designating the lands known municipally as 79-81Page Street from 'Low Density Residential' to 'Mixed Use' (Schedule A4 of the Amendment).
20. Part E, Schedule E9 is amended by re-designating the lands known municipally as 8, 10, and 12 Beard place from 'Low Density Residential' to 'Medium Density Residential' (Schedule A7 of the Amendment).
21. Part E, Schedule E3 is amended by re-designating the lands known municipally as 220 Grantham Avenue from 'Parkland and Open Space' to 'Medium Density Residential' (Schedule A2 of the Amendment).
22. Part E, Section 15.1.3 is amended to add the following:

“e) Notwithstanding the Low Density Residential designation, an apartment building is also permitted on the lands known municipally as 31 Agar Street.”
23. Part E, Schedule E3 is amended to re-designate the lands known municipally as 379 Scott Street from 'Community Commercial' to 'High Density Residential' (Schedule A2 of the Amendment).
24. Part E, Schedule E3 is amended by re-designating the lands known municipally as 360 Carlton Street and 260 Vine Street from 'Low Density Residential' to 'Medium Density Residential' (Schedule A2 of the Amendment).
25. Part E, Schedule E6 is amended by re-designating the lands known municipally as 204 Martindale Road from 'General Employment' to 'Business Commercial Employment' (Schedule A5 of the Amendment).
26. Part E, Schedule E1 is amended by re-designating the lands known municipally as 353 Martindale Road from 'Parkland and Open Space' to 'Low Density Residential' (Schedule A1 of the Amendment).
27. Part E, Schedule E7 is amended by re-designating the lands known municipally as 28A, 28B, 30A and 30B Edith Street from 'Medium Density Residential' to 'Low Density Residential' (Schedule A6 of the Amendment).
28. Part E, Schedule E7 is amended by re-designating the easterly portion of the lands known municipally as 200 Louth Street from ' Medium Density Residential ' to 'Mixed Use' so that the entire property is designated Mixed Use (Schedule A6 of the Amendment).

29. Part E, Schedule E7 is amended by re-designating the lands known municipally as 42 Pelham Road from 'Low Density Residential' to 'Medium Density Residential' (Schedule A6 of the Amendment).
30. Part E, Schedule E4 is amended by re-designating the westerly portion of the lands known municipally as 179 Ontario Street from 'Low Density Residential' to 'Mixed Use' (Schedule A3 of the Amendment).
31. Part D, Section 11.2.6 a) i) is deleted and replaced with the following:
- “i) ground floor residential dwelling units should not be permitted to front on St. Paul Street from Ontario Street to Carlisle Street, on James Street from St. Paul Street to King Street, on Queen Street and William Street generally east of May Alley, and on Ontario Street east of Trafalgar Road”.
32. Part E, Schedule E10 is amended by re-designating the Low Density Residential lands south of Ontario Street, east of Salina Street, north of Cherry Street and extending east from Cherry Street to St. Paul Street, from 'Low Density Residential' to 'Commercial Core' (Schedule A8 of the Amendment).
33. Part E, Section 15.6.1 is amended by adding subsection c), as follows:
- “c) Notwithstanding the Medium High Density Residential designation, the lands located at the northwest corner of Ontario Street and Adams Street, described as Lots 954, 955, 956, Corporation Plan No.2, designated as Part 1, Reference Plan 30R-8292, permit the existing Ambulance Station.”
34. Part E, Section 15.4 .1 is amended by adding subsection b) as follows:
- “Notwithstanding the Medium Density Residential designation, the lands known municipally as 20 Trillium Lane also permit University/College uses subject to a zoning by-law amendment and impact studies as set out in Part F, Section 16.16 of this Plan including, but not limited to, use compatibility, traffic, building and site design, and environmental sensitivity.”
35. Part E, Section 15.5.1 is amended by adding subsection h) as follows:
- “h) Notwithstanding the Medium Density and the High Density residential land use designation, the lands known municipally as 16 Melbourne Avenue also permit indoor and outdoor recreation uses”.
36. Part E, Section 15.2.1 is amended by adding subsection d) as follows:
- “d) Notwithstanding the residential designation on the lands known municipally as 52 Catherine Street, and 55 Catherine Street, the continuation of existing Business Commercial Employment uses are permitted subject to the applicable policies of this Plan.”
37. Part D, Section 10.3.1 a) i) is amended by adding the words 'warehouse and storage' after the word 'car wash'.
38. Part D, Section 10.3.1 a) iv) is amended by adding the word 'entertainment' after the word 'recreation'.
39. Part D, Section 8.1.1, first sentence, is deleted and replaced by the following;

“The Low Density residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings at a density range generally between 20 and 32 units per hectare of land.”

40. Part D, Section 8.3.3 a), first paragraph, is deleted and replaced with the following:

“Local Neighbourhood Convenience Commercial Centres cater to the day to day convenience needs of nearby local residents and may include small scale retail and service commercial , office institutional and indoor recreation uses, and residential dwelling units.

New Local Neighbourhood Convenience Commercial Centres, or the expansion of existing Centres onto adjacent properties may be permitted subject to zoning by-law amendment and will be based on the following criteria: “

41. Part D, Section 8.3.3 a) iv) is amended by adding to the end of the provision the words “and not be located within this distance from a Commercial land use designation.”

42. Part E, Section 15.1.1 is amended by adding new subsection j) as follows:

“j) Rowing facilities and associated uses are permitted on lands known municipally as 72 Henley Island Drive, and 60 Lakeport Road, subject to the policies in Part D, Section 13 of the Plan. “

43. Part F, Section 17.10.2 i) is deleted and replaced with new subsection i), as follows:

“i) lands to be conveyed for parkland dedication, public road widening, and public roads.”

44. Part D, Section 14.2.2 iii) is amended to add the following words:

“and should not exceed 5 % of the lot area.”

45. Part D, Schedule D1 is amended by re-designating the following properties as shown on Schedule A9 of the Amendment :

i) lands known municipally as 45 Lakeport Road from ‘Commercial’ to ‘Parkland and Open Space’;

ii) lands known municipally as 353 Martindale Road from ‘Parkland and Open Space’ to ‘Neighbourhood Residential’;

iii) lands known municipally as 220 Grantham Avenue from ‘Parkland and Open Space’ to Neighbourhood Residential’;

iv) the rear portion of lands known municipally as 179 Ontario Street from ‘Neighbourhood Residential’ to ‘Mixed Use’;

v) the easterly portion of lands known municipally as 200 Louth Street from ‘Neighbourhood Residential’ to ‘Mixed Use’;

vi) lands known municipally as 35,47,53 and 55 Hastings Street, and the adjacent Trillium railway lands to the west, ‘Parkland and Open Space’ to ‘Mixed Use’;

vii) lands known municipally as 1 Dunvegan Road from ‘Neighbourhood Residential’ to ‘Mixed Use’;

viii) lands known municipally as 526 Queenston Street and 1620 Welland Canals Parkway from 'Parkland and Open Space' to 'Mixed Use'.

ix) lands known municipally as 379 Scott Street from 'Commercial' to 'Neighbourhood Residential'.

46. Part F, Section 16.7.3 a) is amended by replacing the number '5' with the number '4', and removing the words 'street townhouses'.

47. Part D, Section 9.2.1 b) is amended by adding the word 'entertainment' after the words 'indoor recreation'.

48. Part D, Section 9.2.1 c) is amended by deleting the words 'and service' in the first sentence.

49. Part D, Section 9.2.1 c) ii) is deleted and replaced with new subsection ii), as follows;

"non retail uses should be limited in size and scale to protect the primary function of the Centre for shopping purposes."

50. Part D, Section 9.2.1 c) iv) is amended by deleting the words 'personal service and'.

51. Part D, Section 9.2.2 a) is amended by adding the word 'entertainment' after the words 'indoor recreation'.

52. Part D, Section 9.2.2 b) iii) is deleted and replaced with new subsection iii), as follows:

"iii) shall generally not exceed a total floor area of 30,000 square metres for all uses except residential, and non retail and service commercial uses should be limited in size and scale to protect the primary function of the Centre for the provision of shopping and service commercial facilities."

53. Part D, Section 8, third paragraph, is deleted and replaced with the following:

"The full range and scale of uses permitted in the residential use designations may not be allowed in all locations so designated. The precise range and scale of uses permitted may be further defined or modified in Part E 'District Plans' or the implementing zoning by-law."

54. Part D, Section 11.1, second paragraph, is deleted and replaced with the following:

"The location, range and scale of uses permitted within the Downtown designation is further defined under the use designations in Section 11.2 and other applicable policies as set out in Section 11. The precise location, range and scale of uses permitted may be further defined or modified in the Downtown District Plan (Part E, Section 15. 6) and through the implementing zoning by-law."

55. Part D, Section 11.2.1, first sentence, is deleted and replaced with the following:

"The Low Density Residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings at a density range generally between 20 and 32 units per hectare of land."

56. Part D, Section 8.1.2, first sentence, is deleted and replaced with the following:

“The Medium Density Residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex, townhouse and apartment dwellings at a density range generally between 25 and 99 units per hectare of land.”

57. Part D, Section 8.1.3, first sentence, is deleted and replaced with the following:

“The High Density Residential designation permits triplex, fourplex, quadruplex, townhouse and apartment dwellings at a density generally 85 units per hectare of land or greater.”

58. Part D, Section 11.2.2, first sentence, is deleted and replaced with the following:

“The Medium Density Residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex, townhouse and apartment dwellings at a density range generally between 25 and 99 units per hectare of land.”

59. Part D, Section 11.2.3, first sentence, is deleted and replaced with the following:

“The Medium-High Density Residential designation permits triplex, quadruplex, fourplex, townhouse and apartment dwellings at a density range generally between 60 and 198 units per hectare of land.”

60. Part D, Section 11.2.4, first sentence, is deleted and replaced with the following:

“The Mixed Medium-High Density Residential/Commercial designation permits detached, semi-detached, duplexes, triplex, quadruplex, fourplex, townhouse and apartment dwellings at a density range generally between 60 and 198 units per hectare of land.”

61. Part D, Section 11.2.5, first sentence, is deleted and replaced with the following:

“The Mixed High Density Residential/Commercial designation permits triplex, fourplex, townhouse and apartment dwellings at a density generally 85 units per hectare or greater.”

62. Part E, Section 15.1.2 ii) is deleted.

63. Part D, Section 9.2.2 is amended to re-number subsection ‘iv’) to ‘v)’, and add a new subsection iv) as follows:

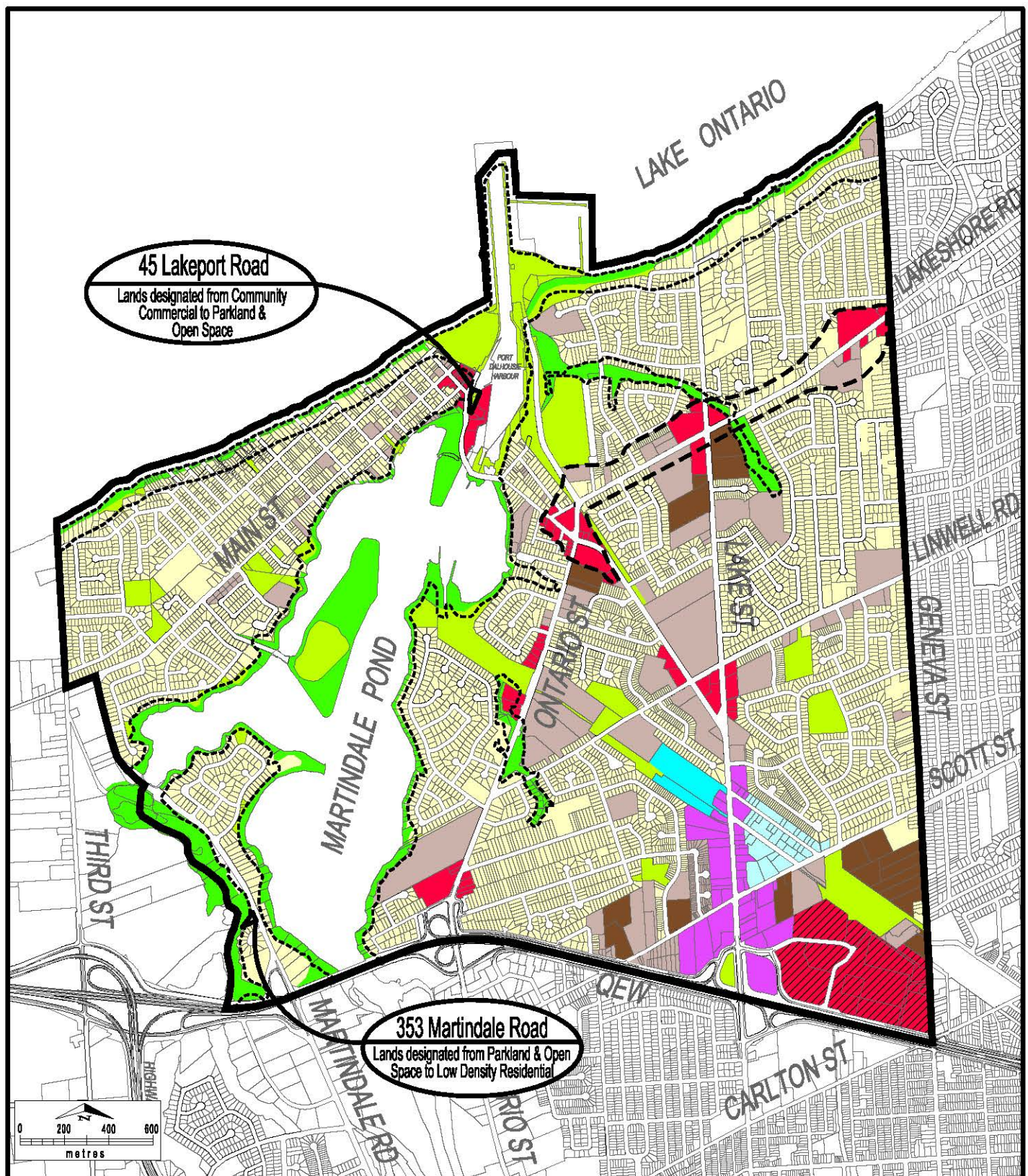
“ iv) shall limit the size of individual uses in a manner to support a diversity and mix of uses within the Centre.”

64. Part E, Section 15.7.1 a) and b) is amended by replacing the word ‘church’ with the words ‘Place of Worship’.

65. Part F, Section 17.10.5, second sentence, is amended by adding the words ‘or conversion’ after the word ‘reuse.’

Schedule A1 to Amendment No. 2 to The Garden City Plan

- North Planning District (Schedule E1) By-Law



Land Use Designations

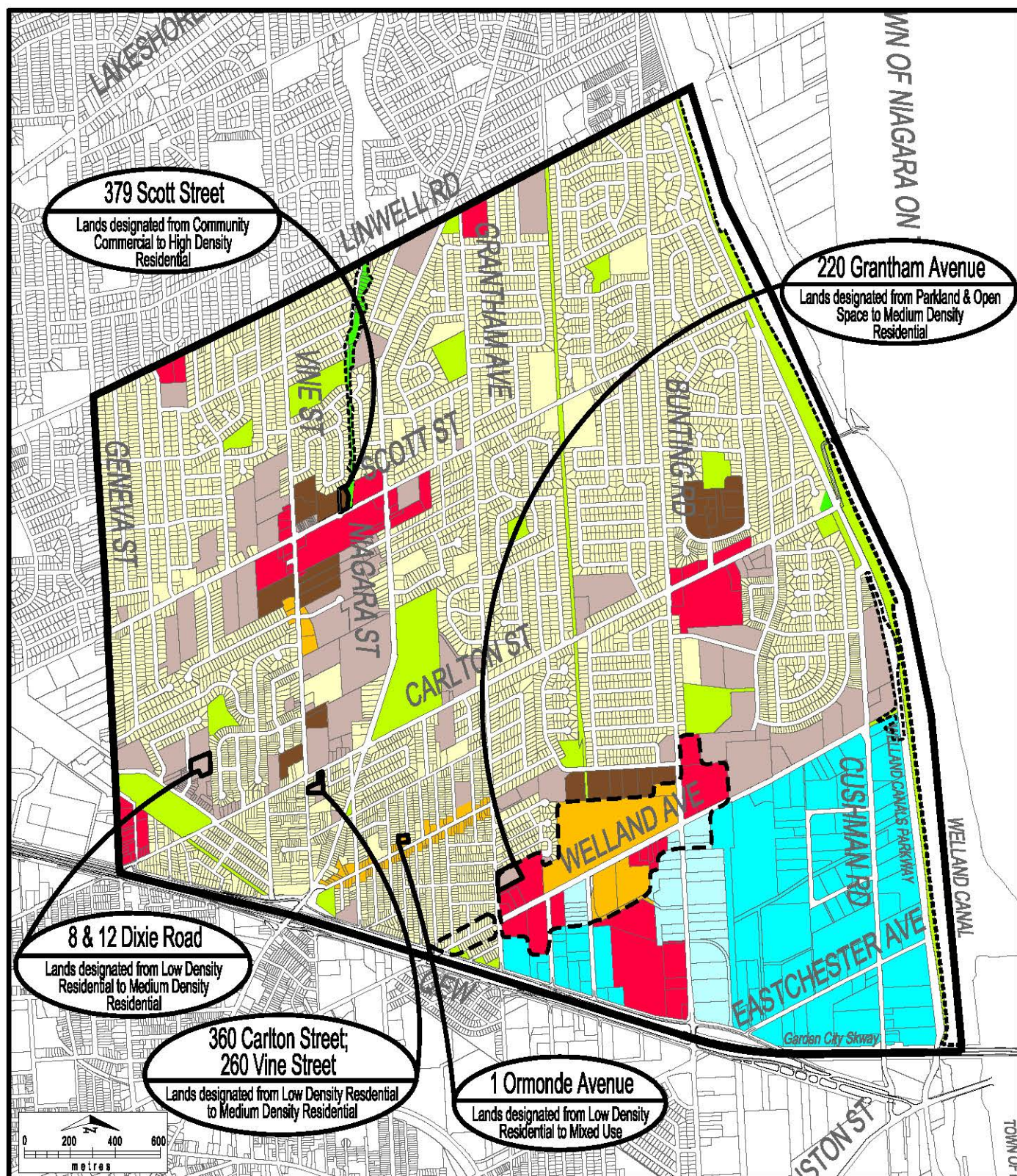
- Low Density Residential (20 to 32 units / ha)
- Medium Density Residential (25 to 99 units / ha)
- High Density Residential (85 units / ha or greater)
- Major Commercial
- Community Commercial
- Arterial Commercial

- Special Study Area
- Mixed Use
- General Employment
- Business Commercial Employment
- Parkland & Open Space
- Natural Areas
- Natural Area Extent Line

NOTWITHSTANDING LAND USE DESIGNATIONS SHOWN ON THIS SCHEDULE, THE USE OF LAND WITHIN OR ADJACENT TO THE NATURAL AREA EXTENT LINE MAY BE SUBJECT TO ADDITIONAL REGULATION OR RESTRICTION. REFER TO PART D, SECTION 13.2 NATURAL AREA POLICIES, ALSO SEE SCHEDULES F2, F3, F4 AND F5

Schedule A2 to Amendment No. 2 to The Garden City Plan

- North Planning District (Schedule E3) By-Law



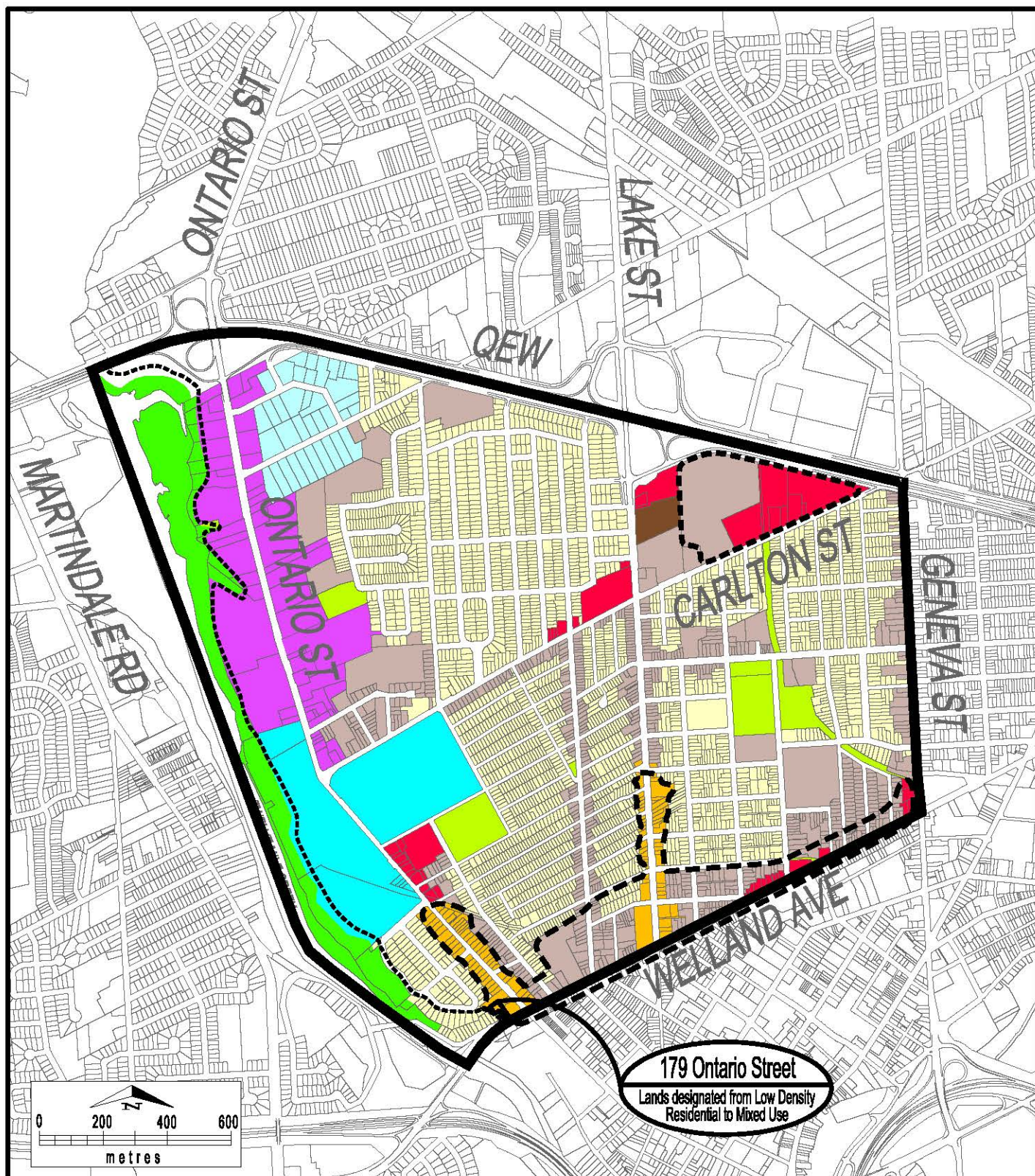
Land Use Designations

- Low Density Residential (20 to 32 units / ha)
- Medium Density Residential (25 to 99 units / ha)
- High Density Residential (85 units / ha or greater)
- Major Commercial
- Community Commercial
- Arterial Commercial

- Special Study Area
- Mixed Use
- General Employment
- Business Commercial Employment
- Parkland & Open Space
- Natural Areas
- Natural Area Extent Line

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Schedule A3 to Amendment No. 2 to The Garden City Plan
- Central Planning District (Schedule E4) By-Law



Land Use Designations

- Low Density Residential (20 to 32 units / ha)
- Medium Density Residential (25 to 99 units / ha)
- High Density Residential (85 units / ha or greater)
- Major Commercial
- Community Commercial
- Arterial Commercial

 Special Study Area

Mixed Use

General Employment

Business Commercial Employment

Parkland & Open Space

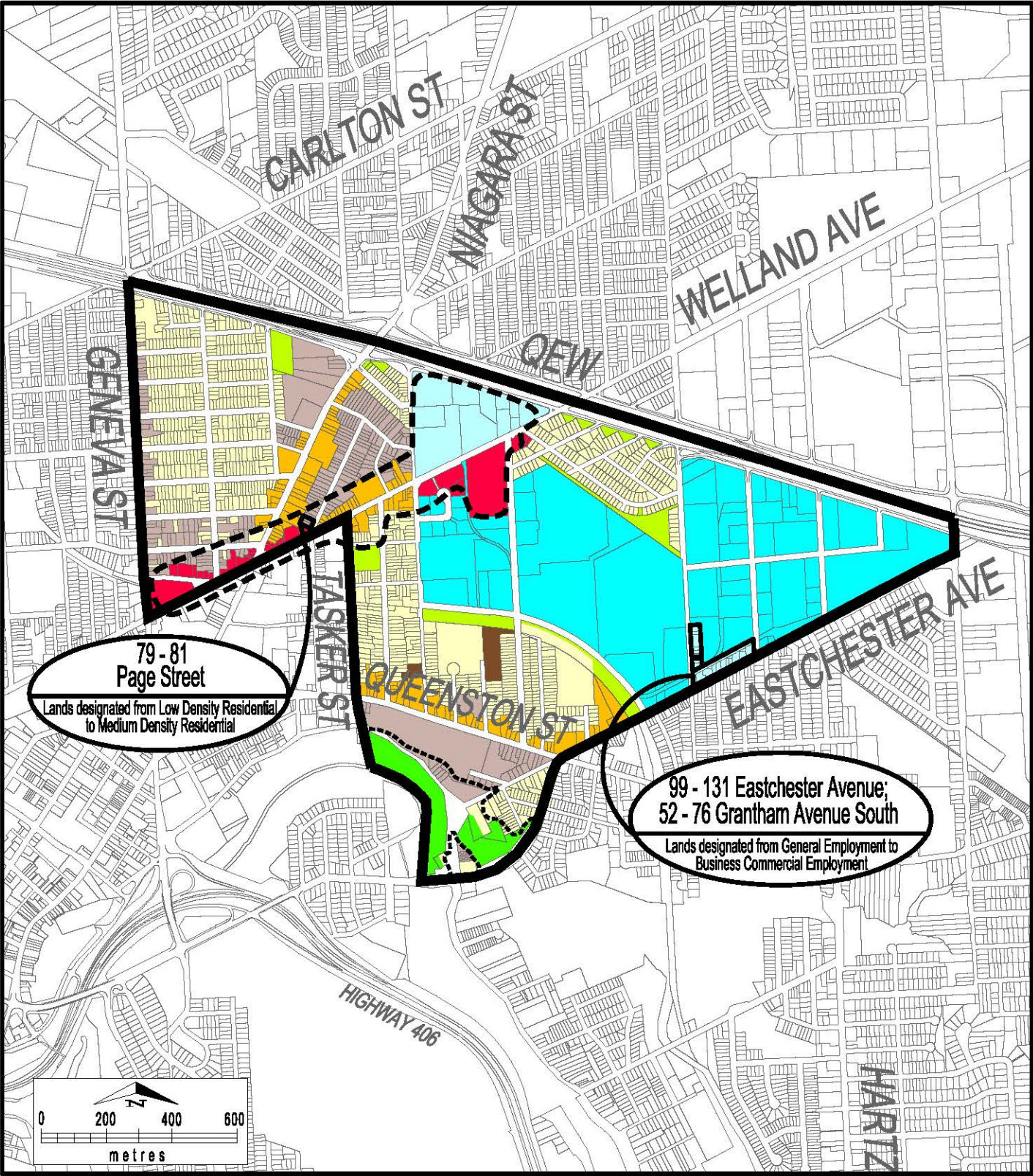
Natural Areas

 Natural Area Extent Line

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Schedule A4 to Amendment No. 2 to The Garden City Plan

- Central Planning District (Schedule E5)By-Law



Land Use Designations

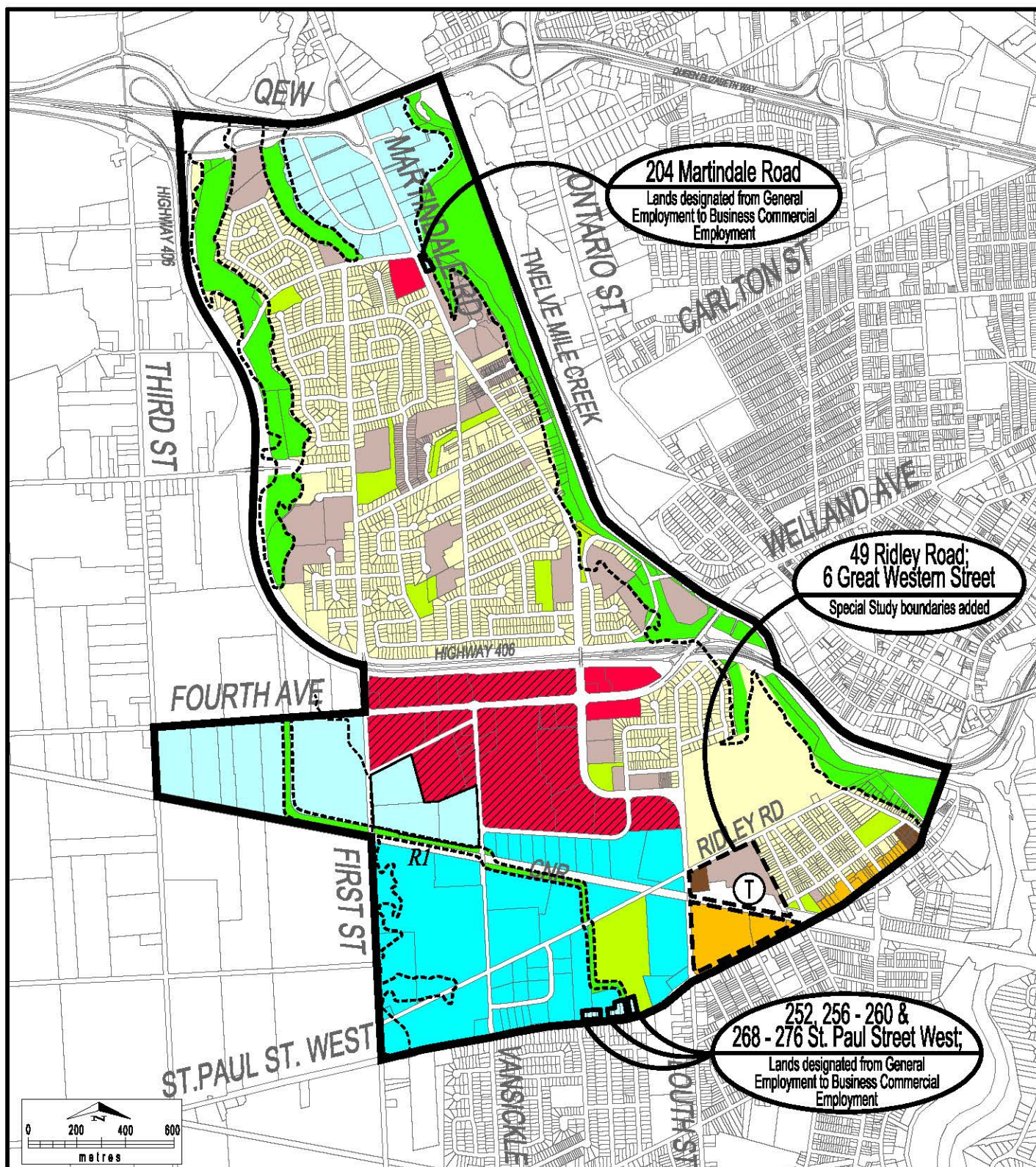
- Low Density Residential (20 to 32 units / ha)
- Medium Density Residential (25 to 99 units / ha)
- High Density Residential (85 units / ha or greater)
- Major Commercial
- Community Commercial
- Arterial Commercial

- Special Study Area
- Mixed Use
- General Employment
- Business Commercial Employment
- Parkland & Open Space
- Natural Areas
- Natural Area Extent Line

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Schedule A5 to Amendment No. 2 to The Garden City Plan

- West Planning District (Schedule E6) By-Law



Land Use Designations

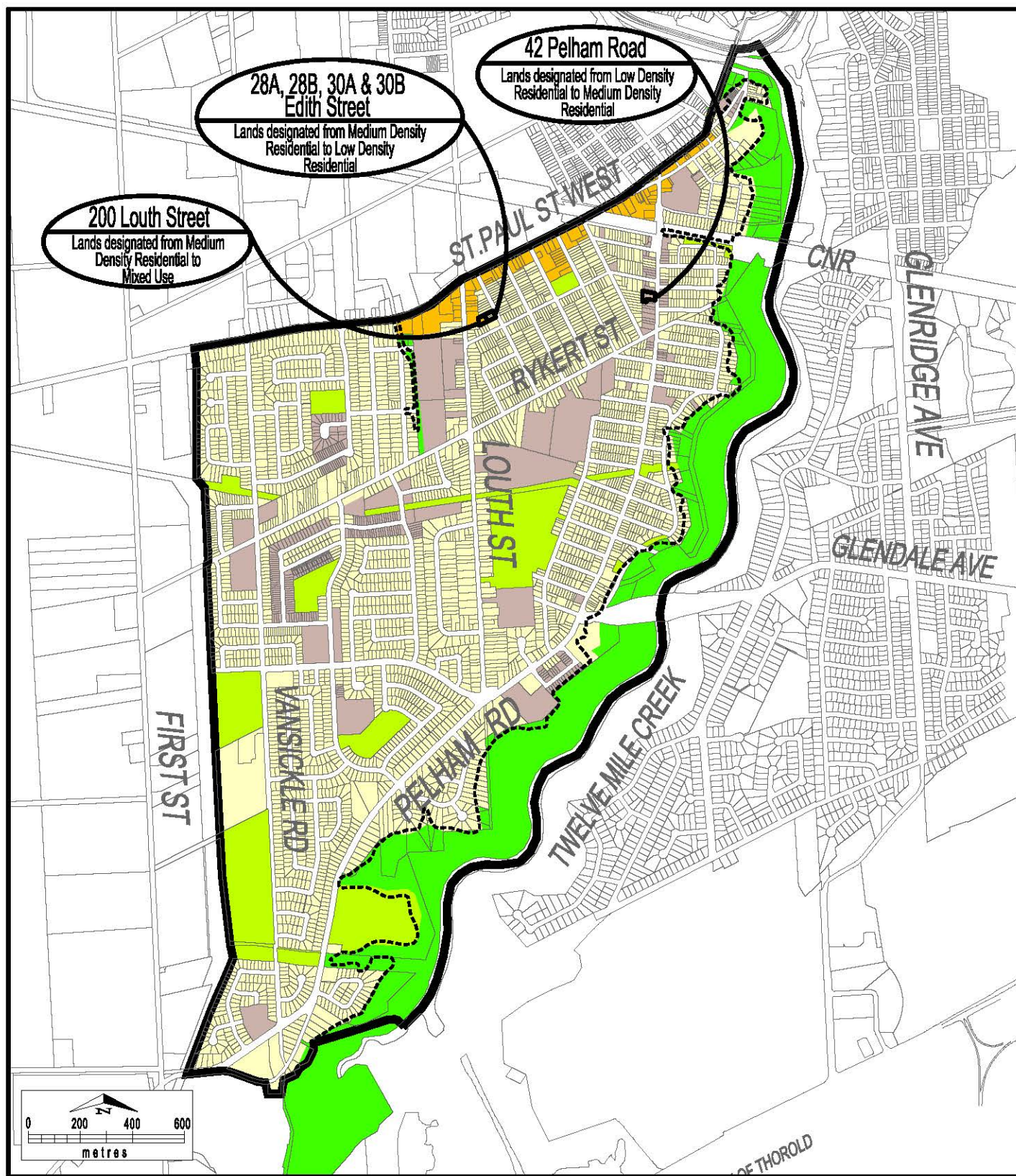
- Low Density Residential (20 to 32 units / ha)
- Medium Density Residential (25 to 99 units / ha)
- High Density Residential (85 units / ha or greater)
- Major Commercial
- Community Commercial
- Arterial Commercial
- T Major Transit Station

- Special Study Area
- Mixed Use
- General Employment
- Business Commercial Employment
- Parkland & Open Space
- Natural Areas
- Natural Area Extent Line

NOTWITHSTANDING LAND USE DESIGNATIONS SHOWN ON THIS SCHEDULE, THE USE OF LAND WITHIN OR ADJACENT TO THE NATURAL AREA EXTENT LINE MAY BE SUBJECT TO ADDITIONAL REGULATION OR RESTRICTION. REFER TO PART D, SECTION 13.2 NATURAL AREA POLICIES, ALSO SEE SCHEDULES F2, F3, F4 AND F5

Schedule A6 to Amendment No. 2 to The Garden City Plan

- North Planning District (Schedule E7) By-Law



Land Use Designations

- Low Density Residential (20 to 32 units / ha)
- Medium Density Residential (25 to 99 units / ha)
- High Density Residential (85 units / ha or greater)
- Major Commercial
- Community Commercial
- Arterial Commercial

Special Study Area

Mixed Use

General Employment

Business Commercial Employment

Parkland & Open Space

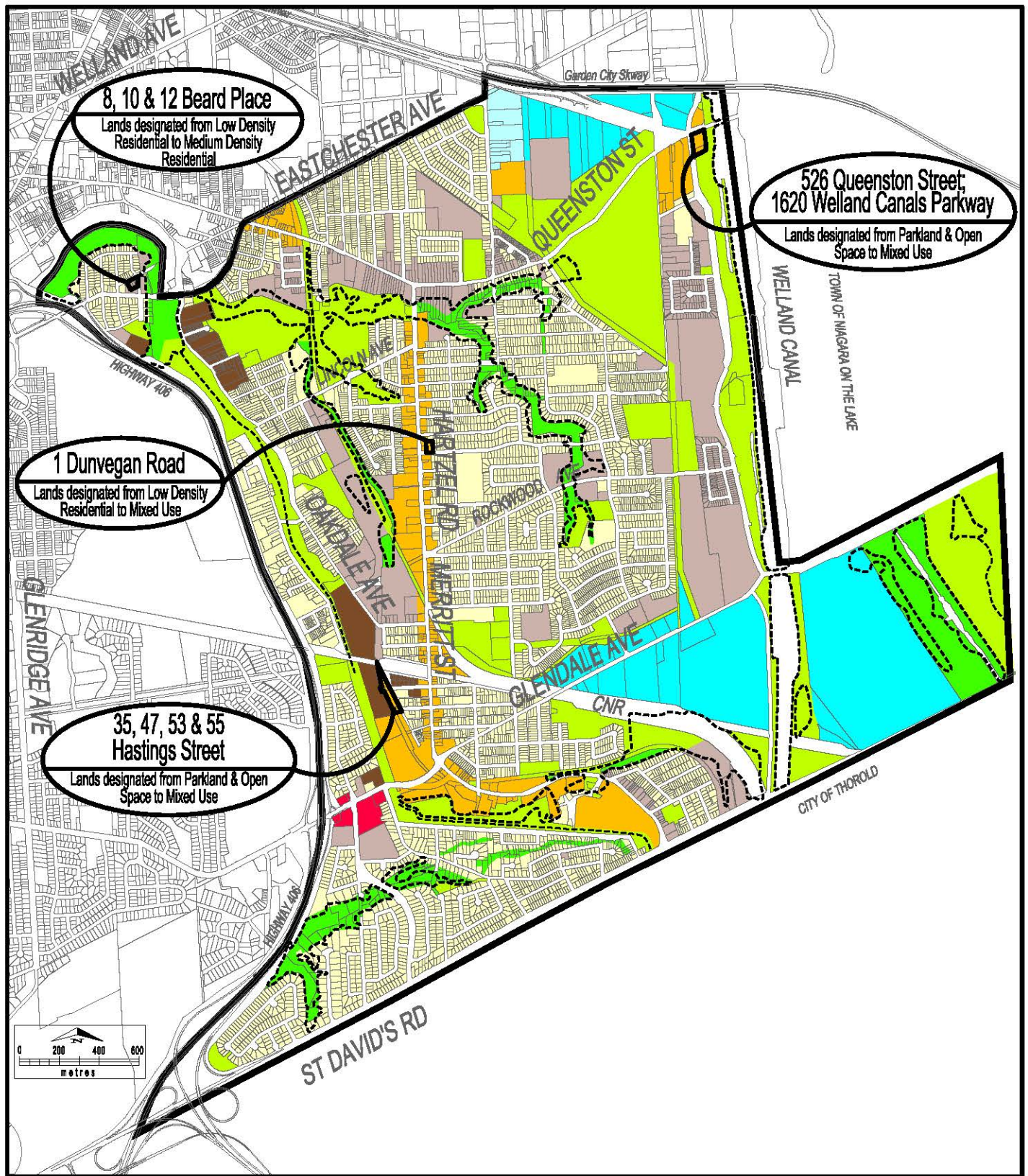
Natural Areas

Natural Area Extent Line

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Schedule A7 to Amendment No. 2 to The Garden City Plan

- East Planning District (Schedule E9) By-Law



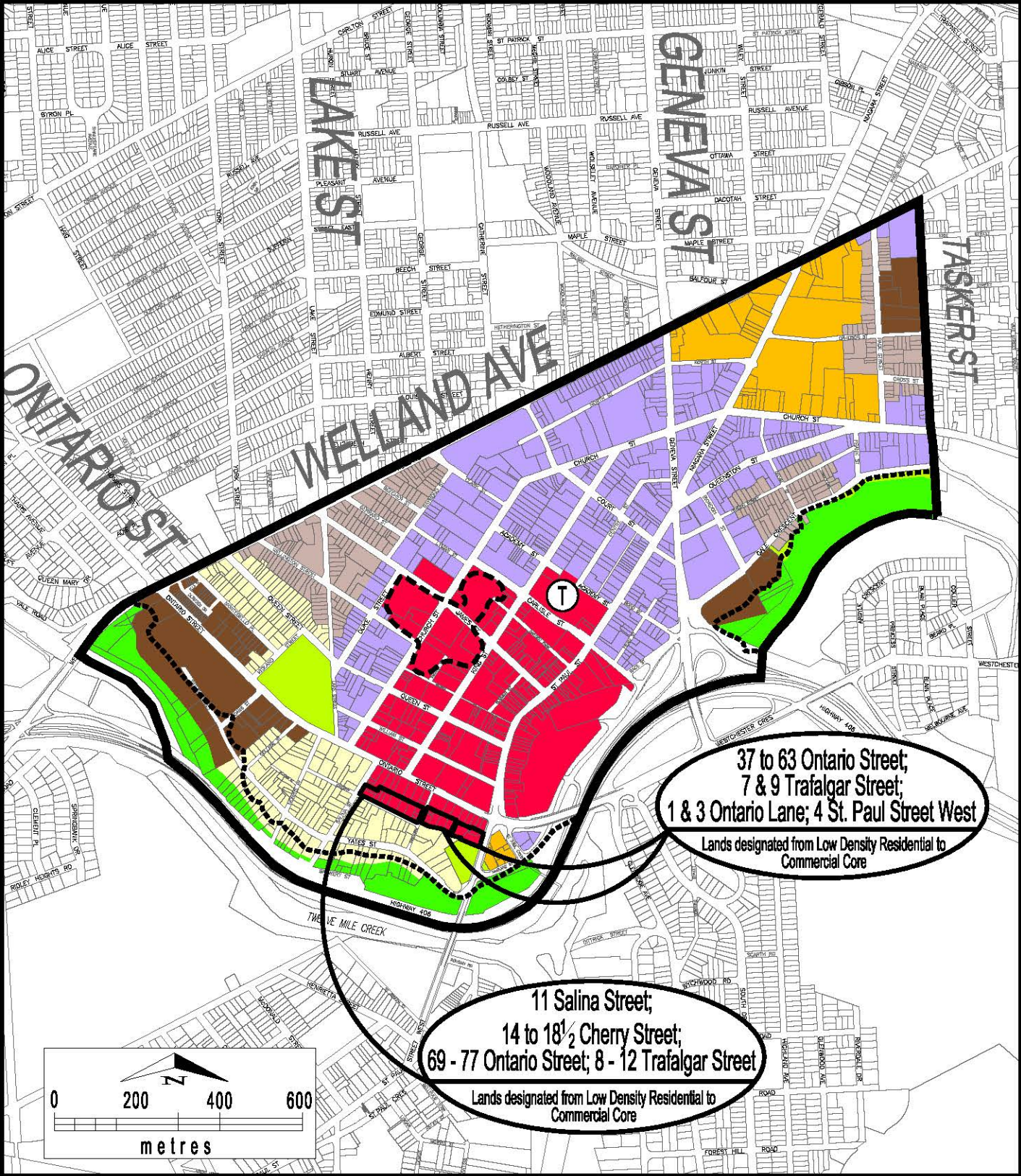
Land Use Designations

- Low Density Residential (20 to 32 units / ha)
- Medium Density Residential (25 to 99 units / ha)
- High Density Residential (85 units / ha or greater)
- Major Commercial
- Community Commercial
- Arterial Commercial

- Special Study Area
- Mixed Use
- General Employment
- Business Commercial Employment
- Parkland & Open Space
- Natural Areas
- Natural Area Extent Line

NOTWITHSTANDING LAND USE DESIGNATIONS SHOWN ON THIS SCHEDULE, THE USE OF LAND WITHIN OR ADJACENT TO THE NATURAL AREA EXTENT LINE MAY BE SUBJECT TO ADDITIONAL REGULATION OR RESTRICTION. REFER TO PART D, SECTION 13.2 NATURAL AREA POLICIES, ALSO SEE SCHEDULES F2, F3, F4 AND F5

Schedule A8 to Amendment No. 2 to The Garden City Plan
- Downtown Planning District (Schedule E10) By-Law



Land Use Designations

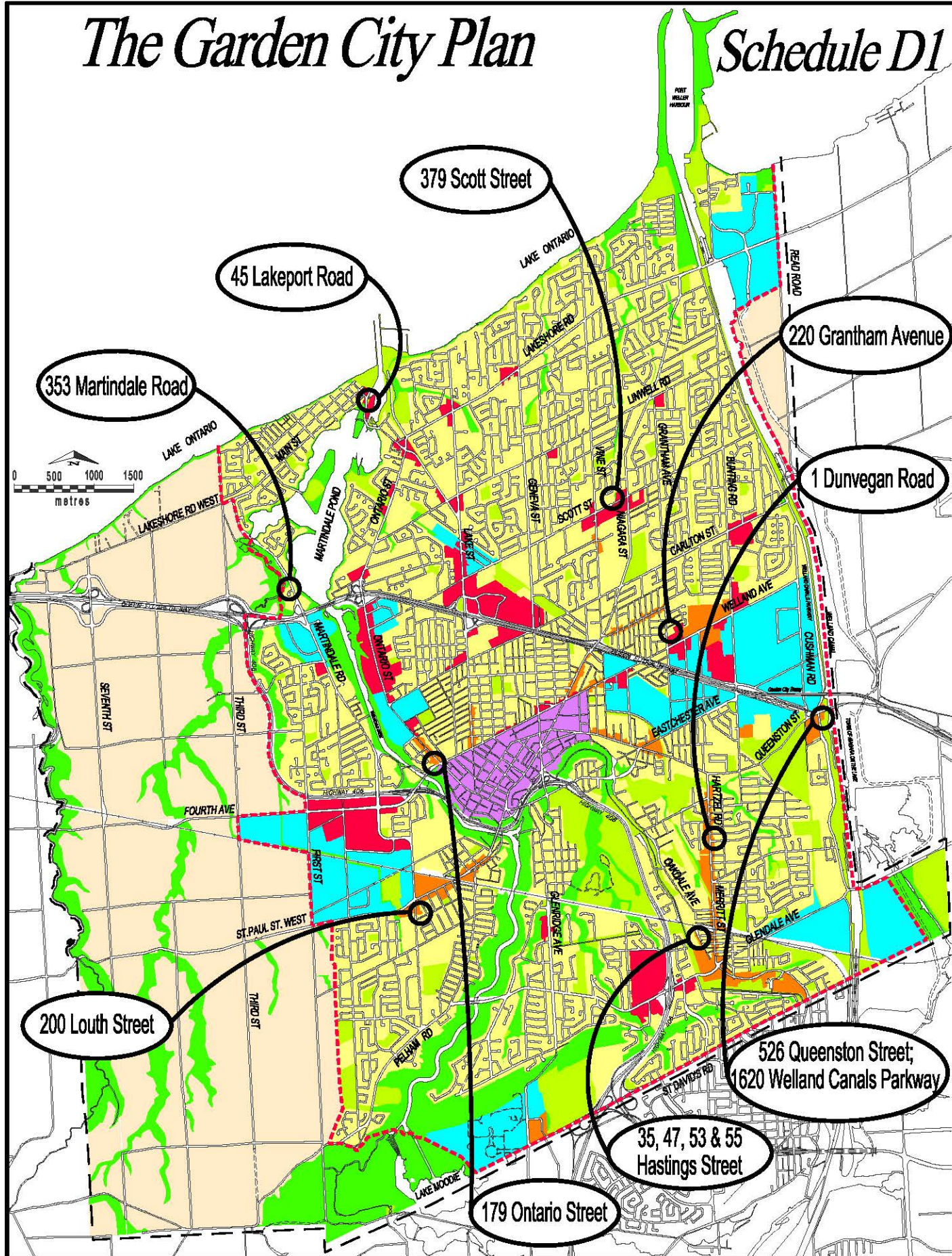
- | | |
|---|--------------------------|
| Low Density Residential (20 to 32 units / ha) | Commercial Core |
| Medium Density Residential (25 to 99 units / ha) | Parkland & Open Space |
| Medium High Density Residential (60 to 198 units / ha) | Natural Areas |
| Mixed Medium High Density Residential / Commercial (60 to 198 units / ha) | Major Transit Station |
| Mixed High Density Residential / Commercial (85 units / ha or greater) | Civic Square Area |
| | Natural Area Extent Line |

NOTWITHSTANDING LAND USE DESIGNATIONS SHOWN ON THIS SCHEDULE, THE USE OF LAND WITHIN OR ADJACENT TO THE NATURAL AREA EXTENT LINE MAY BE SUBJECT TO ADDITIONAL REGULATION OR RESTRICTION. REFER TO PART D, SECTION 13.2 NATURAL AREA POLICIES, ALSO SEE SCHEDULES F2, F3, F4 AND F5

Schedule A9 to Amendment No. 2 to The Garden City Plan
- General Land Use Plan (Schedule D1) By-Law

The Garden City Plan

Schedule D1



General Land Use Plan

- Neighbourhood Residential
- Employment
- Commercial
- Mixed Use
- Natural Areas
- Parkland & Open Space
- Agriculture
- Downtown
- Urban Area Boundary