



**The Corporation of the City of St. Catharines  
CITY COUNCIL AGENDA  
Twenty-Sixth Meeting, Regular, Monday, December 2, 2013  
Council Chambers, City Hall, 6:30 PM**

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

**1. Invocation**

**2. Opening Remarks, Mayor McMullan**

**3. Presentations**

- 3.1 Ian Troop, CEO, Toronto 2015 Pan / Parapan American Games; Re: TO2015 Presentation and Updates

**4. Adoption of the Agendas**

**5. Declarations of Interest**

**6. Public Meetings Pursuant to Planning Act (Commencing at 7:30 p.m.)**

- 6.1 Application for Amendment to Zoning Area By-law 64-207 (Zone 9) and Draft Plan of Condominium Approval (Vacant Land) for an Eight Unit Residential Townhouse Development at 29 St. Helena Street; Owner: Kenneth Ltd.; Agent: Barr Associates; File: 60.35.998 and 60.46.396 (See General Committee Minutes, November 18, 2013, Item 4.4) (COPY ATTACHED)

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

- 7.1 [Twenty-Fifth Meeting of Council, November 18, 2013](#)  
7.2 [Twenty-Fifth Meeting of General Committee, November 18, 2013](#)

**8. Delegations**

- 8.1 Peter Partridge, Fundraising Cabinet Chair, Performing Arts Centre; Re: Fundraising Update (See General Committee, December 2, 2013, Item Number 3.1).  
8.2 Walter Sendzik, CEO, Greater Niagara Chamber of Commerce and Stephen Cook, Chair, St. Catharines Business Council; Re: Governance Committee Final Report (See General Committee, December 2, 2013,

Item Number 3.3).

- 8.3 Bruce Timms, Regional Councillor; Re: Governance Committee Final Report (See General Committee, December 2, 2013, Item Number 3.3).
- 8.4 John Bullivant; Re: Governance Committee Final Report (See General Committee, December 2, 2013, Item Number 3.3).
- 8.5 Larry Savage; Re: Governance Committee Final Report (See General Committee, December 2, 2013, Item Number 3.3).

## **9. Call for Notices of Motion**

## **10. Motions**

- 10.1 Council Representation on the Niagara Region, Greater Niagara Circle Route Committee

That Council, in an effort to assist the Niagara Region with their committee mandate, re-appoint Councillor Phillips to the Greater Niagara Circle Route Committee for the remainder of the term of Council.

- 10.2 In-Camera Meeting - December 9, 2013

That Council hereby hold an In-Camera Session on December 9, 2013, pursuant to By-law 2007-311, Section G5.(b), personal matters about an identifiable individual, including municipal or local board employees.

## **11. Resolve into General Committee**

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

## **13. Motion to Ratify Forthwith Recommendations**

## **14. By-laws**

- 14.1 Reading of By-laws

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

- 15.1 Advisory Committee Minutes to Receive: Arena Partners Committee, Culture Committee, Mayor's Advisory Committee on Accessibility, and Mayor's Youth Advisory Committee

## **16. Adjournment**

20 - 21

22 - 45



Approved by General  
Committee  
November 18, 2013,  
Item 4.4

## Corporate Report

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

**Date of Report:** October 22, 2013

**Date of Meeting:** November 18, 2013

**Report Number:** PDS-357-2013

**File:** 60.35.998 and 60.46.396

**Subject:** Application for Amendment to Zoning Area By-law 64-207 (Zone 9) and Draft Plan of Condominium Approval (Vacant Land) for an Eight Unit Residential Townhouse Development at 29 St. Helena Street  
Owner: Kenneth Ltd.; Agent: Barr Associates

### Recommendation

That Council refer the applications to amend the Zoning Area By-law 64-207 (Zone 9), and for approval of Draft Plan of Condominium, for lands known as 29 St. Helena Street for consideration after the Public Meeting scheduled for December 2, 2013.

### Staff Recommendation

#### A. Zoning By-law Amendment (File 60.35.998)

That approval be granted to amend Zoning By-law 64-207 (Zone Area 9) for the lands municipally known as 29 St. Helena Street, as identified on Appendix 2 from Third Density Residential -Holding (R3-H) to Third Density Residential (R3X) permitting Multiple Attached Townhouse Dwellings, subject to the following provisions;

1. Multiple Attached Townhouse dwellings shall be defined as a building divided vertically into three or more dwelling units, up to a maximum of four attached dwelling units each having an independent entrance fronting onto a private road.
2. The following provisions shall apply to the lot which fronts onto St. Helena Street;
  - a. Minimum Lot frontage on St. Helena Street 8.50 metres
  - b. Minimum number of parking spaces 1.25 / dwelling unit
  - c. Minimum landscaped open space 25%
  - d. Front yard Setback from St. Helena Street 6.0 metres
  - e. Maximum height 11.0 metres
  - f. Minimum landscape strip adjacent to any residential zone 1.2 metres
3. For the purposes of the following provisions only, a "lot" shall mean a conveyable parcel of land fronting onto a private road:
  - a. Minimum interior side yard 1.2 metres
  - b. Minimum side yard setback along a common wall 0 metres
  - c. Minimum rear yard 6.0 metres
  - c. Minimum front yard setback 3.0 metres

**B. Draft Plan of Condominium (File 60.46.396)**

That the application for draft plan of condominium (vacant land) for the lands described as Part of Lot 20, Concession 3, municipally known as 29 St. Helena Street, for 8 townhouse units and a common private road, be approved, as outlined in Appendix “3”, subject to the conditions of draft plan of condominium approval outlined in Appendix “4” of this report; and

That Council direct staff to include modifications to certain zone provisions (minimum lot frontage; minimum yards; and minimum landscape strip adjacent to residential zones) change in the proposed New Zoning By-law to reflect Council’s decision on this application, and that no further public hearing be required on this matter; and

That the Notice of Decision required by the Planning Act, R.S.O. 1990, c.P. 13, as amended, be processed by the City Clerk; and

That upon expiration of the appeal period, staff be directed to forward any appeals to the Ontario Municipal Board for consideration and final decision; and further

That the Clerk be directed to make necessary notifications. FORTHWITH

**Summary**

The purpose of the applications is to re-zone the property to permit townhouses and to request approval of a draft plan of condominium (vacant land) for eight (8) townhouse dwelling units and a common private road (Appendix 5). Staff recommend approval of the proposed zoning amendment and the draft plan of condominium (vacant land).

**Background**

The subject lands are the remnant parcel of a 1998 severance application which created 9 lots for single detached dwellings fronting onto St. Helena Street and Meadowview Drive. This retained parcel is located behind the lots, with 8.54 metres (28 feet) of frontage on St. Helena Street (Appendix 1). At the time, the lot was left as a block for future development. A site specific zoning by-law was passed to permit single detached dwellings on a private road. A Holding provision was attached to the zoning to require a Draft Plan of Condominium. The land has remained vacant.

**Report**

**Site Analysis**

a) Location

The subject land is located on the east side of St. Helena Street, at north of Meadowvale Drive (Appendix 1).

b) Existing Land Use

- i. Site: The property is irregularly shaped with a lot area of 0.2 hectares (0.49 acres), with 8.54 metres (28 feet) of frontage on the east side of St. Helena Street. The property is vacant.
- ii. Neighbourhood:  
 North: Residential (61 unit, four storey apartment building)  
 South: Residential (single detached dwellings) and the Queen Elizabeth Way  
 East: Residential (130 unit, eleven storey apartment building)  
 West: Residential (single detached dwellings)

c) Garden City Plan

The property is designed Medium Density Residential by the Garden City Plan (GCP) (Schedule E1- North Planning District). The Medium Density Residential designation permits detached, semi-detached, duplex, multiple attached, triplex and apartment dwellings at a density range generally between 25 and 99 units per hectare. On this site, the applicant has proposed a density of 40 units per hectare. The proposed vacant land condominium of 8 townhouse dwelling units is permitted by the GCP. Compliance with the policies in the GCP is addressed in the Planning Considerations section of this report.

d) Zoning By-law

Existing Zoning

The property is zoned Third Density Residential -Holding (R3-H) by Zoning By-law 64-207 (Zone 9) as amended by By-law 99-164. The R3-H zone permits single detached dwellings on a private road, subject to site specific provisions. The Holding provision requires approval of a Draft Plan of Condominium.

Proposed Zoning

A zoning by-law amendment is required to permit townhouses, subject to site specific provisions. An application for Draft Plan of Condominium has been received concurrently and, should the application be approved by Council, the previous holding provision will be satisfied.

**Circulation Comments**

The application was circulated to all applicable City departments and agencies for their comments and/or requirements. No objections were received. The following detailed comments were offered:

*Recreation and Community Services (RCS)*

- A Tree Report prepared by Arborwood Tree Service Inc. and dated October 1, 2013 has indicated that the trees on the adjacent property to the east of 29 St. Helena should not be negatively impacted by the proposed development.

- As proposed, much of the required perimeter fencing would cross individual lots and not form part of the common element. It is recommended that easements on behalf of the Condominium Corporation be established so that ongoing maintenance and repairs of the perimeter fence is the sole responsibility of the condominium corporation. This has been incorporated into the recommended conditions of draft plan approval (Appendix 4).
- A payment of 5% of the appraised value of the property in lieu of dedication of park land will be required through the Site Plan Agreement.

*Development Division, Planning and Development Services*

- There are existing sanitary, storm and water services available for this property. There are also existing storm easements within the property which currently appear to be maintained.

*Fire Services*

- No objections to the Zoning By-law Amendment and Draft Plan of Condominium dated September 11, 2013.
- The site plan review process will address access, sprinklering of units, and fire hydrants locations.
  - o The required 6.0 metres wide fire route is permitted to be reduced to 3.0m in certain locations, only if all buildings are sprinklered in accordance with NFPA13. The hydrant that is located on the street is required to be within 90m of the principal entrance to the furthest building.
  - o To facilitate truck entrance to the site, no parking shall be permitted on either side of the street between #23 and #49 St. Helena St. (the abutting lots on either side of the entrance to this site)
  - o The fire access route, must be maintained at all times, and must be kept clear of ice and snow.

*Niagara Region*

- In lieu of a noise impact study to address concerns related to the Q.E.W. to the south, appropriate mitigation measures should be implemented. These should consist of minimum dwelling construction and ventilation specifications and warning clause on title requirements. Staff note that previous precautions have been included in a Development Agreement for the subject lands and should be considered in the site plan review process (Appendix 4).
- The subject site layout does not comply with Regional waste collection standards and private contractor pick up will be required. A warning clause to advise purchasers of the necessity for private waste pick up should be included and is best addressed through the Site Plan Agreement (Appendix 4).

#### *Ministry of Transportation*

- The property is within the Ministry's permit area and Ministry permit(s) will be required prior to any grading or construction on the site.
- As a condition of Draft Plan approval, the Ministry has requested a storm-water management report indicating the intended treatment of the calculated run-off and the impacts of drainage on the QEW right of way. Staff note that storm sewers already service the site. If further storm water studies are required it is more appropriately addressed as part of the site plan approval process.

#### **Public Open House**

A public open house was hosted by staff on October 3, 2013. The purpose of the open house was to present the applicant's proposal and to allow an opportunity for questions to be asked and comments to be received by City staff before Council makes a decision.

Eighteen (18) residents and the agent attended the open house. The comments and concerns are summarized below;

- The proposed 3.0 metre access is too narrow resulting in concerns about safety, snow removal, and emergency access.
- Townhouses will not fit in with the neighbourhood, there are no other multiple units in the area. Too many units are being proposed.
- Townhouses will attract student housing which is not desirable.
- How will garbage collection function?
- Parking is insufficient.
- The property should be a park.

The above comments will be addressed in the Planning Considerations section of this report.

#### **Planning Considerations**

##### **Provincial Policies**

The Provincial Policy Statement (PPS) and Places to Grow Plan for the Greater Golden Horseshoe (Growth Plan) contain policies that direct growth to settlement areas where appropriate levels of services and infrastructure exist. Growth management policies also direct a significant portion of new growth to the built-up areas through intensification. 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. The RPP promotes the use of land for infilling, intensification and redevelopment to promote a more compact urban form of

development. Regional staff has confirmed that the proposal complies with Regional policies.

**Garden City Plan**

The lands are designated as Medium Density Residential which permits a range of residential uses, including townhouses at a density range between 25 and 99 units per hectare, at a maximum height of 20.0 metres. The GCP emphasizes intensification and a variety of housing types.

The proposed development of 8 townhouse dwelling units provides a density of 40 units per hectare, which meets the density requirements in the GCP. The proposed height of the units will be below the 20.0 metres (65 feet) height limit generally recognized by the GCP for the Medium Density Residential land use designation. For compatibility with adjacent single detached dwellings, a height limit of 11.0 metres (35 feet) will be recommended for inclusion into the zoning by-law.

In addition to the Medium Density Residential policies of Section 8.1.2, residential development in the Medium Density Residential designation is to have regard for the development / re-development policies of the Garden City Plan (Section 7.1). In this regard, Section 7.1(c) stipulates that development proposals should be evaluated having regard for building, site and streetscape context sensitive design to ensure integration of compatible built form; minimization of adverse impacts on adjacent properties; adequacy of lot size, access and amenity area; and, the provision of parking that does not dominate the site.

The proposed townhouses are compatible in built form with the adjacent single detached dwellings to the south and west as well as the apartment buildings to the north and east of property. The proposal is a higher density development compared to the single detached dwellings but represents a natural progression between the single detached dwellings and the high density apartment buildings. The bulk and massing of the townhouse units, is comparable to that of the single detached dwellings already permitted. Two storey single detached dwellings are permitted with a side yard of 1.2 metres, identical to the request for the proposed townhouses. In terms of height, existing dwellings under the R2C zoning to the south and west are permitted to be 10.67 metres high whereas the proposed townhouses at this site will have a maximum height of 11.0 metres. The townhouse units maintain a 7.5 metre rear yard, providing sufficient amenity space for residents as well as additional buffer between the rear wall of the townhouse units and the adjacent uses. Parking is provided at a rate of 1.9 spaces per unit. Staff recommend a minimum parking requirement of 1.25 spaces per unit, providing a sufficient amount of parking for both residents and visitors. Landscaping is placed in the front and rear of all units. In addition, landscaping will be provided along the entrance to the site and along all parking areas. This will assist to minimize impacts of parking over the site.



### **Zoning By-law**

The property is zoned Third Density Residential - Holding (R3-H) (Zone 9), permitting 4 single detached dwellings. The proposed townhouses require a zoning by-law amendment to permit the use and establish site specific provisions.

Townhouses are not currently permitted uses in the existing R3 zone. The following site specific zoning provisions are recommended to implement the proposed development. Multiple attached townhouse dwellings are being recommended as a permitted use and shall be defined as a building divided vertically into three or more dwelling units, up to a maximum of four attached dwelling units each having an independent entrance fronting onto a private road.

#### **Frontage**

Staff recommend that the minimum lot frontage recognize the existing street frontage along St. Helena Street (8.6 metres). Both Fire Services and the Development Division of Planning and Development Services have confirmed that emergency access and services can be provided through this frontage. The Traffic Division of Transportation and Environmental Services advises that adequate access is available to support eight townhouse dwelling units.

#### **Yards**

A minimum 6.0 metre front yard, measured from St. Helena Street is recommended. This yard requirement is consistent with the front yards of the single detached dwellings on St. Helena Street and, although no dwellings are proposed at this setback, it does ensure that fencing in the minimum front yard be limited to 3.0 metres in height, consistent with adjacent properties.

Staff recommend a minimum interior side yard of 1.2 metres for each dwelling unit except when a common wall is located on a lot line. This setback does slightly compromise the City's approved urban design guidelines for townhouses, which state that a minimum 3.0 metre wide landscape strip shall be provided around the perimeter of the site. Much of the site is able to provide the 3.0 metre landscape strip, except where the building end walls are within 1.2 metres of the property boundary, and certain parts along the common driveway from St. Helena Street. Staff is satisfied this is a reasonable departure from the urban design guidelines.

A minimum rear yard of 6.0 metres is recommended. While the applicant has demonstrated that 7.5 metres can be accommodated, 6.0 metres is consistent with both urban design guidelines for townhouses as well as the proposed new Comprehensive Zoning By-law. Six metres will provide sufficient amenity space for residents and sufficiently buffer the new units from the existing uses.

#### **Landscaped Open Space**

To ensure that sufficient landscaping is provided on site the zoning amendment will require that, a minimum of 25% of the lot be landscaped. This amount is consistent with

the proposed new zoning by-law provisions. Details regarding the nature of the plantings will be addressed through the site plan approval process.

#### **Height**

A maximum building height of 11.0 metres is recommended for the multiple attached townhouse dwellings. This height is measured to the mid-point between the eaves and peak of the roof. This height restriction is consistent with the zoning height provisions applied to adjacent single detached dwellings.

#### **Parking**

A minimum parking requirement of 1.25 spaces per unit is recommended. This standard is consistent with the proposed new Comprehensive Zoning By-law. It should be noted that the applicant is proposing to provide 1.9 spaces per unit. Planning and Development Services, as well as the Traffic Division of Transportation and Environmental Services are satisfied that 1.25 spaces per unit is sufficient to meet the parking requirements of the proposed use.

#### **Proposed New Comprehensive Zoning By-law**

Staff note that the proposed new Comprehensive Zoning By-law, which is to be considered by Council after the public meeting of November 18, 2013, proposes to include Private Road Development as a permitted use for the subject lands. Private Road Development is defined by the proposed new Comprehensive Zoning By-law as an arrangement of residential dwellings on a private road wherein each dwelling unit may or may not have frontage on a public road. Townhouses would be included within this definition.

The provisions being recommended are intended to align with the proposed new Comprehensive Zoning By-law. The recommended zone provisions represent “minimums” to be achieved for this site. Should Council approve this application, the recommendation is structured so that no additional approvals would be required under the new Zoning By-law, once it takes effect.

#### **Draft Plan of Condominium**

The draft plan of condominium (vacant land) proposes ownership tenure for 8 townhouse units, together with a common element area including a private road and common parking. Upon assumption, the Condominium Corporation will be responsible for the ongoing maintenance of all items within the common element area.

Conditions of Draft Plan approval for easements have been included in the proposed draft plan conditions in Appendix 4. Staff recommend that easements be established to enable access to the rear yards of the interior units. An additional easement is required in favour of the Condominium Corporation to maintain fencing around the perimeter of the lot.

Section 50.1(24) of the Planning Act guides staff in assessing applications for draft plan of condominium approval pertaining to matters including the effect of the development

on matters of provincial and public interest; conformity with the Official Plan; conformity with adjacent plans of subdivision; and the suitability for development. Staff are satisfied that the proposal fulfills these criteria. The lands can be serviced with municipal services.

#### **Site Plan Agreement and Condominium Assumption Agreement**

The concept plan in Appendix 5 forms the basis for further discussion as part of the site plan approval process. Resident concerns regarding access, garbage collection and adequacy of emergency access are more suitably addressed as part of the site plan approval process. Site plan control applies to all residential development with five or more dwelling units, including the proposed development. Elevation drawings for all building facades will be required, as will plans and details for all landscaping, fencing, lighting, access, parking layout and design, stormwater management, servicing, garbage pick-up, and similar site details. The applicant will be required to enter into a site plan agreement with the City and to post securities for approved site engineering and landscaping works. This site-plan review and agreement process is the principal tool through which Staff will implement design considerations to maximize compatibility with the surrounding neighbourhood and to ensure long term functionality.

To bind the future condominium corporation to the terms of the site plan amendment agreement, the applicant will also be required to enter into a condominium assumption agreement with the City.

Staff recommends that the requirement to enter into a site plan agreement and condominium assumption agreement be included as conditions of draft plan of condominium approval (Appendix "4").

#### **Open House Comments**

With regard to the comments expressed at the Open Houses, the following is offered.

*Comment:* The proposed 3.0 metre access is too narrow resulting in concerns about safety, snow removal, emergency access.

*Response:* Fire Services has confirmed that the access is sufficient, subject to the buildings being sprinklered. The Traffic Division of Transportation and Environmental Services has advised that the access is sufficient for 8 dwelling units. Snow removal will be the responsibility of the condominium corporation.

*Comment:* Townhouses will not fit in with the neighbourhood, there are no other multiple units in the area. Too many units are being proposed.

*Response:* The scale, height and massing of the townhouses is comparable to single detached dwellings. There are high density developments located adjacent to the subject property. A four storey apartment building is located to the immediate north of the property and an eleven storey apartment building is located to the immediate east of the subject property.

*Comment:* Townhouses will attract student housing which is not desirable.

*Response:* The municipality cannot regulate “who” lives in a dwelling. The municipality may only regulate the residential dwelling type.

*Comment:* How will garbage collection function?

*Response:* Private garbage collection will be the responsibility of the condominium corporation.

*Comment:* Parking is insufficient.

*Response:* The proposal provides 1.9 spaces per unit. This provision exceeds the requirements outlined in the proposed new zoning by-law for private road development (1.25 spaces per unit) which staff are satisfied can adequately account for one space per dwelling unit plus visitor parking at a rate of 0.25 spaces per dwelling unit.

*Comment:* The property should be a park.

*Response:* This property has always been identified for development. Recreation and Community Services has confirmed that this neighbourhood is not underserved for parkland. The neighbourhood is serviced by Elma Street Park which is within the standard 800 metre service radius for a community park.

### **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.

### **Notice**

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.

### **Financial Implications**

Not applicable.

### **Conclusion**

In summary, the proposed Zoning By-law Amendment and Draft Plan of Condominium are consistent with the Garden City Plan policies for the Medium Density Residential designation. Staff is satisfied that the recommended zoning and conditions of draft plan of condominium approval are appropriate for the successful development of this proposal.

### **Notification**

In is in order to notify Glenn Barr, Barr Associates.

**Submitted by:**

Judy Pihach, MCIP, RPP  
Manager of Planning Services

**Prepared by:**

Jessica Button, MCIP, RPP  
Planner I

**Approved by:**

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

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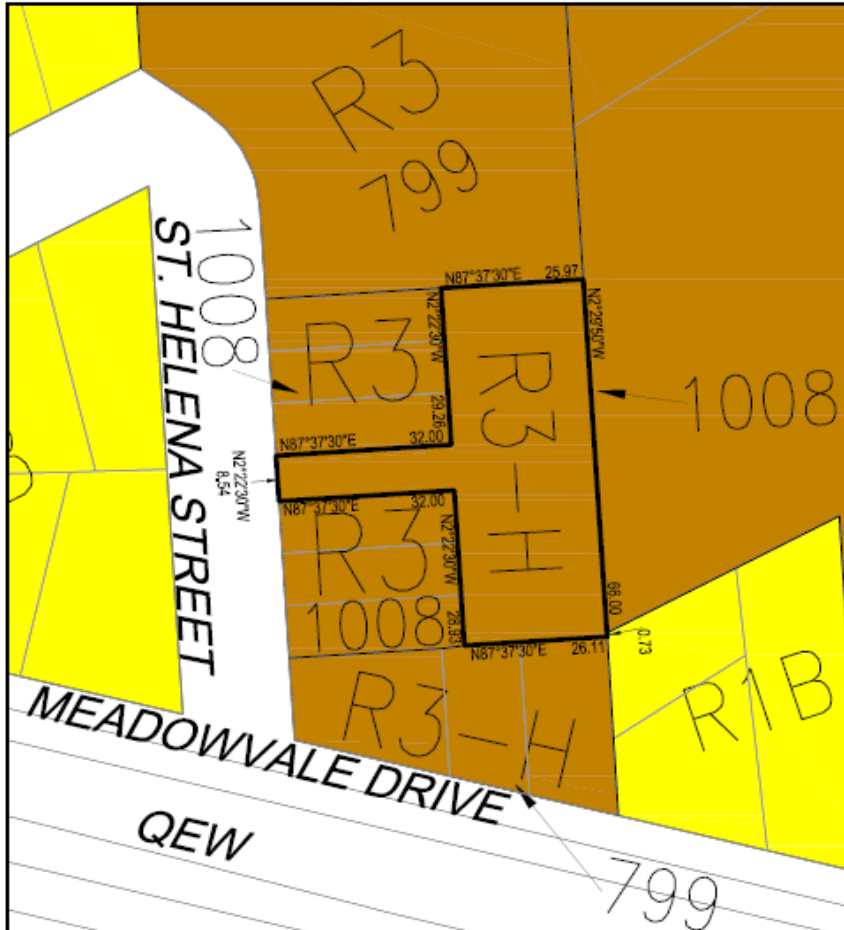
### Location Map



SUBJECT LANDS KNOWN AS  
29 ST. HELENA STREET  
FILE: 60.46.396 & 60.35.998

Proposed Zoning By-law Amendment

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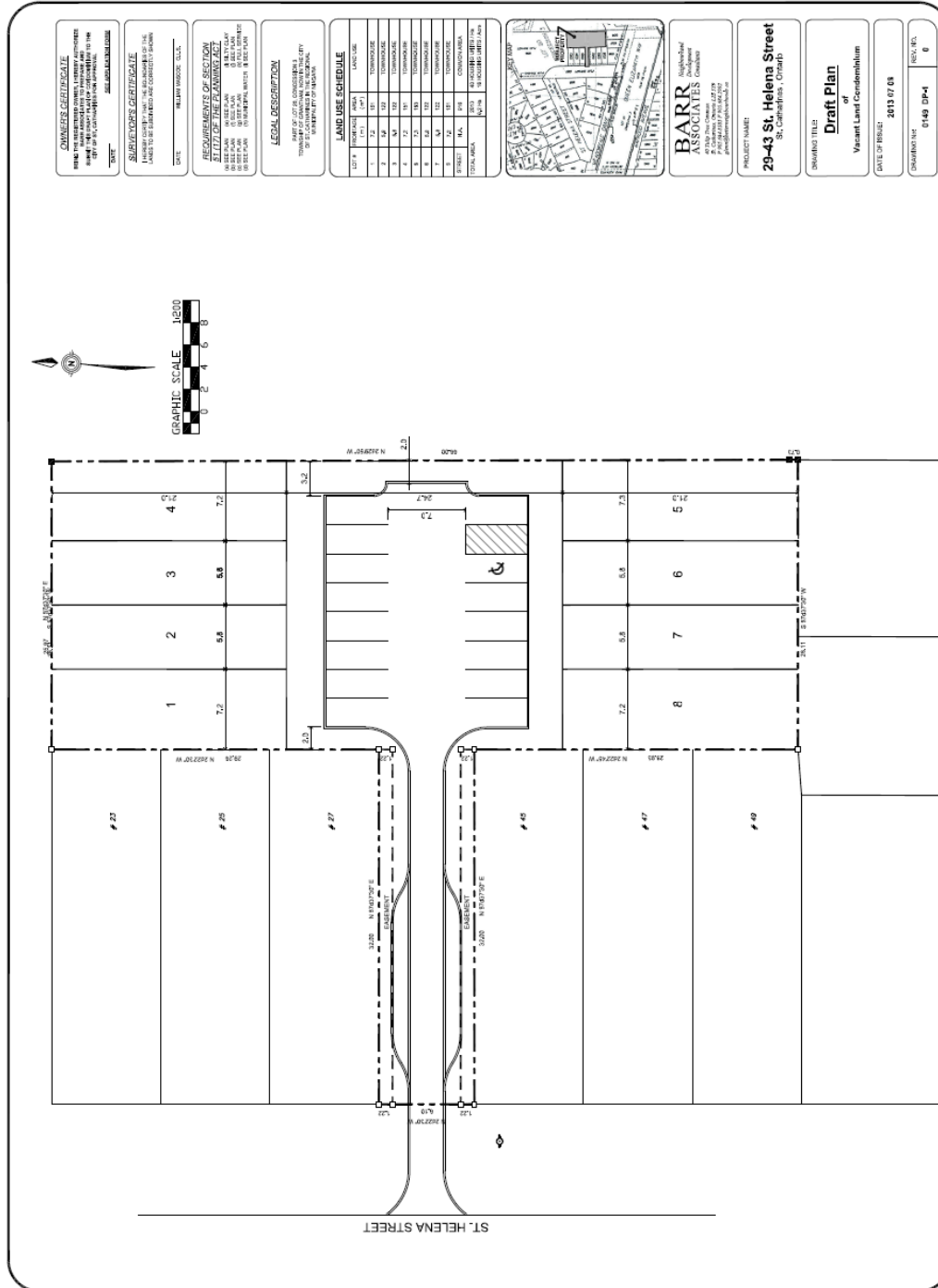
*PROPOSED CHANGES TO THE CITY OF ST. CATHARINES ZONING BY-LAW 64-207*

*PART LOT 20, CONCESSION 3, DESIGNATED AS PARTS 1, 10, 11, 15, 16, 17, 25, 26 & 28*

*SUBJECT LANDS TO BE RE-ZONED FROM THIRD DENSITY RESIDENTIAL - HOLDING  
(R3-H) TO THIRD DENSITY RESIDENTIAL (R3)*

# Proposed Draft Plan of Condominium

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## Draft Plan Conditions

### Conditions of Draft Plan of Condominium Approval (Vacant Land) 29 St. Helena Street File No. File 60.46.396 Submission No. 26CD-10-13002

#### General Approval

1. That this approval applies to lands known as Part of Lot 20, Concession 3, municipally known as 29 St. Helena Street, for 8 townhouse units and common element for a private road and parking area, prepared by William Mascoe O.L.S., dated September 11, 2013.

#### Site Plan Agreement

2. That prior to final registration of the plan of condominium, the owner enter into a Site Plan Agreement with the City of St. Catharines, to be registered against the lands.

The site plan agreement shall consider the following:

- i. Any noise protection measures to address potential impacts from the QEW.
- ii. A caution to proposed purchasers that Regional Waste Collection may not be available to this site.

*(City of St. Catharines and  
Regional Municipality of Niagara)*

#### Easements

3. That all easements required for water, sanitary sewers, utilities and drainage purposes be granted by the owner to the appropriate authority.  
*(City of St. Catharines and  
Horizon Utilities)*
4. That easements be established to provide access to rear yards for interior dwellings units.  
*(City of St. Catharines)*
5. That easements be established in favour of the Condominium Corporation around the perimeter to ensure fencing is the responsibility of the Condominium Corporation.  
*(City of St. Catharines)*

**Condominium Assumption Agreement**

6. That the owner enter into a Condominium Assumption Agreement with the City of St. Catharines, to be registered together with the registration of the final plan of condominium.

*(City of St. Catharines)*

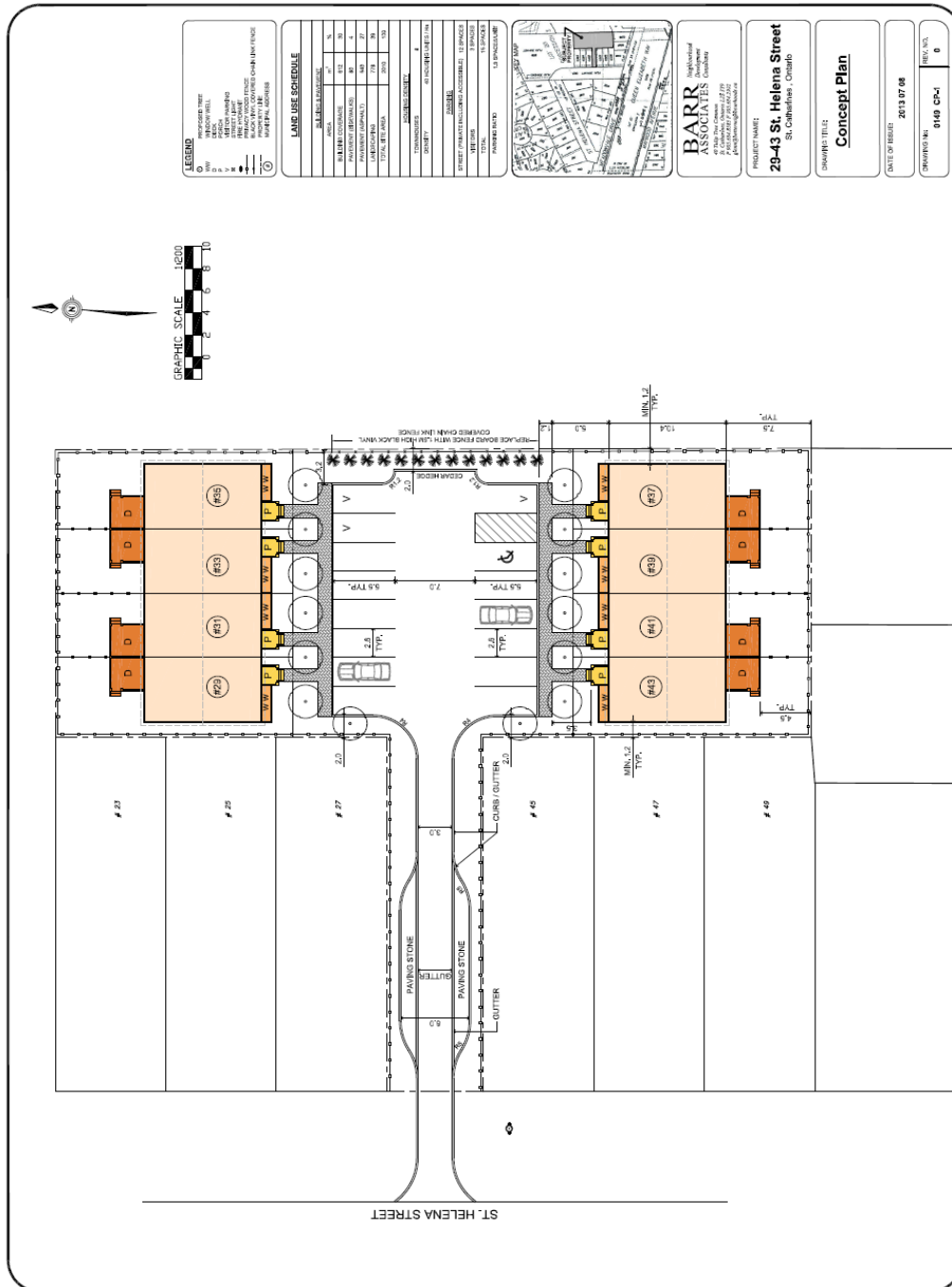
**Administration**

7. That if final approval is not given to this plan within three years of the approval date and no extension has been granted, draft approval shall lapse. If the owner wished to request an extension to the draft approval period, a written explanation with reasons why the extension is required must be received by the City prior to lapsing date. An updated review and revision to the conditions of approval may be necessary at that time.

*(City of St. Catharines)*

Prior to granting approval to the final plan of condominium, the City of St. Catharines shall be satisfied that all conditions have been met satisfactorily.

## Concept Plan





## **By-laws to be considered on December 2, 2013**

- (a) 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.)
- (b) A By-law to authorize a Release of Agreements over certain lands municipally known as 130 Woodrow Street. (Three readings – with respect to release of preliminary agreement and subdivision agreement. Delegation By-law No. 2004-277, as amended.)
- (c) A By-law to authorize a Capital Cost Recovery Agreement with Horizon Utilities Corporation. (Three readings – with respect to pad mount transformer service for the new Performing Arts Centre located at 250 St. Paul Street. Delegation By-law No. 2004-277, as amended.)
- (d) A By-law to authorize a Quit Claim Deed to the District School Board of Niagara. (Three readings – with respect to part of the road allowance lying within 1 Monck Street – Edith Cavell Public School. Delegation By-law No. 2004-277, as amended.)
- (e) A By-law to authorize the acceptance of a conveyance of certain lands from 2075790 Ontario Inc. for the widening of Oakdale Avenue. (Three readings – with respect to condition of site plan approval for 55 Oakdale Avenue. Delegation By-law No. 2004-277, as amended.)
- (f) A By-law to authorize an Encroachment Agreement with 2075790 Ontario Inc. (Three readings – with respect to encroachment of building and condition of site plan approval for 55 Oakdale Avenue. Delegation By-law No. 2004-277, as amended.)
- (g) A By-law to authorize the acceptance of a Transfer of Easement from Her Majesty the Queen in right of Ontario as represented by The Minister of Infrastructure, as represented by Ontario Infrastructure and Lands Corporation. (Three readings – with respect to sanitary sewer over part of the lands municipally known as 61 Village Road. Delegation By-law No. 2004-277, as amended.)
- (h) A By-law to amend By-law No. 62-86 entitled "A By-law to establish Zoning Area 7 and to regulate the use of land and the character, location and use of buildings and structures therein". (Three readings – with respect to lands municipally known as 7, 9, 11 and 13 Waite Lane. Council, March 19, 2012, Item No. 115.)
- (i) A By-law to provide for the adoption of an amendment to the Garden City Plan (City of St. Catharines Official Plan). (Three readings – with respect to permitting a 4-storey apartment building at 176 Oakdale Avenue. Council, November 4, 2013, Item No. 6.1.)



- (j) A By-law to amend By-law No. 62-86 entitled "A By-law to establish Zoning Area No. 7 and to regulate the use of land and the character, location and use of buildings and structures therein." (Three readings – with respect to permitting a 4-storey apartment building at 176 Oakdale Avenue. Council, November 4, 2013, Item No. 6.1.)
- (k) A By-law to authorize an Agreement with the Corporation of the City of Thorold. (Three readings – with respect to cost sharing of a school crossing guard installed at the intersection of Burleigh Hill Drive and St. David's Road. To be considered by General Committee, December 2, 2013.)
- (l) A By-law to amend By-law No. 2004-277 entitled "A By-law to authorize delegation of certain matters to staff." (Three readings – with respect to funding or sponsorship agreements for the St. Catharines Performing Arts Centre. To be considered by General Committee, December 2, 2013.)
- (m) A By-law to authorize a contract with V. Gibbons Contracting Ltd. (Three readings – with respect to Nadine Crescent Pump Station Upgrades, under Project No. P12-004. To be considered by General Committee, December 2, 2013.)
- (n) A By-law to amend By-law No. 89-2000 entitled "A By-law regulating traffic and parking on City Roads". (Three readings – with respect to stop control on Beard Place, Blain Place, Princess Street and Argyle Street. To be considered by General Committee, December 2, 2013.)
- (o) 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 the 2nd day of December, 2013. (Three readings – with respect to ratification and adoption of City Council Minutes of November 18, 2013, and General Committee Minutes of November 18, 2013.)

City of St. Catharines  
ARENA PARTNERS COMMITTEE  
Wednesday, September 11<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; Joe MacNeil; Councillor Williamson; Lincoln Fannell;  
Councillor Siscoe; Jim Richardson; Glen Cyr; Phil Baranoski;  
Steve Secord; Tony Penna; Dave Gerow;

Absent: Councillor Phillips; Bill Burke; Jim Denham;

Staff Liaison: Jim Benson; Trish Cardwell; Scott Greenfield;

Staff Absent: Rick Lane;

1. CHAIR TO CALL THE MEETING TO ORDER

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

2. APPROVAL OF MINUTES AUGUST 14, 2013

Motion was made to accept the minutes as circulated.

Moved by: Glen Cyr

Seconded by: Tony Penna

CARRIED

3. ACTION LIST

Remove number 12 because it was completed.

Update number 9 to email the Winter Club for their statistics.

4. REPORTS AND UPDATES

4.1 CHAIR

Nothing

4.2 COUNCILLORS

Councillor Siscoe said that an announcement was made on Tuesday validating that Meridian will be donating \$5.23 million dollars for the Spectator Facility.

Jim Benson updated the Committee on the new energy and cost efficient lighting that has been installed in the ice pads at Seymour-Hannah. They will

continue to be mounted in the ice pads at that location. The response from the user groups has been extremely positive.

Councillor Phillips commented to the Council this week about how important the performance of the Arena Partners Committee is and what they are trying to achieve.

#### **4.3 CITY STAFF**

Recreation and Community Services has a new Manager of Enterprise Services starting on Monday, September 16<sup>th</sup>. Her name is Sandra Neil from the City of Burlington. She brings an expertise in recreation, customer service and marketing. Trish will be moving to Geneva Street and becoming the Operations Planner for the department.

#### **5. ARENA STRATEGY**

A discussion took place regarding the data that is being produced from the statistics that were gathered from the Class System for available non-prime ice in all City arenas. This information needs to have a consistent format that will be useful when writing the report to Council with the accurate numbers. Jim and Trish will access the Parks Operations Coop student to assist with this project. A debate took place whether Merritton Arena should be included.

Motion was made that City staff be asked to acquire allocation information from Merritton Arena for 2012 – 2013 winter seasons.

**CARRIED**

**ACTION:** Jim Benson will contact the City Clerks Department to see if the public have access to the Merritton Arena Lease Agreement.

Phil is still reviewing the financial information for the Arena Strategy Report with Michael Patterson, the City's Process Review Analyst. It was discovered that Phil had only received a budget for 9 months and instead of the full year. Now that he has the correct information, he will continue assessing the figures.

Phil mentioned that the Seymour-Hannah complex is running fantastic with very supportive staff.

#### **6. NEW BUSINESS**

Jim Richardson mentioned that the Ontario Women Hockey Association have announced the 2013 World Girls Hockey Game with leagues from all across Canada using the accumulation scoring process. Also, CHAOS are now affiliated with Brock and they will be called St. Catharines Female Hockey Junior Badgers.

7. DATE OF NEXT MEETING

Wednesday, October 9<sup>th</sup>, 2013 at 5:15 PM

8. ADJOURNMENT OF MEETING

Motion was made to adjourn at 6:40 PM.

Moved by: Phil Baranoski  
Seconded by: Tony Penna  
CARRIED





Culture Committee  
Oct 1, 2013  
City Hall, 3<sup>rd</sup> Floor – Ante Room

**Present:** Tracy Cotton, Mark Elliott, Angie Harris, Sandy Middleton, Brian Narhi, Wynne Nicholson, Rick Rochon, Lyn Royce, Laurie Sadowski, Lilita Stripnieks, Peter Vietgen, Jennifer Wallace, Andrea Wilson (arrived at 5:50pm),

**Regrets:** Monica Dufault, Steve Solski, Kathy Powell, Jennifer Wallace, Josefina Perez,

**Staff:** Jason Cadieux, Rebecca Cann, Kim Payne

## 1. Welcome and Introductions

T. Cotton called the meeting to order and thanked everyone for attending. A brief round table followed to introduce newest representative from the Province (L. Royce).

## 2. Approval of Agenda

**Motion:** to approve the Agenda

Made by P. Vietgen      Seconded by W. Nicholson      Carried

## 3. Review of Minutes from July 16 and Sept 3, 2013

T. Cotton noted that as committee didn't have quorum at the September meeting; notes are for information purposes only.

**Motion:** to approve minutes from July 16.

Made by R. Rochon      Seconded by W. Nicholson      Carried

K. Payne summarized the discussion at September's Culture Committee meeting regarding aligning the Festival and Events Grant program more closely with the St. Catharines Cultural Investment Program (SCCIP). K. Payne noted that aligning the two programs will help to remove confusion and increase transparency in the administration of the program as it enters its second year. The Festival and Events Grant Program and budget would continue to be administered by staff in the Economic Development and Customer Services (EDCS) department. However, staff would like to recommend that evaluating applications and making recommendations for funding be undertaken through the Culture Committee and its SCCIP subcommittee. Policy objectives will remain the same and the SCCIP committee will work with one member of the tourism community and one EDCS staff person. A SCCIP meeting will be arranged in the near future once Council has approved the changes.

**Motion:** to support staff recommendation that the Festival & Events Grants program be administered through the SCCIP framework with funding recommendations to be made by Culture Committee for City Council's consideration.

Made by R. Rochon      Seconded by P. Vietgen      Carried

## 4. Business Arising

None



Culture Committee  
Oct 1, 2013  
City Hall, 3<sup>rd</sup> Floor – Ante Room

## 5. Correspondence

T. Cotton reviewed call for nominations for the 60 Over 60 Volunteer Awards. Committee did not put forward any nominations.

## 6. Subcommittee Reports

SCCIP Committee – R. Rochon noted that SCCIP Recommendations were approved by Council on August 26, 2013. R. Cann confirmed that funds have been distributed. R. Rochon looks forward to future discussions with K. Payne regarding dovetailing SCCIP with the new Festivals & Events Grant program.

Arts Awards Committee – W. Nicholson noted that the subcommittee met for the first time since June. Arts Awards will take place May 3, 2014 at Rodman Hall Arts Centre, Brock University. Call for nominations will be released by the end of October with the deadline for submissions Feb 14, 2014.

## 7. Reports:

Cultural Services Office – R. Cann noted the art installation of Port of Spain artwork in the Ante Room. She reported that cultural services staff has successfully executed the first phase of a collaborative marketing initiative. Working with arts consultant Judy Harquil, who has been hired by Steve Solski to work with future user groups of the Performing Arts Centre, and members of the Downtown Alliance of Performing Arts (DAPA), the initiative utilized market research and postal codes, targeting residents most likely to be interested in live theatre and dance. Staff designed a card that featured 7 theatre companies and advertised a ticket giveaway contest. 12,000 postcards were dropped in targeted neighbourhoods. This is an excellent test case to increase traffic to cniagara and build marketing capacity and audiences for local arts groups.

A motion to Regional Council was put forward by Mayor Brian McMullen to create a cultural investment program and was approved on September 19. R. Cann was contacted by Regional staff regarding SCCIP, what works, what our challenges were etc.

NASA (Niagara Arts Service Alliance) project managers Annie Wilson and Kate Leathers presented the initial findings from community consultations at an open house at the Sean O'Sullivan Theatre regarding the potential for a new arts service organization. The overall goal is to create a sustainable organization that serves the needs of arts organizations across Niagara. A second open house is tentatively scheduled for December.

**Action:** Jason to forward summary of report once it's available.

Lord Cultural is putting the finishing touches on a final draft of the new Culture Plan. Hopefully it will be ready soon! R. Cann distributed postcards for Merritton Exhibit in Centennial Gardens. The Downtown Association exhibit is up on the 2nd floor of City Hall – check it out. R. Cann is working on a report to Council for the Welland Canal Fallen Workers Memorial and project is working with the Public Art Advisory Committee to finalize a design selection panel.

Public Art Advisory Committee – P. Vietgen reported that the committee met Sept 19 at Buchanan house to inspect and discuss the future use for 6 murals currently installed in the house. The



Culture Committee  
Oct 1, 2013  
City Hall, 3<sup>rd</sup> Floor – Ante Room

Committee also reviewed a draft call for the next juried art exhibition at City Hall. This exhibit will focus on fiber arts. The newly formed St. Catharines Arts Award Design Committee will be meeting soon to discuss the commission and creation of a permanent award. R. Cann also noted that the Committee approved the purchase of Danny Custodio's beautiful photograph, Ships #13, for the City's art collection

Performing Arts Centre – M. Elliott reported that the walls are currently being poured! Construction is primarily focused on film and recital halls and the lower level of the PAC. Sign up for backstage pass newsletter - [click here to sign up!](#)

St. Catharines Museum – In K. Powell's absence R. Cann reported that the Shipman's Shindig fundraiser is set for October 19, and a major 1812 exhibit opening this Friday. Visit <http://www.stcatharines.ca/en/experiencein/StCatharinesMuseum1.asp> for details.

## 8. Other business:

None

## 9. Round table

- S. Middleton: New show at Jordan Art Gallery – James Kerr's **Brush with Life**. Visit [www.jordanartgallery.com](http://www.jordanartgallery.com) for details.
- L. Sadowski is co-coordinating an intergenerational arts program utilizing photography and portrait taking, 55+ seniors needed! Those interested should contact Laurie for details.
- P. Vietgen noted that Rodman Hall is holding an opening Thursday Oct 3 for current exhibits - visit <http://www.brocku.ca/calendar-events/23819> for details.
- A. Wilson – Fort Erie Historical Museum's Battle of Ridgeway outdoor exhibit opens Oct 26. All are welcome.
- L. Royce - Celebrate Ontario Grant program is now open. Deadline for applications Nov 12 – visit <http://www.grants.gov.on.ca/GrantsPortal/en/OntarioGrants/GrantOpportunities/OSAPQA005140> for details.
- R. Rochon – next gig for the new band is Oct 11 at the Pyro Pub in Thorold! Email Rick for details.
- Harris – Chorus Niagara's first concert will take place Nov 2<sup>nd</sup>, All Handel all the time! Visit <http://www.chorusniagara.ca/> for details
- J. Cadieux noted ECT events – Devil's Night fundraiser and the first show of the season An Evening with Lucky Jim Lacroix. Visit [www.ectheatre.ca](http://www.ectheatre.ca) for details.

## 10. Next Meeting:

November 5, 5:00pm to 6:30pm Committee Room 1 – 3<sup>rd</sup> Floor – City Hall

Meeting terminated @ 6:20pm

## City of St. Catharines

### Mayor's Advisory Committee on Accessibility (MACOA) MINUTES, Wednesday, June 26, 2013

A meeting of the Mayor's Advisory Committee on Accessibility was held on  
Wednesday, June 26, 2013 in Committee Room #1  
at City Hall at 1:30 p.m.

Present: Mayor Brian McMullan  
Councillor Matthew Harris (via conference call until 2 p.m.)  
Shelley Stewart, Co-chairperson  
Diane Foster, Co-chairperson  
Bob Asham  
Julie Morris  
David Reed  
Linda Marie O'Hagan  
Mary Jane Waszynski

Regrets: Chantal Barrette  
Ian Crawford  
Steve Kurtic-Lentinello

Staff: Diana Lecinski, Accessibility Coordinator, CSS

#### **Facility Accessibility Design Standards (FADS):**

The FADS guideline was approved by the Region of Niagara in  
September 2005 and adopted by the City of St. Catharines Council  
on April 24, 2006 for use in municipal facilities.

**1. Call to order:**

Diane Foster, co-chairperson called the meeting to order at 1:40 p.m.

**2. Introductions:**

Everyone was welcomed and round table introductions were made.

Diane Foster informed members that regretfully Tony DiPaola resigned from MACOA due to scheduling difficulties for attending meetings. She thanked Tony DiPaola on behalf of MACOA for his valued membership, noting that parents of children with a disability provide valuable advice on this perspective of accessibility. Membership attendance and input is important as MACOA seeks to improve access and prevent barriers for people with various disabilities.

Members were reminded of MACOA's terms of reference that outline attendance under B.6;

A committee member shall make every effort to attend all meetings. The appointment of a citizen member to a committee shall be rescinded should the member be absent from three consecutive meetings or absent from over 50% of the meetings in one year, unless excused by the Committee due to extenuating circumstances;

Staff will seek input from the City Clerk to fill this vacancy.

**3. Approval of Previous Minutes:**

The minutes of the Mayor's Advisory Committee on Accessibility for May 22, 2013 were approved.

That the minutes of May 22, 2013 be approved.

Motion by: Bob Asham

Seconded by: Mary Jane Waszynski

CARRIED

**4. Presentations/Discussions:**

a. Adaptive Rowing; postponed.

**5. New Business:**

- a. Sidewalks on Vansickle, June 24 Council meeting;  
Councillor Harris joined the meeting via conference call and provided an overview of the Vansickle report to Council regarding connective sidewalks. He thanked MACOA reps Diane Foster and Julie Morris for speaking to the value and need for connective and accessible sidewalks throughout the City and also to Steve K-Lentinello who was in attendance to support. Diane Foster and Julie Morris shared their comments to Council with the committee and noted that MACOA's 2010 Sidewalk Action Statement, also endorsed by Council, continues to advocate for the prevention of sidewalk deletion.

**6. Business Arising from Minutes:**

- a. **Review of presentations/discussions from last meeting;**

Draft Zoning By-law;

Further to the PDS presentation at the last meeting, members were asked to review the draft document in context with the presented information in preparation for this meeting. The areas that most specifically affect access relates to accessible parking. There was some concern about the changes to ratios and percentages from the existing requirements.

**Moved by: Bob Asham**

**Seconded by: Shelley Stewart**

That the Mayor's Advisory Committee on Accessibility (MACOA) acknowledges that the Niagara area has one of oldest populations in Canada which therefore benefits from increased accessible parking opportunities that includes fully accessible, safe and connective routes between parking areas and the building; and

That the accessible parking ratio chart contained in Section 3.7 of the proposed Zoning By-law be amended back to its original requirement for a minimum of 2% of accessible parking spaces in parking lots between 501-1000 spaces instead of 10 accessible parking spaces; and

That while concerned about the change from 2 to 5 parking spaces as the minimum requirement for 1 accessible parking space it is recognized that greater concern is in large developments with numerous parking spaces and busy vehicle traffic.

**CARRIED**

Page 3 of 7  
Mayor's Advisory Committee on Accessibility  
June 26, 2013

#### Community Improvement Plan (CIP);

Further to last month's CIP presentation/discussion followed by quite a specific discussion and motion, Diane Foster asked members if there was any further comment or concern as time may not have allowed for everyone's input. Shelley Stewart had therefore asked that this item be brought forward to this meeting. The overall consensus remained adamant that CIP needs to include accessibility as a needed and beneficial component of the CIP program. It was also suggested that Councillor Harris help promote MACOA's position and motion when it comes before Council. Staff will forward these follow up comments and the May 22<sup>nd</sup> minutes and motion to Erin O'Hoski, a staff lead on the CIP process review.

#### Park access audit and maintenance;

Further to last month's park access audit and maintenance suggestions, MACOA supported the approach that Kristen Sullivan has developed for addressing accessibility themes, not just in the audited parks, but in applying the themes to all parks and trails as renovations move forward. Members acknowledged that budget development may benefit from a specific accessibility component to ensure that the benefit to users takes an inclusive and community-based approach. Additionally MACOA supported Mauro Becchetti's recognition of parks and trail maintenance taking a greater focus on accessibility elements. Members thanked RCS staff for being receptive to the park access audit findings and also thanked the MACOA reps who did the audits last summer.

#### b. Accessibility Plan / AODA

Diana Lecinski noted that comprehensive accessibility training under the requirements of the Integrated Accessibility Standard Regulation (IASR) for all staff and volunteers is being developed and will take place in the Fall.

#### c. New Hospital Tour (discussed after the Vansickle sidewalk, Item 5.a.)

Councillor Harris provided an update on the new hospital and the associated facility access and parking issues. Delivery of MACOA's letter regarding accessibility at this new site after their March 18<sup>th</sup> tour has been awaiting an opportunity to be presented directly to administration staff. Councillor Harris and Diana Lecinski met with Brady Wood, Chief Communications Officer with NHS. It was an excellent opportunity to

discuss accessibility suggestions contained in the letter as well as develop some preliminary solutions. Brady Wood reviewed the letter and assured that he would provide the letter to the Board and review each point in order to increase accessibility. He acknowledged that this identifies an opportunity for greater communication between stakeholders and the NHS. They are already working on a re-design of the parking as issues have been identified regarding inadequate accessible parking layout.

- d. Provincial Access Forum, Burlington, May 9<sup>th</sup>  
St. Catharines and MACOA was well represented by Shelley Stewart, Diane Foster, Julie Morris, Ian Crawford and Diana Lecinski. Reps felt that it was rather repetitive from the previous forum however there were opportunities to meet other AAC members and to listen to their experiences / opinions. There was new input from the Province on the latest access legislation, engaging AAC's in the promotion of the AODA and finding new methods to promote accessibility within one's own municipality.

Mayor McMullan noted that, as a member of LUMCO (Large Urban Mayor's Caucus of Ontario), accessibility is also promoted by the Province. It was suggested that St. Catharines also continue to put itself forward as an engaged community, accessibility leader and is opened to hosting future Provincial access initiatives. Diana Lecinski noted that a Provincial visit focusing on accessibility was scheduled for last June (2012) however the Accessibility Directorate's Office cancelled it and despite re-invitation has been unable to reschedule. Staff, along with MACOA, will continue to promote St. Catharines' accessibility with the Province.

## **7. Updates:**

- a. Site Plan; no further updates on the Performing Arts Centre or a more final design for the Spectator Facility.

David Reed noted a concern for sidewalk curbs being too steep at the reconstructed intersection of Welland and Ontario Streets. Particularly at the S/E and N/W corners. Staff noted that this was likely part of a Regional contract, but that Christine Adams of TES would be advised of this concern.



- b. DDRC; Bob Asham noted that he was only provided 48 hours notice of an upcoming meeting and was unable to change his schedule in order to attend. He spoke with DDRC staff rep regarding more advanced notification and the next meeting date.
- c. Niagara AAC; Linda Marie O'Hagan reviewed several issues that Niagara's AAC is focusing on, including new NRP facilities and renovations, NRP's new website, Regional council chamber renovation designs including accessibility, etc.

MACOA invited Niagara facility staff to make arrangements to visit City Hall's Council Chambers to view the independently adjustable podium.

- d. Other;  
March of Dimes, Breaking the Barriers Awards Event – MACOA hosted an information and display table at this event. Diane Foster nominated the new pedestrian walkway at Fairview Mall from Geneva to the Mall entrances. The design was based on the input provided by MACOA. Fairview Mall (First Capital Realty) received an award and had several representatives in attendance to receive the award.

Shelley Stewart and Julie Morris were interested in the demonstration provided at the Sign Aids display. They manufacture signs that contain an icon/chip that will read aloud the content on the sign via a smart phone or tablet. Both recommended that the City look into this product. Staff noted that since that event in May, Sign Aids did come to City Hall to demonstrate their product for approximately 20 staff and several reps from other Niagara municipalities and Brock University who were also interested in the information.

Shelley Stewart suggested that MACOA members continue to think about next year's nominations as they visit places over the next year that are becoming more accessible.

**8. Next Meeting:**

After canvassing MACOA to ensure quorum for July, it was determined that quorum would not be met. MACOA had previously determined that it would continue with its tradition of not meeting in August for similar reasons.

Moved by: Linda Marie O'Hagan  
Seconded by: Julie Morris

That MACOA cancel its July 24<sup>th</sup> meeting.

CARRIED

Therefore Diane Foster confirmed that MACOA would not meet again until September unless there was an unforeseen need. Staff will advise if such a situation arises.

**NEXT MEETING:**

Wednesday, September 25, 2013 at 1:30 p.m. in Committee Room #1.

**9. Adjournment:**

The meeting of the Mayor's Advisory Committee on Accessibility adjourned.

Moved by: Julie Morris  
Seconded by: Bob Asham

That this meeting do now adjourn. The meeting adjourned at 3:10 p.m.

CARRIED

## City of St. Catharines

### Mayor's Advisory Committee on Accessibility (MACOA) MINUTES, Wednesday, September 25, 2013

A meeting of the Mayor's Advisory Committee on Accessibility was held on  
Wednesday, September 25, 2013 in Committee Room #1  
at City Hall at 1:30 p.m.

Present: Mayor Brian McMullan  
Diane Foster, Co-chairperson  
Chantal Barrette  
Steve Byers  
Ian Crawford  
Bob Asham  
Julie Morris  
David Reed  
Linda Marie O'Hagan  
Mary Jane Waszynski

Regrets: Councillor Matthew Harris  
Shelley Stewart, Co-chairperson  
Steve Kurtic-Lentinello

Staff: Diana Lecinski, Accessibility Coordinator, CSS  
Vince Covatta, Project Supervisor, TES

#### **Facility Accessibility Design Standards (FADS):**

The FADS guideline was approved by the Region of Niagara in  
September 2005 and adopted by the City of St. Catharines Council  
on April 24, 2006 for use in municipal facilities.

**1. Call to order:**

Diane Foster, co-chairperson called the meeting to order at 1:35 p.m.

**2. Introductions:**

Everyone was welcomed and round table introductions were made. Diane Foster welcomed new MACOA member Steve Byers.

**3. Approval of Previous Minutes:**

The minutes of the Mayor's Advisory Committee on Accessibility for June 26, 2013 were approved.

That the minutes of June 26, 2013 be approved.

Motion by: Julie Morris  
Seconded by: David Reed

CARRIED

**4. Presentations/Discussions:**

- a. Design review for Happy Rolph's and Pearson Park washrooms.  
Vince Covatta provided an overview of the plans, noting that they are same except for an additional maintenance area on the Pearson design. This design will be used as the template for future park washroom renovations.

Several comments were made by MACOA members that included:

- Ensure on-grade entrances both into the washroom and from a pedestrian path to a concrete 'porch' area
- Verify that grades shown don't create a slope greater than FADS
- Prefer hard surface for pedestrian path (outside of the scope of the washroom design), but should be flagged to RCS reps for maintenance
- Ensure accessible pedestrian routes and way-finding from roadway, bus stop, parking, etc. into the park and to the washroom location
- Suggest that auto-flush mechanisms be selected that are not so sensitive to movement that they flush multiple times (also eco consideration)
- Finishing materials in the washroom need to create contrast without busy patterning (City Hall washrooms are a good example)
- Lighting to be adequate (FADS)
- Consider the benefit of having a single accessible unisex (family) washroom in future designs

- b. Staff explained that the Meridian Centre design team were meeting simultaneously to MACOA and could not be present at this meeting. It was noted that this project also requires a formal design audit against FADS for accessibility by an independent expert. The City has retained Bob Topping of DesignABLE Environments to provide this review of the designs. Staff noted that Bob Topping also provided the access audit of plans for the Performing Arts Centre. He is also the co-author of FADS with the City of London.

The 90% drawings were shared with MACOA well in advance of the meeting in order that they could review beforehand and be prepared to discuss or outline any areas of concern or clarification. Visual fire alarms were confirmed as part of the design. Thank you to Ian Crawford who prepared specific points to review and encouraged others for further comments. The comments from this meeting were provided to key City staff and Anthony Boland of CBRE and attached here as an appendix (1).

Moved by: Linda Marie O'Hagan  
 Seconded by: Bob Asham

That MACOA extends their thank you for the continuing opportunity to provide accessibility comments on the Meridian Centre designs, and

That the design team be provided with MACOA's specific comments on the 90% designs. (Summarized in Appendix 1) noting that MACOA's comments are not the formal access audit of designs to FADS as being undertaken by DesignABLE Environments.

CARRIED

## 5. Business Arising from Minutes:

- a. Draft Zoning By-law;  
 Accessibility staff noted that another public meeting was being held to promote revisions made since the initial public input opportunities. It was confirmed that MACOA's previous request to retain the FADS parking ratio at 2% when over 500 spaces has been edited back to 2%. No other concerns or comments were put forward. The public meeting will still be running after this meeting adjourns and any further individual input could be made then.

- b. Community Improvement Plan (CIP);  
 Accessibility staff noted that the CIP report went to Council on August 26, 2013. MACOA felt that it did not clearly define elements of accessibility however references were made. MACOA remains firmly committed to a CIP concept that actively includes accessibility. Members noted that businesses may prefer to spend all CIP funding on façade improvements without budgeting for elements such as more accessible entrances. This would be a predictable outcome without any specific mandate or framework that includes accessibility. If there is no mandate, a separate Accessibility CIP could be additional funding available in conjunction with façade applications. Several years ago PDS did submit a budget request for an Accessible CIP however it never received approval.

MACOA does recognize that not all façade improvement designs can include an accessible entrance without significant exterior or interior adjustments (e.g. some downtown retail entrances have 2 or more steps). Creating an accessible entrance does not activate additional Ontario Building Code access requirements, such as washroom updates, unless the business itself undergoes a change of use (e.g. retail store to a restaurant).

Moved by: Bob Asham  
 Seconded by: Linda Marie O'Hagan

That MACOA recognizes a community that includes an aging population, parents with strollers and people with a disability who all benefit from accessible entrances; and

That MACOA recognizes and supports downtown revitalization; and

That MACOA recognizes an age-friendly community as outlined in a report to Council on July 8, 2013; and

That MACOA recognizes that approximately 15.5% of the population has a disability along with the province's objective of an accessible Ontario by the year 2025; and

That MACOA continues to strongly advocate for accessibility as a needed and important component of City grants.

CARRIED

c. Accessibility Plan / AODA;

Accessibility staff reported that corporate-wide accessibility training will be launched in early October on the Integrated Accessibility Standard Regulation (IASR). Training will include Council, all full-time staff, all part-time staff, casual employees, students and volunteers.

Accessibility staff also reported that the lift at the Merritton Community Centre was recently reinstated. The City has ensured that the Lion's Club representatives have received recognized training on operating the lift for wheelchairs. The City provided 2 new courtesy wheelchairs along with appropriate use, training and signage.

**6. Updates:**

a. Site Plan;

The Meridian Centre designs were reviewed and discussed under Item 4.b.

Staff provided an update on the upcoming NHS accessible parking changes. Photos provided gave an indication of the misuse of the accessible parking spaces, although all vehicles displayed a valid APP. To address this on-going situation and to alleviate the growing pedestrian safety concerns in this area, NHS will relocate and add more accessible parking. One lot section area has been designated to focus on accessible parking and volunteer parking. The initial accessible parking area closer to the entrance will become 15-minute drop off parking that also includes accessible parking spaces. This will alleviate other vehicles in this area from parking and dropping-off in fire zones.

b. DDRC; Bob Asham noted that he will be attending a meeting next week and can provide an update at the October meeting.

c. Niagara AAC; Linda Marie O'Hagan. NRAAC will be meeting shortly and an update will be provided at the next meeting.

d. Other;

–MACOA vacancy has been filled by Council's appointment of Steve Byers. Welcome Steve.

- NCIL fundraiser; Diane Foster announced to the committee that she is undertaking a 50 kilometer bike ride to raise funds for NCIL. Her transition as an active cyclist to a wheelchair and back again will help raise awareness and funds for NCIL. Sponsors are welcome.
- Sidewalk patio update; staff updated that the Region is in the long process of notifying the property owner of this Port Dalhousie former pub regarding removal of the sidewalk patio. Julie Morris noted that it has been vacant for years, yet that patio railings are still intact and it continues to be a barrier to pedestrians along the sidewalk in that area.
- Agenda information items; FYI
  - ~ Provincial AODA 5 year review
  - ~ Age-Friendly report to Council

**7. Next Meeting:**

Wednesday, October 23, 2013 at 1:30 p.m. in Committee Room #1.

**8. Adjournment:**

The meeting of the Mayor's Advisory Committee on Accessibility adjourned.

Moved by: Julie Morris  
Seconded by: Bob Asham

That this meeting do now adjourn. The meeting adjourned at 3:25 p.m.

**CARRIED**



Appendix 1 - Item 4.b.

Firstly MACOA has asked that staff extend their thank you all for the continued opportunity to provide accessibility input and comments as the plans progress.

MACOA would like to clarify that these comments are separate from any findings of the formal accessibility audit of the plans that is being made by Designable Environments, Bob Topping.

Further to the comments outlined on plans and sent c/o Anthony Boland of CBRE, MACOA had a few suggestions/clarifications.

- A0-100 – sidewalk under ‘south bridge’ prefer ramp not steps. If not seen as a public sidewalk or pedestrian route, please ensure signage notification at the facility entrance/exit that clearly notes this is not a public or accessible pedestrian route.
  - o Curb details not FADS, S/B 1.5 not 1.2
  - o Accessible Sign by-law states “Ontario”, but please use signage consistent with City requirements (although may be one in the same)
- A1-100 – washrooms are within staff areas only, or public? Confirm if accessible and with PDO’s.
- A2-310 – ensure PDO’s for all washrooms that have doors, not zigzag entry
- A7-100 and 101 – PDO on washroom doors? Staff and public.
- A1-300; Suites doors, all doors to be wire prepped for future PDO
  - o Suite doors to be free and easy swing, not with closers which are difficult to navigate when no PDO
- C3-100 – perhaps a more detailed view of this would make the pedestrian path of travel clearer.
- CB-111 – comments in context with L3 and previous email 1 of 2, A0-100
- L5 – dropped curb not shown on this plan, but shown on Site Plan
- L8 – Planter at curb s/b cane detectable
  - o L9 – Bench design, needs arms, per FADS and very heartily supported by MACOA

Please provide feedback or confirmation on these points. MACOA members look forward to next steps with respect to input on finishing materials, adequate contrast of materials, and signage/way-finding.



## **Mayor's Youth Advisory Committee MINUTES**

Wednesday, October 23, 2013  
Russell Avenue Community Centre

1. Call to Order at 4:41 pm

2. Roll Call

Present: Councilor Stack, Vincent Atallah, Adam Vassallo, Ignatiy Kuznyetsov, Lori Mambella (staff liaison), Alexandria Pozojevic, Bayleigh Wells-Young, Catharine Lockhart, Christina Saleeb, Elizabeth Gross, Eva Wan Yu Ren, Madeleine Dick, Maria Malik, Victoria Byskov

Not Present: Annie Hinan (due to special circumstances)

Absent: Alexandria Kealey, Jina Nanayakkara, Rafik Werfalli, Riley Soldwisch

Regrets: Reid Vassallo, Tiana Dominick

Guests: Michael Mason

3. Quorum is established as 11 of the 19 voting members present.

4. Announcements

None.

5. Previous Minutes

Motion to approve the previous minutes of June 12, 2013 as circulated.

Moved by: Adam Vassallo

Seconded by: Ignatiy Kuznyetsov

CARRIED.

6. Delegations

None.

**7. Election of Executive Members**

Motion to defer the election of the Executive Members to the next meeting of the Mayor's Youth Advisory Committee on November 6<sup>th</sup>, 2013.

Moved by: Ignatiy Kuzeyetsov

Seconded by: Bayleigh Wells-Young

CARRIED.

**8. New Business**

a) Motion to authorize spending from the MYAC budget in the amount of \$275 for print advertising in the St. Catharines Standard to support the Youth Friendly Recognition Application process.

Moved by: Bayleigh Wells-Young

Seconded by: Ignatiy Kuzeyestsov

CARRIED.

b) Motion for each member of MYAC to distribute amongst their peers a minimum of 10 Youth Friendly Recognition Application surveys. Each member will then collect these surveys and return to City staff on November 6<sup>th</sup>, 2013.

Moved by: Christina Saleeb

Seconded by: Ignatiy Kuzeyestsov

CARRIED.

c) Motion to consider amendments to the current MYAC constitution to be further discussed at the meeting on November 6<sup>th</sup>, 2013.

Moved by: Christina Saleeb

Seconded by: Alexandria Pozojevic

CARRIED.

**9. Discussions**

a) Christina Saleeb to research further the Schoolapalooza event which is being hosted in neighbouring municipalities.

b) Lori Mambella reported that the current balance in the MYAC bank account is \$2231.13. Of this \$800.00 came from the fundraising event that MYAC ran at Pumpkinville. Lori to confirm if \$250.00 grant funding for the 2013 Skate 4 Eight event were received.

c) Lori to contact the Clerk's Office to request a MYAC council delegation for mid to end November.

**10. Next meeting**

Wednesday, November 6<sup>th</sup>, 2013

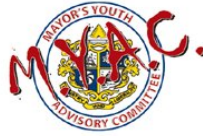
**11. Adjournment**

Motion to adjourn at 5:50 pm

Moved by: Adam Vassallo

Seconded by: Ignatiy Kuzeyestsov

CARRIED.



## **Mayor's Youth Advisory Committee MINUTES**

Wednesday, November 6, 2013  
Russell Avenue Community Centre

1. Call to Order at 4:35 pm

2. Roll Call

Present: Councilor Stack, Vincent Atallah, Adam Vassallo, Ignatiy Kuznyetsov, Lori Mambella (staff liaison), Alexandria Pozojevic, Bayleigh Wells-Young, Catharine Lockhart, Christine Saleeb, Elizabeth Gross, Eva Wan Yu Ren, Madeleine Dick, Maria Malik, Victoria Byskov, Jina Nanayakkara, Matty Hou, Rafik El Werfalli, Tiana Dominick

Absent: Annie Hinan, Riley Soldwisch, Andrea Kealey  
Regrets: Reid Vassallo

3. Quorum is established as 16 of the 20 voting members present.  
Motion to approve the Agenda.  
Moved by: Adam Vassallo  
Seconded by: Christine Saleeb  
CARRIED.

4. Announcements  
None.

5. Previous Minutes  
Motion to approve the previous minutes of October 23<sup>rd</sup>, 2013 as corrected and circulated.  
Moved by: Christine Saleeb  
Seconded by: Eva Ren  
CARRIED.

6. Delegations  
None.

**7. Election of Executive Members**

The following members were elected through secret ballot to the following Executive Positions:

Chairperson – Vincent Atallah  
Vice Chairperson – Adam Vasallo  
Public Relations Officer – Elizabeth Gross  
Chief Financial Officer – Alexandria Pozojevic (\*acclaimed)  
Secretary – Catherine Lockhart

**8. New Business**

None.

**9. Discussions**

a) Consensus reached that the theme for the upcoming Youth Forum in April 2014 will be “Combining Communities with Confidence”. Forum topics to be considered will include mental health, suicide prevention, transportation, youth at risk, creating a community, professional development for youth, confidence building and a guest speaker will be invited.

b) Lori Mambella confirmed that the \$250.00 grant funding for the 2013 Skate 4 Eight was received.

c) Lori to contact the Clerk's Office to request a MYAC council delegation for the end of December or beginning of January.

**10. Next meeting**

Wednesday, November 20<sup>th</sup>, 2013

**11. Adjournment**

Motion to adjourn at 5:50 pm  
Moved by: Bayleigh Wells-Young  
Seconded by: Rafik El Werfalli  
CARRIED.