



**The Corporation of the City of St. Catharines  
CITY COUNCIL AGENDA  
Ninth Meeting, Regular, April 28, 2014  
City Hall, Council Chambers, 6:30 p.m.**

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

- 1. Invocation**
- 2. Opening Remarks, Mayor McMullan**
- 3. Presentations**
  - 3.1 Athletic Achievement Awards to Members of Niagara North Stars AAA Minor Atom Hockey Team, Winners of OMHA Provincial Championships held in St. Catharines March 28-30, 2014
  - 3.2 50th Anniversary of the Niagara Bruce Trail Club: Executive Members, Trudy Senesi and Corrie Kellestine Accepting Recognition
- 4. Adoption of the Agendas**
- 5. Declarations of Interest**
- 6. Public Meetings Pursuant to Planning Act (Commencing at 7:30 p.m.)**
  - 6.1 City Initiated Official Plan Amendment (Proposed Amendment No. 6) - Community Improvement Policies; File: 60.30.320 (see General Committee, April 14, 2014, Item 4.5) (ATTACHED)
- 7. Adoption of the Minutes (Council and General Committee)**
  - 7.1 Eighth Meeting of City Council held Monday, [April 14, 2014](#)
  - 7.2 Eighth Meeting of General Committee held Monday, [April 14, 2014](#)
- 8. Delegations**
  - 8.1 Bill Thorne; Re: Concerns for Public Safety regarding Construction at Lock 1 and Lock 2 of the Welland Canal
  - 8.2 Marty Mako, Chair of Community Sustainability Committee; Re: Committee Update and Workplan

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**9. Call for Notices of Motion**

**10. Motions**

**11. Resolve into General Committee**

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

**13. Motion to Ratify Forthwith Recommendations**

**14. By-laws**

10 - 13

14.1 Reading of By-laws

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

15.1 Committee Minutes to receive:

- Arena Partners Committee - [February 12, 2014](#)
- Mayor's Advisory Committee on Accessibility - [January 22](#), [February 26](#),  
and [March 26, 2014](#)

**16. Adjournment**

Approved on Consent  
by General Committee  
April 14, 2014, Item 4.5

## Corporate Report

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

**Date of Report:** March 27, 2014

**Date of Meeting:** April 14, 2014

**Report Number:** PDS-095-2014

**File:** 60.30.320

**Subject:** City Initiated Official Plan Amendment (Proposed Amendment No. 6) –  
Community Improvement Policies

### Recommendation

That the report from the Planning and Development Services Department, dated March 27, 2014, concerning a City initiated Official Plan Amendment to revise community improvement policies be referred to City Council for consideration after the Public Meeting scheduled for April 28, 2014. FORTHWITH

### Staff Recommendation

That Council approve an amendment to the Official Plan (the Garden City Plan) to revise community improvement policies in Part D, Section 7.4 and Part F, Section 16.14 of the Plan, as outlined in Appendix 3 to this report; and

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

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

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

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

### Background

Staff is recommending an amendment to the City's Official Plan to revise community improvement policies to permit the establishment of the whole of the municipal Urban Area, or specific areas therein, to be designated as a Community Improvement Project Area. Current policy permits only specific areas within the Urban Area to be designated as such. The amendment is required in order to implement a new Community Improvement Plan (CIP) in accordance with Council direction. The amendment also provides minor revisions and additions to community improvement goals, objectives and

designation criteria in the Plan to better strengthen, clarify and support harmonization with the overall land use planning and policy framework established in the Official Plan.

## Report

Provincial legislation enables municipalities to designate by by-law Community Improvement Project Areas, and within those areas, establish a Community Improvement Plan (CIP).

The City has had a Community Improvement Plan (CIP) in place since 2004. It is set to expire at the end of 2014. The Plan provides seven (7) financial incentive programs to stimulate private sector development and redevelopment of vacant, underused and brownfield properties, residential construction, conversion, and façade improvements within six (6) designated Community Improvement Project Areas in the City (identified on Appendix 1).

With the CIP set to expire, Council directed that a project team be established to review the effectiveness of the Plan and provide recommendations for its renewal. As a result of this review, in August 2013, Council endorsed in principle a number of recommended changes to the CIP to ensure that its renewal continues to be relevant and financially viable to support community goals and objectives.

One of the recommended changes is to provide a tax increment based incentive program, based on eligibility criteria, to be available to all properties within the City's Urban Area (Appendix 2) and not just specific to the six established Community Improvement Project Areas.

To affect this change, an amendment to the Official Plan is required to permit the whole of the City's Urban Area to be designated as a Community Improvement Project Area. Current policy permits only specific areas within the municipality to be designated as such.

The amendment to the Official Plan is required in order to implement the revised CIP in accordance with Council direction given in August 2013.

In reviewing community improvement policies, staff is also recommending minor revisions and additions to community improvement goals, objectives and designation criteria in the Plan to better strengthen, clarify and support harmonization with the overall land use planning and policy framework established in the Official Plan. These proposed revisions also align with the changes to the CIP direction approved by Council in August 2013.

With the approval of the amendment, it is anticipated that a by-law designating the whole of the Urban Area as a Community Improvement Project Area, together with a draft new CIP, will be released for public review and comment at an Open House in late May 2014, followed by a statutory public meeting in June 2014 for consideration of Council approval.

**Proposed Official Plan Amendment**

The proposed amendment to revise Community Improvement policies is set out in Appendix 3 to this report.

The amendment was circulated to the Region of Niagara and all stakeholders involved in the 2013 CIP review process. No verbal or formal written submissions were received.

An open house meeting to present the amendment was held on March 26, 2014. Three persons attended, all verbally supporting the amendment. No formal written comments were submitted.

**Financial Implications**

Not Applicable.

**Conclusion**

The proposed amendment to the Official Plan will allow for all or parts of the City's Urban Area to be designated by separate by-law as a Community Improvement Project Area. It also contains minor revisions to community improvement goals, objectives and designation criteria to strengthen, clarify and support harmonization with the overall land use planning and policy framework established in the Official Plan. The amendment is required in order to implement a new CIP in accordance with Council direction given in August 2013.

**Submitted by:**

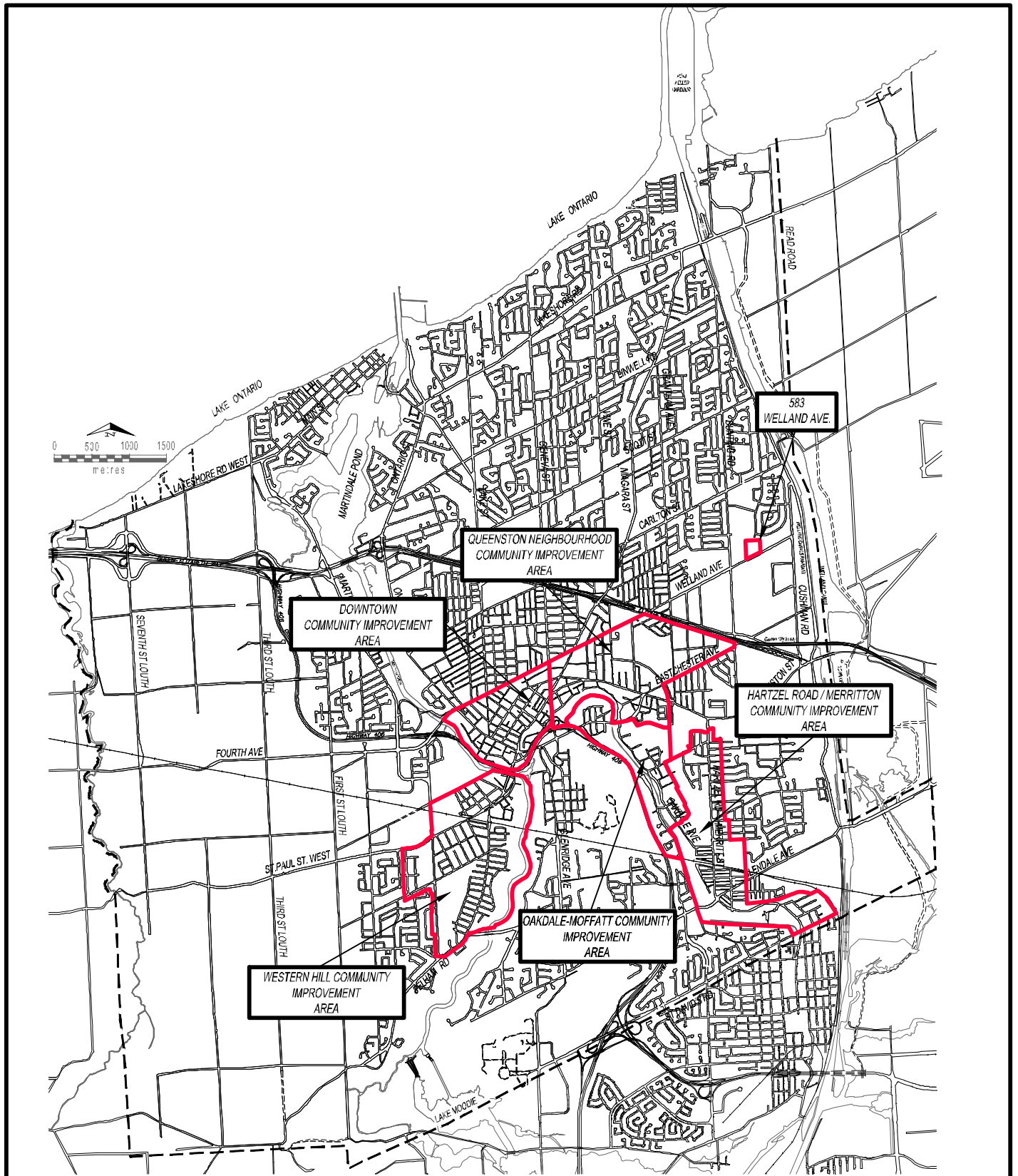
Judy Pihach, MCIP, RPP  
Manager of Planning Services

**Prepared by:**

Bruce Bellows  
Policy Planner

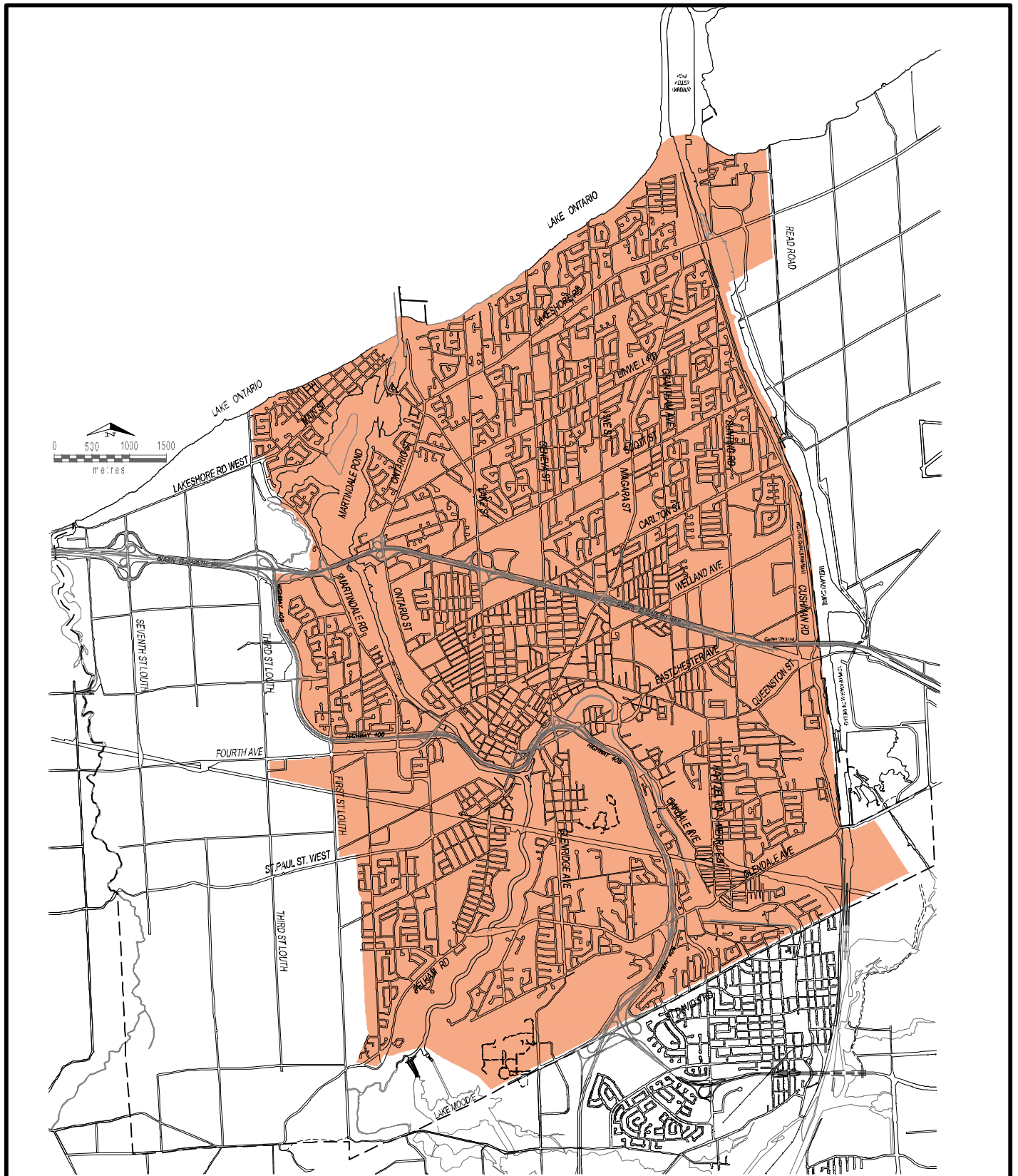
**Approved by:**

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



## Existing Community Improvement Project Areas





Urban Area

## **Details of proposed City Initiated Official Plan Amendment (Proposed Official Plan Amendment No.6) – Community Improvement Policies**

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

1. Part D, Section 7.4 is deleted and replaced with new Section 7.4, as follows:

“ 7.4 Community Improvement – the City may designate by by-law the whole of the Urban Area as set out on Schedule D, or certain areas or properties therein, as Community Improvement Project Areas, and prepare and implement Community Improvement Plans for those areas to undertake specific projects or programs designed to bring about community improvement as set out in Part F, Section 16.14 and in keeping with the policies of this Plan.”

2. Part F, Section 16.14 is amended by deleting the first four paragraphs and replacing them with the following:

“ The Planning Act allows municipalities to prepare Community Improvement Plans for designated Community Improvement Project Areas that require Community Improvement as a result of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or other justification.

Community Improvement is defined as the planning or re-planning, design or redesign, re-subdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency or any of them, of a community improvement project area, and the provision of such residential, commercial, employment, public recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or space therefor, as may be appropriate or necessary.’

Community Improvement shall be carried out through the designation, by by-law, of a Community Improvement Project Area and the preparation and implementation of a Community Improvement Plan to apply therein. The whole of the municipal Urban Area as set out on Schedule D of this Plan, or any parts therein, may be designated as a Community Improvement Project Area.

3. Part F, Section 16.14 is amended by replacing the term ‘Community Improvement Areas’, wherever it appears in the Section, with the term ‘Community Improvement Project Areas’.
4. Part F, Section 16.14.1 Community Improvement Goals is amended by deleting the opening sentence and adding the following additional goal:



- “ To stimulate private sector investment linked to public strategies for community planning.”
5. Part F, Section 16.14.2 e) is amended by adding the word ‘residential’ after the words ‘mixed use’.
  6. Part F, Section 16.14.2 j) is amended by adding the words ‘remediation and’ after the word ‘environmental’, and including the words ‘including energy efficiency’ at the end of the sentence.
  7. Part F, Section 16.14.2 is amended by adding the following objectives:
    - “ k) To improve pedestrian and bicycle circulation and accessibility for all persons.
    - l) To facilitate the restoration, maintenance, improvement and protection of natural hazard lands and natural heritage.
    - m) To facilitate and promote economic and cultural development.
    - n) To encourage a range and mix of housing types, including affordable housing.
    - o) To facilitate the preservation, restoration, adaptive reuse, and improvements of buildings and landscapes with historical, architectural or other heritage significance. “
  8. Part F, Section 16.14.3 is amended by adding the following criteria for designation:
    - “ j) Areas exhibiting natural hazard land or natural heritage deterioration or degradation.
    - k) Improvement of housing and/or employment opportunities to support density targets established in this Plan for residential neighbourhoods, mixed use areas, Intensification areas and the Urban Growth Centre.”

## **By-laws to be considered April 28, 2014**

- (a) A By-law to authorize the construction and issuing of debentures for Victoria Lawn Cemetery Road/Drainage Improvements - Expansion. (Three readings – with respect to Project Nos. P09-099 and P13-099. General Committee, July 25, 2011, Item No. 387; General Committee, June 11, 2012, Item No. 340; and General Committee, July 22, 2013, Item No. 3.1.)
- (b) A By-law to authorize the construction and issuing of debentures for City Hall Washroom. (Three readings – with respect to First Floor Washroom, Project No. P09-144, General Committee, May 31, 2010, Item No. 254.)
- (c) A By-law to authorize the construction and issuing of debentures for City Hall Washroom. (Three readings – with respect to Third Floor Washroom, Project No. P09-144. General Committee, August 24, 2009, Item No. 390.)
- (d) A By-law to authorize the construction and issuing of debentures for Firehall #4 – IT Data Centre. (Three readings – with respect to Project No. P09-159. General Committee, July 25, 2011, Item No. 387.)
- (e) A By-law to authorize the construction and issuing of debentures for Firehall #4 - Security. (Three readings – with respect to Project No. P09-159 or P13-155-1/2. General Committee, July 22, 2013, Item No. 3.1.)
- (f) A By-law to authorize the construction and issuing of debentures for Firehall #4 – Fuel Dispensing Station. (Three readings – with respect to Project No. P09-159 or P13-155-3. General Committee, July 22, 2013, Item No. 3.1.)
- (g) A By-law to authorize the construction and issuing of debentures for Burgoyne Woods – Water Service. (Three readings – with respect to Project No. P09-157. General Committee, May 31, 2010, Item No. 254 and General Committee, July 25, 2011, Item No. 387.)
- (h) A By-law to authorize the construction and issuing of debentures for Morningstar Mill Bridge. (Three readings – with respect to Project P09-164. General Committee, May 31, 2010, Item No. 254.)
- (i) A By-law to authorize the construction and issuing of debentures for Trail Improvements - 2010. (Three readings – with respect to Project No. P10-042. General Committee, May 31, 2010, Item No. 254.)
- (j) A By-law to authorize the construction and issuing of debentures for City Hall Electrical Upgrade. (Three readings – with respect to Project No. P10-157. Council, July 18, 2005, Item No. 249 and General Committee, May 31, 2010, Item No. 254.)

- (k) A By-law to authorize the construction and issuing of debentures for Municipal Services Improvements – Harcove/Rabuka/Thompson. (Three readings – with respect to Project P11-003. General Committee, July 25, 2011, Item No. 387)
- (l) A By-law to authorize the construction and issuing of debentures for Dunlop Drive Seniors Centre – Parking Lot. (Three readings – with respect to Project No. P11-139. General Committee, July 25, 2011, Item No. 387.)
- (m) A By-law to authorize the construction and issuing of debentures for Dunlop Drive Seniors Centre. (Three readings – with respect to Project P11-140. General Committee, July 25, 2011, Item No. 387 and General Committee, July 22, 2013, Item No. 3.1.)
- (n) A By-law to authorize the construction and issuing of debentures for Municipal Services Improvements – Argyle Crescent. (Three readings – with respect to Project No. P12-001. General Committee, June 11, 2012, Item No. 340.)
- (o) A By-law to authorize the construction and issuing of debentures for Firehall #1 - Generator. (Three readings – with respect to Project No. P12-154. General Committee, June 11, 2012, Item No. 340.)
- (p) A By-law to authorize the construction and issuing of debentures for Memorial Park Cenotaph Base Rebuild and Landscaping. (Three readings – with respect to Project No's. P12-173 and P13-130. General Committee June 11, 2012, Item No. 340 and General Committee, July 22, 2013, Item No. 3.1.)
- (q) A By-law to authorize the construction and issuing of debentures for West St. Catharines Seniors Centre – Parking Lot. (Three readings – with respect to Project No. P12-178. General Committee, June 11, 2012, Item No. 340.)
- (r) A By-law to authorize the construction and issuing of debentures for Eastchester Drain Improvements. (Three readings – with respect to Project P13-001. General Committee, July 22, 2013, Item No. 3.1.)
- (s) A By-law to authorize the construction and issuing of debentures for Catchbasin Lead Installation. (Three readings – with respect to Project P13-006. General Committee, July 22, 2013, Item No. 3.1.)
- (t) A By-law to authorize the construction and issuing of debentures for Design 2014 Storm Sewer Projects. (Three readings – with respect to Project P13-015. General Committee, July 22, 2013, Item No. 3.1.)
- (u) A By-law to authorize the construction and issuing of debentures for 2013 Enhanced Flow Monitoring. (Three readings – with respect to Project P13-018. General Committee, July 22, 2013, Item No. 3.1.)

- (v) A By-law to authorize the construction and issuing of debentures for 2013 Sidewalk Construction Program. (Three readings – with respect to Project P13-041. General Committee, July 22, 2013, Item No. 3.1.)
- (w) A By-law to authorize the construction and issuing of debentures for Municipal Services Improvements – Wilson Street. (Three readings – with respect to storm sewer, Project P13-064. General Committee, July 22, 2013, Item No. 3.1.)
- (x) A By-law to authorize the construction and issuing of debentures for Municipal Services Improvements – Wilson Street. (Three readings – with respect to road reconstruction, Project P13-064. General Committee, July 22, 2013, Item No. 3.1.)
- (y) A By-law to authorize the construction and issuing of debentures for Municipal Services Improvements – Bridge Street. (Three readings – with respect to road reconstruction, Project P13-065. General Committee, July 22, 2013, Item No. 3.1.)
- (z) A By-law to authorize the construction and issuing of debentures for Municipal Services Improvements – Bridge Street. (Three readings – with respect to storm sewer, Project P13-065. General Committee, July 22, 2013, Item No. 3.1.)
- (aa) A By-law to authorize the construction and issuing of debentures for Municipal Services Improvements – Third Street Louth. (Three readings – with respect to Project P13-068. General Committee, July 22, 2013, Item No. 3.1.)
- (bb) A By-law to authorize the construction and issuing of debentures for Robertson School. (Three readings – with respect to Project No. P13-147. General Committee, July 22, 2013, Item No. 3.1.)
- (cc) A By-law to authorize the construction and issuing of debentures for Ontario Street Garage – Stairwell Replacement - Design. (Three readings – with respect to Project P13-150-2. General Committee, July 22, 2013, Item No. 3.1.)
- (dd) A By-law to authorize the construction and issuing of debentures for Centennial Library – Plaza Concrete Repairs/Landscaping. (Three readings – with respect to Project P13-152-1. General Committee, July 22, 2013, Item No. 3.1.)
- (ee) A By-law to authorize the construction and issuing of debentures for Firehall #1 Communications – 2 Way Radio System Upgrade. (Three readings – with respect to Project No. P13-154-1. General Committee, July 25, 2011, Item No. 387; General Committee, June 11, 2012, Item No. 340; and General Committee, July 22, 2013, Item No. 3.1.)
- (ff) A By-law to authorize the construction and issuing of debentures for Municipal Services Improvements – The Parkway. (Three readings – with respect to Project P13-171. General Committee, July 22, 2013, Item No. 3.1.)

- (gg) A By-law to authorize the construction and issuing of debentures for Municipal Services Improvements – The Parkway. (Three readings – with respect to Project P13-171-01. General Committee, July 22, 2013, Item No. 3.1.)
- (hh) A By-law to authorize an Agreement with Mainstream: An Unsheltered Workshop. (Three readings with respect to providing graffiti removal for City owned play equipment and park amenities. TO BE CONSIDERED by General Committee, April 28, 2014.)
- (ii) A By-law to authorize a contract with Norjohn Contracting and Paving Limited. (Three readings – with respect to Project P14-080. TO BE CONSIDERED by General Committee, April 28, 2014.)
- (jj) A By-law to amend By-law No. 2013-283 entitled “A By-law to regulate the use of land, the bulk, location, erection, and use of buildings and structures, the provision of parking spaces and other associated matters in the City of St. Catharines”. (Three readings – with respect to removing Holding Provision from 176 Oakdale Avenue. TO BE CONSIDERED by General Committee, April 28, 2014.)
- (kk) A By-law to authorize a Funding Agreement with Niagara Integrated Film Festival. (Three readings – with respect to 2014 Festival. TO BE CONSIDERED by General Committee, April 28, 2014.)
- (ll) A By-law to authorize a License Agreement with Canadian Henley Rowing Corporation and Niagara Sport Commission. (Three readings – with respect to hosting the 2014 Canadian Waterski National Championship at Henley Island. TO BE CONSIDERED by General Committee, April 28, 2014.)
- (mm) A By-law to amend By-law No. 2012-159 entitled “A By-law for establishing, maintaining, operating and regulating Market Square”. (Three readings – with respect to establishing an Evening Market and allowing VQA wines to be sold during Farmers Market. TO BE CONSIDERED by General Committee, April 28, 2014.)
- (nn) 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 April 28, 2014. (Three readings – with respect to ratification and adoption of City Council Minutes of April 14, 2014, and General Committee Minutes of April 14, 2014.)