



**The Corporation of the City of St. Catharines
CITY COUNCIL AGENDA
Regular, Monday, April 13, 2015
Council Chambers, City Hall, 6:30 PM**

His Worship Mayor Walter Sendzik takes the Chair and opens the meeting

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1. Invocation

2. Presentations

- 2.1 Achievement Award to Niagara College's Junior Culinary Team Canada, Winners at Expogast Villeroy and Boch Culinary World Cup 2014 held in Luxembourg, November 22-24, 2014.

3. Opening Remarks, Mayor Walter Sendzik

4. Adoption of the Agendas

5. Declarations of Interest

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

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- 6.1 Application for Draft Plan of Condominium Approval at 60 Windward Street (64 Windward Street, 33, 39, 49 Leaside Drive); St. Lawrence Village Corporation, Owner; David Petrina, Realstar Management, Agent; File: 60.46.404

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- 6.2 Application to Amend the Official Plan ("Garden City Plan") and Zoning By-law (2013-283) to Permit an Apartment Building; 1024, 1032, 1034, 1036 Vansickle Road North; Rocco Strazzella, Linda Strazzella, Julian Strazzella, Alphonse Schalbroeck, Rufina Schalbroeck, Owners, Quartek Group Inc., Agent; File: 60.30.321, 60.35.487 Vol. 2

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

- 7.1 [Council Minutes - March 30, 2015](#)
7.2 [General Committee Minutes - March 30, 2015](#)

8. Delegations

- 8.1 Tim Arnold, Community Outreach
10th Anniversary of Southridge Church's Shelter Program

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- 8.2 Willy Noiles, Vice Chair - Niagara Poverty Reduction Network
Poverty in Niagara
- 8.3 Annie Wilson, Suitcase in Point Arts Performances
"In the Soil" Arts Festival (see [General Committee Agenda, April 13, 2015, Item 3.2](#))

9. Call for Notices of Motion

10. Motions

Animal Welfare Open Voting Membership Process

Councillor Siscoe will present the following motion:

That any animal welfare organization that receives money from the City of St. Catharines be required to have an open 'voting membership' process for residents of the City of St. Catharines.

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 the By-laws

15. Agencies, Boards, Committee Reports

16. Adjournment

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CITY OF
ST. CATHARINES

Corporate Report

Report from Planning and Building Services, Planning Services

Date of Report: March 9, 2015

Date of Meeting: April 13, 2015

Report Number: PBS-076-2015

File: 60.46.404

Subject: Application for Draft Plan of Condominium Approval at 60 Windward Street (64 Windward Street, 33, 39, 49 Leaside Drive); St. Lawrence Village Corporation, Owner; David Petrina, Realstar Management, Agent

Recommendation

That Council approve Draft Plan of Condominium for the lands described as Part of Block 'C', Registered Plan 596, St. Catharines, municipally known as 60 Windward Street (64 Windward Street, 33, 39, 49 Leaside Drive), as outlined in Appendix 2, subject to the conditions of Draft Plan of Condominium approval, as outlined in Appendix 5 of this report; and

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

That after notice of Council's decision has been given, the Clerk be authorized to endorse the plan as "draft approved" on the day after the appeal period has expired, in accordance with the Planning Act, provided that no appeals have been lodged; 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 all necessary notifications. FORTHWITH

Summary

The above-noted application proposes conversion of five existing apartment buildings comprising a total of 327 units (two eight-storey, 76-unit buildings, two six-storey, 59-unit buildings, and one six-storey, 57-unit building) from rental to condominium tenure. The proposal conforms to Provincial, Regional and local policies. Staff is recommending approval of this Draft Plan of Condominium (refer to the site plan attached as Appendix 2), subject to the Draft Plan conditions outlined in Appendix 5.

Report

Location and Site Description

The subject lands are located in a high density cluster, northeast of the Carlton Street and Bunting Road intersection, in the City's North Planning District. The lands are comprised of two separate sites in close proximity of one another: one on the east side of Windward Street (60 and 64 Windward Street) and the other on the west side of Leaside Drive (33, 39 and 49 Leaside Drive). A location map is attached as Appendix 1.

The subject lands are 3.174 hectares in size, with approximately 149 metres of frontage on the east side of Windward Street and 177 metres of frontage on the west side of Leaside Drive. A long, narrow amenity space separates the two sites.

As outlined in Appendix 2, the Windward Street lands include two eight-storey apartment buildings nearly identical in shape and comprising 76 units each. The Leaside Drive Lands include three six-storey apartment buildings, also nearly identical in shape with two comprising 59 units each and one comprising 57 units. The majority of parking is provided in large areas behind and between buildings. There are two bi-level parking structures: one behind 60 and 64 Windward Street and the other behind 49 Leaside Drive. The grounds are landscaped and appear well maintained.

Surrounding land uses include:

North:	Low density residential (detached dwellings) Parkland and open space (Bermuda Park)
South:	High density residential (four-storey apartment buildings) Low density residential (semi-detached dwellings) Community commercial further south (GoodLife Plaza, Carlton Heights Plaza, Tim Horton's, George Darte Funeral Home)
East:	Low density residential (detached dwellings)
West:	Low density residential (detached dwellings)

Official Plan Designation

The Garden City Plan designates the lands as Neighbourhood Residential, providing for a range of housing opportunities, types, forms, and densities. Schedule E3 of the Official Plan (see Appendix 3) provides additional direction for the North Planning District and designates the lands High Density Residential, permitting triplex, quadruplex, fourplex, townhouse, and apartment dwellings at a density of generally 85 units per hectare of land or greater.

These existing apartment buildings are a permitted use in the Official Plan and, at a density of 103 units per hectare, are above the minimum density of 85 units per hectare established in the High Density Residential land use designation applicable to these lands. The existing development complies with the High Density Residential land use designation and accordingly, no amendment to the Official Plan is required. Specific policies relating to the conversion from rental to condominium tenure are outlined in the Planning Analysis section of this report.

Zoning

By-law 2013-283 zones the lands as High Density Residential (R4) (refer to Appendix 4). The R4 zone permits a range of residential uses, including triplex, fourplex, quadruplex, and townhouse dwelling units, apartment buildings, long term care facilities, as well as private road developments. The existing apartment buildings are permitted in the High Density Residential (R4) zone.

No amendment to the zoning by-law is required as a result of this proposed conversion to condominium tenure. Constructed between 1967 and 1971, the existing apartment buildings comply with all but one provision of the former zoning by-law, in effect at the time of original construction. The exception to this is parking. A site visit confirmed that 402 parking spaces exist on the lands, being a ratio of 1.23 spaces per unit. The previous by-law required a ratio of 1.25 parking spaces per unit. This difference represents a deficiency that cannot therefore be “grandfathered”. The standards of the City’s new zoning by-law, for both the design and supply of parking, will apply. Parking is discussed in greater detail in the Planning Analysis section of this report.

The Proposal

This Draft Plan of Condominium proposes the conversion of the five existing apartment buildings (327 units in total) from rental to condominium tenure (refer to Appendix 2). No new development is proposed.

Circulation Comments

This application for Draft Plan of Condominium approval was circulated to all appropriate departments and agencies for their comments and requirements. There were no objections received. The conditions of Draft Plan approval, attached as Appendix 5, reflect the requirements of those commenting agencies and departments.

Niagara Region

Regional Planning and Development Services staff advise that the Regional Policy Plan does not support the conversion of rental accommodation to condominium ownership where the proposal will adversely affect the supply of affordable rental housing. Furthermore, the Region’s Official Plan requires that local municipalities adopt policies discouraging the demolition or conversion of rental housing to condominium ownership in situations where the vacancy rate is less than three per cent (3%) and the ownership housing to be created is not considered to be affordable. Based on information available through Canada Mortgage and Housing Corporation (CMHC) and other information provided by the applicant, Regional staff advise that the proposed conversion is acceptable from a Provincial and Regional planning perspective. Local policies regarding conversion from rental to condominium tenure are discussed in the Planning Analysis section of this report.

With regard to waste collection, Development Services engineering staff note that this site would be eligible for Regional waste collection through enhanced front end dumpster services as a result of the conversion to condominium tenure. Should this enhanced service be desired, the following criteria must be met:

- The enhanced service must be approved by the City (enhanced service is funded by the City).
- Waste bins are to be provided in an appropriate outdoor location for waste collection vehicles to access the bins with adequate turnarounds.
- The owner / condominium corporation must sign an indemnity agreement.

At present, all waste generated at 33, 39 and 49 Leaside Drive is stored internally. Waste generated at 60 and 64 Windward Street is also stored internally but masonry enclosures house larger household items. Waste from all buildings is collected on private property twice weekly: recyclables by the Region's contractor; garbage by a private contractor.

Through the condominium conversion agreement, City staff will work with the owner to determine if complete public waste collection can be accommodated. Failing this, the existing private service would need to continue.

Urban Design

It is noted that the existing apartment buildings are "grandfathered" with respect to the majority of provisions under the current zoning by-law (parking excepted). Nevertheless, the applicant is encouraged to provide both indoor and outdoor bicycle parking for use by building residents and visitors.

Public Open House

A public open house was hosted by Planning and Building Services on February 25, 2015, as required by the Planning Act. The purpose of the open house was to present the applicant's proposal and afford an opportunity for attendees to ask questions and provide comments before staff recommendations are presented to Council for consideration. There were ten persons in attendance: a representative from the owner company; the applicant's agents; the applicant's legal counsel; a ward councillor; and three building residents.

Attendees had several questions regarding tenant rights and other matters governed by the Residential Tenancies Act, legislation which does not fall within the jurisdiction of the local municipality. Representatives from Realstar Management were able to provide specifics about tenant rights and the impact of a condominium conversion on those rights.

The applicant's agent and legal counsel also explained that the proposed conversion to condominium tenure is primarily a legal and financial strategy and that there is no plan to sell units individually. Units will continue to be rented and existing tenants have a lifetime right to stay.

Planning Analysis

Provincial and Regional Policy Context

The subject lands are located within a settlement area under the Provincial Policy Statement (2014) and within the built-up area as delineated by the Provincial Growth Plan for the Greater Golden Horseshoe (2006). These documents contain policies that direct major growth and development to settlement areas; support intensification; and require the provision of an appropriate range of housing types and densities, including the provision of affordable housing and all forms of housing required to meet the social, health and well-being requirements of current and future residents.

According to the Regional Official Plan, the subject lands are located within the Urban Area for the City of St. Catharines and within a Built-up Area under Amendment 2-2009 (Niagara 2031 / conformity amendment). Municipalities are encouraged to provide a full range of housing types and densities, including affordable housing, which is suited for a variety of household types and income groups.

At a density of 103 units per hectare, these existing apartment buildings, comprised of one-, two- and three-bedroom units, make efficient use of the lands and provide for a range of housing opportunities, meeting the intent of the applicable Provincial and Regional policies. Affordability is addressed in greater detail in the Official Plan section below.

Official Plan

The Garden City Plan designates the lands as Neighbourhood Residential, providing for a range of housing opportunities, types, forms and densities. Schedule E3 (refer to Appendix 3) provides additional direction for the North Planning District and designates the lands as High Density Residential, permitting triplex, quadruplex, fourplex, townhouse and apartment dwellings at a density of generally 85 units per hectare of land or greater.

These existing apartment buildings (a permitted dwelling type in the High Density Residential land use designation) provide a density of 103 units per hectare of land, well above the minimum density of 85 units per hectare established in the High Density Residential land use designation. The existing development conforms to the Garden City Plan with respect to density and land use.

The Garden City Plan includes policies related to the provision of a sufficient supply of housing which is affordable to low and moderate income households, including seeking a balance of housing tenure. In an effort to protect the loss of affordable housing, Part D, Section 7.8(iv) of the Official Plan provides that “conversion of rental accommodation to condominium and other forms of ownership shall be discouraged where:

- 1) the annual rental vacancy rate by dwelling / structure type, as defined and reported through the Canada Mortgage and Housing Corporation (CMHC) Rental Market Survey, is less than 3% within the municipality; and
- 2) the ownership housing to be created is not considered to be affordable”.

Staff refers to CMHC Rental Market Reports as the best available data for rental supply. It is noted for Council's information, however, that these reports do not represent an exhaustive survey of all rental unit types.

The latest Rental Market Report for the St. Catharines-Niagara Census Metropolitan Area (CMA) (Fall 2014) indicates there were 8,227 rental units (apartment and townhouse units only) in St. Catharines in 2014, and rental unit vacancy rates were at 3.6% at that time - above the 3% threshold established by the Garden City Plan.

It should be noted that there are currently 535 rental units in the City that are draft approved for conversion to condominium tenure but not yet finalized. For Council's information, the particulars of those residential units, which are not the subject of this application, are summarized below:

OUTSTANDING DRAFT APPROVED CONDOMINIUMS (CONVERSIONS)			
Address	Date of Draft Plan Approval	Date of Lapsing	Number of Units
7 Riverview Boulevard	12/16/09	12/16/15	31
16 Tremont Drive	12/16/11	12/16/15	123
345 Geneva Street	12/16/11	12/16/15	104
240 Lakeshore Road	11/27/12	11/27/15	98
284 Vine Street	12/15/12	12/14/15	9
608 & 610 Lake Street	8/11/14	8/11/17	170
Total Number of Units			535

Council should be aware that conversion to condominium tenure is routinely a financial strategy to leverage funds through traditional financial institutions. In these instances, the units continue to be rented, notwithstanding that they are condominium units. CMHC rental statistics do not recognize this scenario.

Also of significance is that CMHC does not consider structures with less than three units in its rental market surveys. The reported total rental supply of 8,227 units therefore does not include any existing single-detached units, semi-detached units, duplexes, accessory apartment dwelling units, or apartment units within mixed use buildings, notwithstanding, they are offered and occupied as rental units in St. Catharines.

With respect to affordability, staff refers to the definition provided under the Provincial Policy Statement, being housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the region. The latest reports from CMHC (Housing Now – St. Catharines-Niagara CMA, 1st Quarter, 2015) indicate the average purchase price of a resale unit (all unit types) in the region is \$225,070. Units marketed 10% below this average, \$202,563 or less, are considered affordable.

If offered for purchase, the applicant has submitted a projected resale value of \$115,000 for an average unit - well below the affordability threshold outlined above. The units are, therefore, considered to be affordable, complying with the affordable housing policies of the Garden City Plan and Provincial Policy.

Zoning By-law

By-law 2013-283 zones the lands as High Density Residential (R4) (refer to Appendix 4). The R4 zone permits a range of residential uses, including triplex, fourplex, quadruplex, and townhouse dwelling units, apartment buildings, long term care facilities, as well as private road developments. The existing apartment buildings are permitted in the High Density Residential (R4) zone.

Constructed between 1967 and 1971, these apartment buildings were in compliance with the former zoning by-law, except for the parking standard. Since the use legally existed prior to the current zoning by-law no amendment to the zoning by-law is required. It is noted, however, that the owner will need to address a minor parking supply deficiency by an application to the Committee of Adjustment as part of the condominium conversion agreement process.

A site visit confirmed that there are currently 402 parking spaces provided on the property. Zoning by-law 64-207, the by-law in effect at the time of building permit issuance for these buildings, required the provision of 1.25 parking spaces per apartment unit or 408 parking spaces. The existing parking supply of 402 spaces constitutes a zoning deficiency and therefore cannot be considered a legal non-complying situation for parking.

Zoning By-law 2013-283 provides for the same parking ratio: 1.25 spaces per unit or 408 spaces, including nine accessible spaces. It is noted that there are accessible parking spaces provided on site, however they are either undersized or inadequately marked/signed.

Through review of the condominium conversion agreement, the owner will be required to provide a parking layout that demonstrates compliance with the provisions of the zoning by-law: respecting both number and size of spaces provided. It may be possible to re-stripe some parking areas in order to achieve the minimum 408 spaces required. Failing this, the owner will be required to seek relief from the parking provisions through the Committee of Adjustment.

Condominium Conversion Agreement

A condominium conversion agreement is a hybrid agreement: site plan agreement and condominium assumption agreement (this binds the condominium corporation to the terms of the site plan agreement). As a condition of Draft Plan approval, the applicant will be required to enter into a condominium conversion agreement with the City to ensure the property is maintained to the same standards as were applied at the time the existing site plan agreement was finalized (1971). Staff will review the existing condition of the

site and to determine compliance with the terms of the original site plan agreement. The owner will have to remedy any site features which do not comply with the current site plan agreement.

Staff will also review other site elements to ensure compliance with certain present-day municipal standards. For example, if external storage of waste is proposed to accommodate public waste collection, then the details of waste enclosures will be reviewed through the condominium conversion agreement process. The Region's comments regarding waste collection are more appropriately addressed as part of the condominium conversion agreement and not as specific conditions to this Draft Plan of Condominium approval.

Building and Property Condition

Section 9(4) of the Condominium Act provides that Council may require submission of a building and property condition study, to be completed by a qualified professional engineer or architect, for the purposes of confirming that the property and the building, including parking structures, are safe for occupancy and for the intended use. Accordingly, staff has included the requirement for the study as a condition of Draft Plan approval.

Security for Tenants

The current tenants have been notified of the intent to convert these existing buildings to condominium tenure. In accordance with the Residential Tenancies Act, 2006 (RTA), current tenants at the time of tenancy will have their tenure protected. The RTA also grants additional rights to existing tenants, providing that a landlord may not give notice to a tenant, who was a tenant at the time of conversion, to vacate the premises, if the purchaser of the condominium wanted it for his own or family use. In addition, while the tenant has no obligation to purchase his or her unit, should the unit be offered for sale, the tenant now has right of first refusal to purchase the unit, at the price and subject to the terms and conditions in any offer received for the unit (Section 51(5)). If the tenant chooses not to purchase the unit, and it is sold, the purchaser of the unit must honour the terms of the tenancy of the occupying tenant. As such, the tenancy is secure.

Public Notice

In accordance with established procedures, notices for the public meeting have been circulated.

Second Planning Opinion Advisory

Should Council consider not supporting the staff Recommendation provided in this report, Council is advised to defer its decision until such time as a second planning opinion from an outside consultant can be obtained. In the event the second planning opinion is supported by Council, and Council makes a decision based on that second planning opinion, and if and when the matter should be heard before the Ontario Municipal Board, then the planner who has provided the second opinion shall be retained for the purpose of a hearing before the Ontario Municipal Board.

Financial Implications

Not applicable.

Conclusion

In summary, staff is supportive of the application for Draft Plan of Condominium approval to allow for the conversion of the existing 327 apartment units from rental to condominium tenure, subject to the conditions of Draft Plan approval outlined in this report and included as Appendix 5. The proposal is consistent with Provincial, Regional and local Official Plan policies.

Notification

It is in order to advise David Petrina of Realstar Management, the owner's agent.

Prepared by:

Amanda Knutson
Planner I

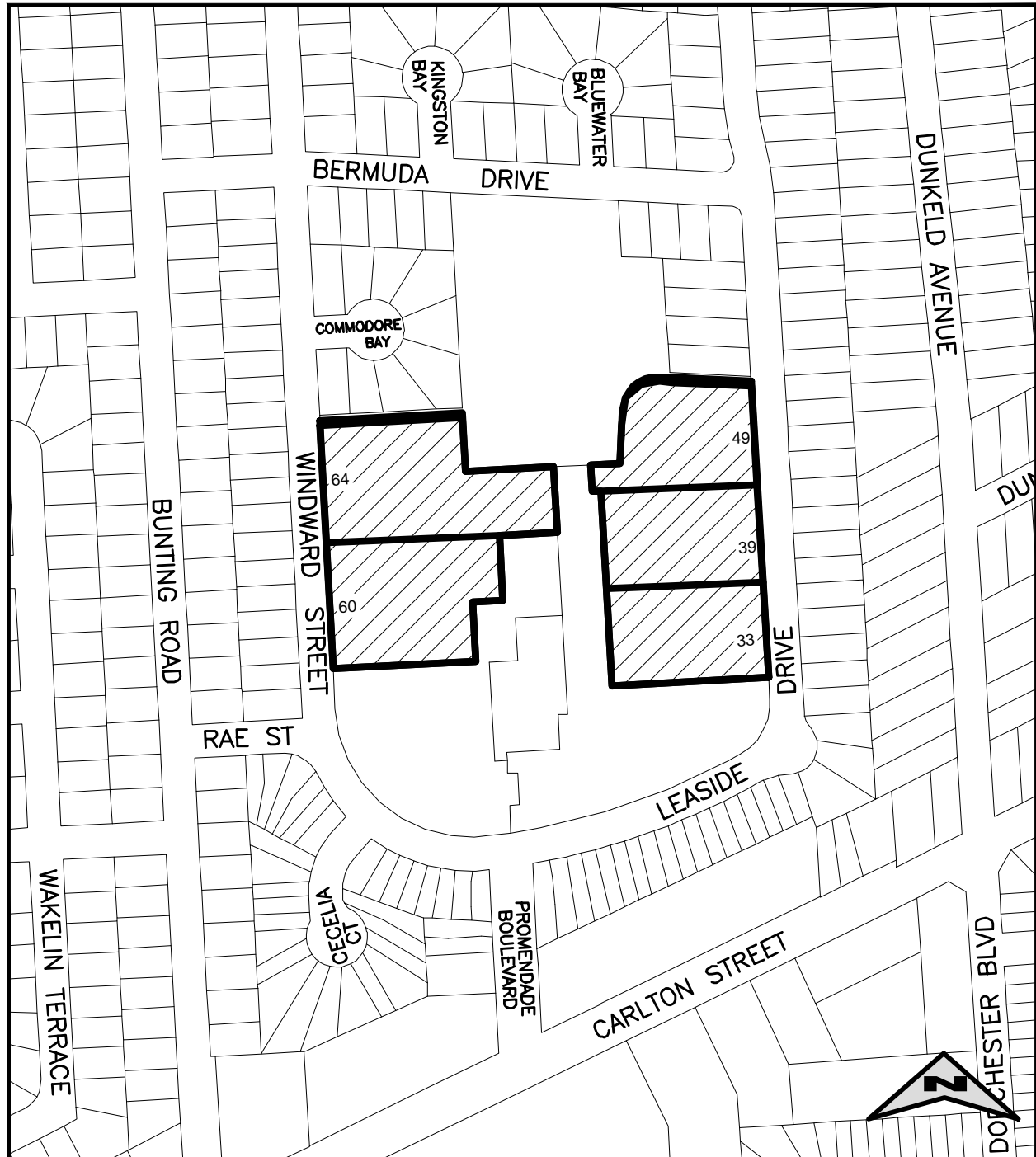
Submitted by:

Judy Pihach, MCIP, RPP
Manager, Planning Services

Approved by:

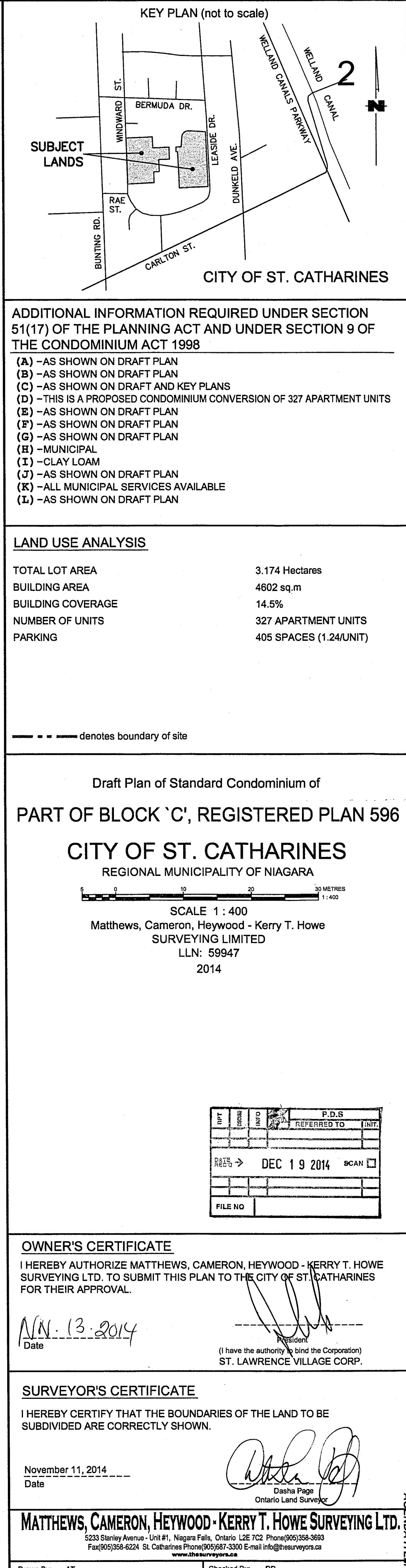
James N. Riddell, MPI, MCIP, RPP,
Director, Planning and Building Services

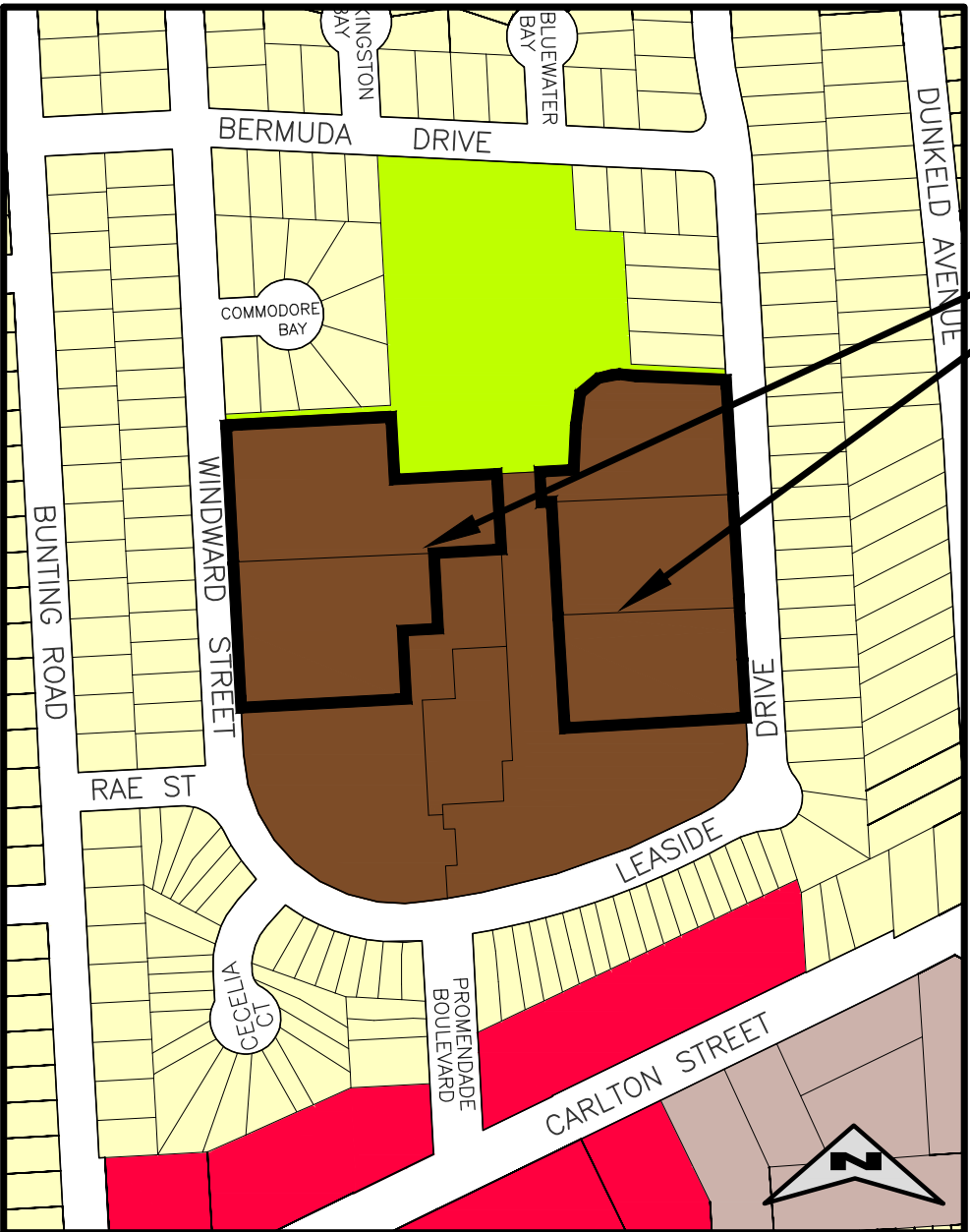
Location Map



Subject Lands

60 & 64 Windward Street;
33, 39 & 49 Leaside Drive
File: 60.46.404

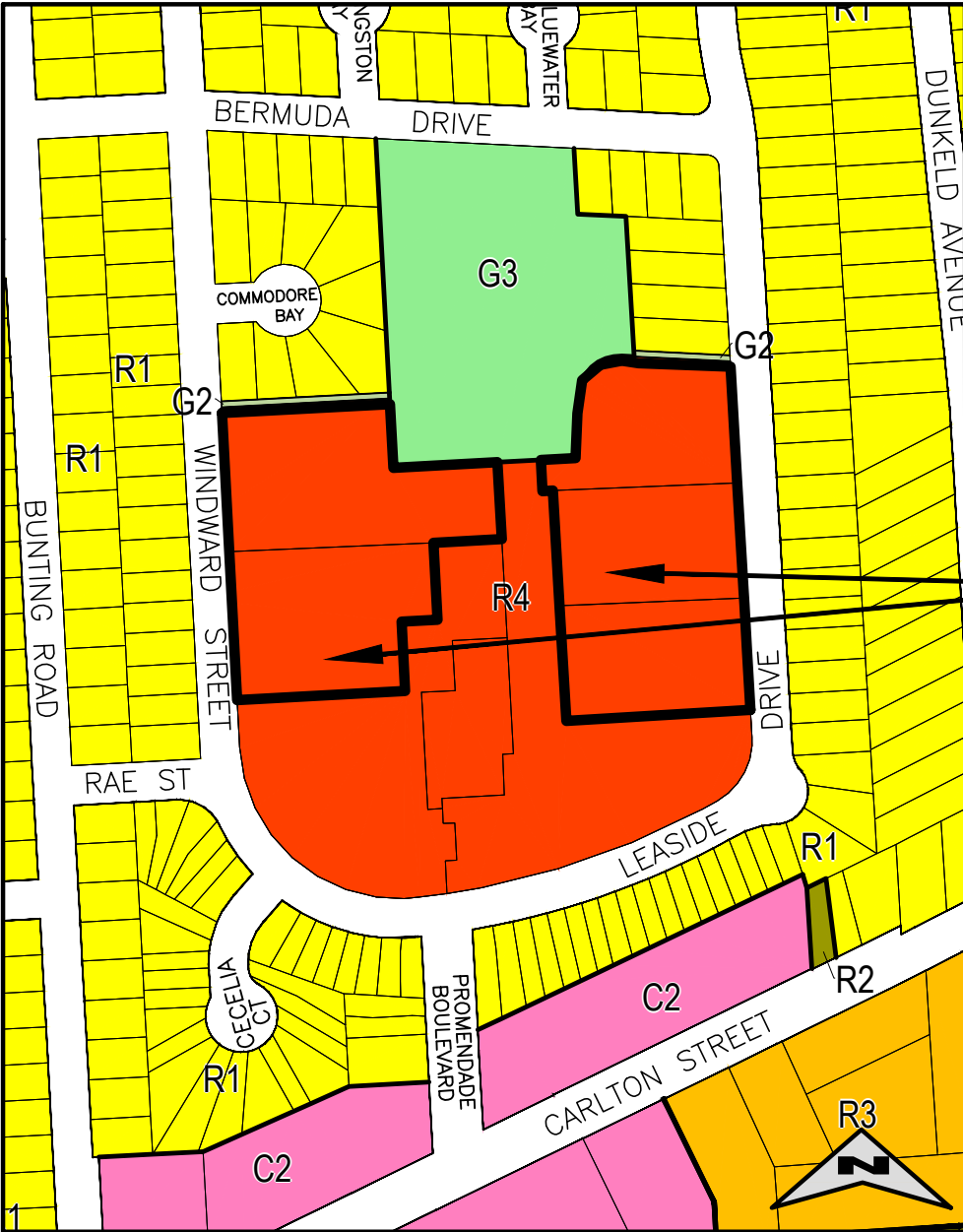




Subject Lands

Official Plan
Land Use Designations

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Major Commercial
- Community Commercial
- Arterial Commercial
- Mixed Use
- General Employment
- Business Commercial
- Employment
- Parkland & Open Space
- Natural Areas
- Agriculture
- Natural Area Extent Line
- Special Study Area



Subject Lands

Zoning By-Law 2013-283 Zones

- R1 Low Density Residential
- Suburban Neighbourhood
- R2 Low Density Residential
- Traditional Neighbourhood
- R3 Medium Density Residential
- R4 High Density Residential
- C2 Community Commercial
- G2 Minor Green Space
- G3 Major Green Space

Conditions of Draft Approval
60 Windward Street (60 Windward Street, 33, 39, 49 Leaside Drive)
File No. 60.46.404
Submission No. 26CD—10-14004

General Approval

1. That this approval applies to lands described as Part of Block 'C', Registered Plan 596, St. Catharines, municipally known as 60 Windward Street, (64 Windward Street, 33, 39, 49 Leaside Drive), as illustrated on the plan prepared by Matthews, Cameron, Heywood-Kerry T. Howe Surveying Ltd., dated November 11, 2014, for a total of 327 dwelling units.

Condominium Conversion Agreement

2. The applicant shall enter into a condominium conversion agreement with the City of St. Catharines to address certain matters including, but not limited to landscaping, fencing, parking, lighting and waste collection.

(City of St. Catharines)

3. As part of condominium conversion agreement process, a building and property condition study shall be completed by a qualified professional engineer or architect, to confirm that the buildings and property are safe for occupancy and the intended use. Should the study determine that certain elements of the buildings and/or property require improvements, those elements shall be improved prior to the registration of the condominium plan. Confirmation that the improvements are completed shall be submitted by the author of the building and property condition study. Said confirmation must indicate that the buildings and property are safe for occupancy and for the intended use.

(City of St. Catharines)

Administration

4. That if 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 wishes to request an extension to the draft approval period, a written explanation with reasons why the extension is required shall be submitted to the Director of Planning and Development Services.

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



CITY OF
ST. CATHARINES

Corporate Report

Report from Planning and Building Services, Planning Services

Date of Report: March 17, 2015

Date of Meeting: April 13, 2015

Report Number: PBS-084-2015

File: 60.30.321 & 60.35.487 Vol. 2

Subject: Application to Amend the Official Plan ("Garden City Plan") and Zoning By-law (2013-283) to Permit an Apartment Building; 1024, 1032, 1034, 1036 Vansickle Road North; Rocco Strazzella, Linda Strazzella, Julian Strazzella, Alphonse Schalbroeck, Rufina Schalbroeck, Owners, Quartek Group Inc., Agent

Recommendation

Garden City Plan Amendment

That Council approve an amendment to the City of St. Catharines Official Plan (the Garden City Plan) for the lands described as Part of Lot 23, Concession 4, Geographic Township of Grantham, St. Catharines, municipally known as 1024, 1032, 1034 and 1036 Vansickle Road North, as follows:

- a) That Schedule E6, West Planning District, be amended by:
 - i) changing the land use designation of a portion of 1024 Vansickle Road North from Low Density Residential to Medium Density Residential, as identified in Appendix 4 of this report; and
 - ii) changing the land use designation of 1032, 1034, and 1036 Vansickle Road North from Low Density Residential to Medium Density Residential, as identified in Appendix 4 of this report.

Zoning By-law Amendment

That Council approve an amendment to Zoning By-law 2013-283, as amended, for the lands described as Part of Lot 23, Concession 4, Geographic Township of Grantham, St. Catharines, municipally known as 1024, 1032, 1034 and 1036 Vansickle Road North, as follows:

- a) That Schedule A, Zone Maps, be amended by changing the zoning of the subject lands from Low Density Residential – Suburban Neighbourhood (R1) to Medium Density Residential (R3), as identified in Appendix 5 of this report;
- b) That Section 13.1, List of Special Provisions, be amended to add an additional special provision, as follows:

Special Provision	Zone	Schedule			Location	By-law
		A	B	C		
129	R3	13	28		1024, 1032, 1034, 1036 Vansickle Road North	2015-_____
Apartment Buildings/Long Term Care Facilities on a Local or Collector Road shall be subject to the following requirements:						
1.	Minimum Rear Yard					20 metres
2.	Minimum Northerly Interior Side Yard					9.5 metres
3.	Minimum Southerly Interior Side Yard					12 metres
4.	Maximum Building Height in Area A					Area A: 11 metres Area B: 14 metres Area C: 16 metres
5.	Minimum Landscape Buffer Strip Width along the Westerly Lot Line					6 metres
6.	Density Per Hectare					Minimum 25 Units Maximum 88 Units
7.	Maximum Encroachment of a Platform Structure into the Required Front or Interior Side Yard					1 metre

- c) That Schedule B, Lot Specific Maps for Special Provisions, be amended by inserting an additional lot specific map, as illustrated in Appendix 9 attached to this report.

That Council direct staff to pay particular attention to the following site and building design matters through the site plan approval process:

- a significant landscape buffer strip is to be provided along the westerly lot line to ensure compatibility with existing homes along Huntington Lane, which buffer strip incorporates as many existing, healthy trees as possible (in accordance with the recommendations of a tree preservation and protection plan acceptable to the City), plus wood-board fencing and a variety of new deciduous and coniferous rapid-growth trees.
- balconies along the north, west and south facades of the apartment building are to be oriented to ensure overlook onto adjacent properties is mitigated;
- the grading design for the development must demonstrate that proposed grades are no greater than 0.6 metres higher than existing grades (staff estimates the

existing grade to be 97.6 metres at the top of the curb in front of 1032 Vansickle Road, based on a 0.15 metre high curb and City construction drawings showing an existing grade of 97.439 metres at the top of the catch basin in front of the same property)

- architectural and landscape design techniques are to be used to break up the bulk and massing of the building, particularly the front façade, as shown on Appendices 6 and 7.

That the Mayor and City Clerk be authorized to execute the necessary By-laws to give effect to Council's decisions; and

That the Notice of Decision required by the Planning Act, R.S.O. 1990, c.P. 13, as amended, be processed by staff; 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 all necessary notifications. FORTHWITH

Summary

The application proposes a 70-unit, apartment building on the subject lands, with height ranging from three to five storeys. A concept site plan and elevations are attached as Appendices 6, 7 and 8.

An Official Plan amendment is required to change the current split land use designation of Medium Density Residential and Low Density Residential to entirely Medium Density Residential to permit the apartment building at a maximum proposed density of 88 units per hectare (Appendix 4).

A Zoning By-law amendment is required to re-zone the entire property from Low Density Residential – Suburban Neighbourhood (R1) to Medium Density Residential (R3) to permit the apartment building (Appendix 5) with site specific regulations.

Background

In 1988, an amendment to the previous Zoning By-law (64-270) rezoned approximately two-thirds of the northerly property (1024 Vansickle Road North) to Third Density Residential (R3) to permit a 10.66 metre high apartment building. The remainder of the lands at 1024 Vansickle Road North continued to be zoned Second Density Residential (R2B), permitting the existing detached dwelling. That apartment building was never constructed.

At the time, the Official Plan designation of 1024 Vansickle Road North was Neighbourhood Residential. The West St. Catharines Secondary Plan provided further direction on land use, designating the lands Low Density Residential. The proposed apartment building was permitted and therefore no Official Plan amendment was required.

The City's current Official Plan, the Garden City Plan, was approved by the Regional Municipality of Niagara on July 31, 2012. The Plan designates part of the site as Low Density Residential and part as Medium Density Residential, which permits an apartment building.

The City's Zoning By-law (2013-283) was approved by Council on December 16, 2013. In many cases, existing land uses were used to establish new zone classifications. In the case of 1024 Vansickle Road North, the lands have been zoned Low Density Residential – Suburban Neighbourhood (R1) to reflect the existing detached dwelling. The new By-law rescinded the previous apartment building permission for the abandoned 1988 project.

As part of this application, the Applicant initially submitted a proposal for a six-storey, 75-unit apartment building. The proposed building was oriented to the front of the property, with access to the site from a drive aisle along the south side of the building. The majority of parking was provided below the building, with additional surface parking to the rear.

Planning and Building Services hosted a public open house on September 16, 2014. The purpose of the open house was to present the proposal to the approximately 45 interested citizens in attendance, provide an opportunity for attendees to ask questions, and to receive comments on the proposal.

Several concerns were expressed by those in attendance: primarily relating to compatibility, built form (height and massing), parking and traffic, site design (grading and drainage, lighting, etc.) and property value perceptions. Following the public open house, the Applicant revised the proposal to attempt to address the concerns raised at the meeting. A revised proposal, a 70-unit apartment building that is stepped in height from five storeys at the north end of the property to three storeys at the south end, is now proposed. This revised proposal, which was presented to the public at a second public open house on February 3, 2015, is the subject of this report and recommendation.

Report

Location and Site Description

The subject lands are located in City's West Planning District, as outlined on Schedule E6 of the Garden City Plan. More specifically, the property is situated on the west side of Vansickle Road North, between Martindale Road and Tuscany Court. A location map is attached as Appendix 1. A 3D view of the subject and surrounding lands is attached as Appendix 2.

The site is comprised of four contiguous properties: 1024, 1032, 1034, and 1036 Vansickle Road North. Each lot contains one detached dwelling. Combined, the properties have a total lot area of 8,301 square metres (0.8 ha), with 107.5 metres of frontage along Vansickle Road North and an irregular depth ranging from 75.249 metres

for 1024 Vansickle Road North and 80.554 metres for the remaining three properties. The lands are relatively flat, sloping slightly toward the west.

Surrounding land uses, as indicated on Appendix 2, include:

- North: A mix of detached and semi-detached dwellings, a three-storey apartment building to the immediate north, a ten-storey apartment building further north (Granadier Place at Martindale Road and Willow Bank Common)
- South: A mix of detached and semi-detached dwellings, townhouses, quadruplexes, three 3-storey apartment buildings
- East: A mix of detached and semi-detached dwellings, townhouses, quadruplexes, St. Catharines Fire Station No. 5, Armenian Community Centre
- West: Detached dwellings

Proposed Development

The applicant proposes to merge all four existing lots, demolish the four detached dwellings, and construct a 70-unit apartment building (Appendix 6) with condominium tenure. Height is proposed at five storeys (15.8 metres) at the north end of the site, reducing to four-storeys (12.8 metres) and then to three-storeys (9.8 metres) at the south end (Appendices 7 and 8). The building is oriented to the front of the property, in line with existing detached dwellings to the south, with a setback of 5.0 metres. Northerly and southerly interior side yards are proposed at 9.5 metres and 12.01 metres respectively. The rear yard is proposed at 20.44 metres. Access to parking areas is provided by a drive aisle along the south side of the building. The majority of parking is provided below the building (approximately 73 spaces), with some surface parking located to the rear (approximately 19 spaces).

Official Plan Designation

The Garden City Plan designates the lands as Neighbourhood Residential on Schedule D1, General Land Use Plan, providing for a range of housing opportunities, types, forms, and densities. Schedule E6 (Appendix 4) provides additional direction for the West Planning District and designates the lands as follows:

- a) Low Density Residential (applies to approximately one-third of the most northerly parcel, 1024 Vansickle Road North, plus all of 1032, 1034 and 1036 Vansickle Road North), permitting detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings at a density range generally between 20 and 32 units per hectare of land. Height of buildings will generally not exceed 11 metres (three storeys).
- b) Medium Density Residential (applies to approximately two-thirds of the most northerly parcel, 1024 Vansickle Road North), permitting detached, semi-detached, duplex, triplex, quadruplex, fourplex, townhouse and apartment dwellings at a density range generally between 25 and 99 units per hectare of land. Height of buildings will generally not exceed 20 metres (six storeys).

While permitted in the Medium Density Residential designation, the proposed apartment building is not permitted in the Low Density Residential designation. Further, the proposal constitutes a density of 88 units per hectare of land (across all four properties), greater than the maximum 32 units per hectare permitted in the Low Density Residential designation. An Official Plan amendment is, therefore, required to permit the proposed apartment building use and the proposed density. The Applicant has requested that Low Density Residential designation applicable to a portion of the entire site be changed to Medium Density Residential. The requested amendment and land use policies are addressed further in the Planning Considerations section of this report.

Zoning

By-law 2013-283 zones all of the lands Low Density Residential – Suburban Neighbourhood (R1) (Appendix 5). The R1 zone permits a range of residential uses, including detached, semi-detached, quadruplex and townhouse units, and private road developments comprising any of the preceding housing forms. The proposed apartment building use is not permitted in the R1 zone and therefore a zoning by-law amendment is required. The Applicant has requested that the entire property be rezoned to Medium Density Residential (R3). The requested amendment and specific zoning requirements are addressed in the Planning Considerations section of this report.

Circulation Comments

The applications for an Official Plan and Zoning By-law amendment were circulated to all appropriate departments and outside agencies for their comments and requirements. There were no objections received, however, several comments were offered, as follows:

Niagara Region – Planning and Development Services

Given the diverse mix of land uses in the neighborhood, the proposed apartment building is an appropriate use that supports a desired range of housing types. The increased density will aid the City in meeting intensification targets and ensure the most efficient use of urban, serviced land and existing infrastructure. Regional staff is satisfied that the proposal is appropriate from a Regional and Provincial planning perspective.

Parks, Recreation and Culture Services

A number of mature trees exist along the rear lot line of the subject lands. A tree preservation and protection plan will be required through the site plan approval process to ensure the survival of as many existing, healthy trees as possible.

Transportation and Environmental Services – Traffic Section

A traffic count on Vansickle Road North was completed by staff in October of 2014. At that time 1,600 vehicles per day were observed. Previous to this (June, 2014) 1,500 vehicles per day were observed.

The road, while classified as a local road in the Garden City Plan, functions as a neighbourhood collector road as it connects the neighbourhood to an arterial road (Martindale Road) and a collector road (Grapeview Drive). As such, the volume of traffic observed on Vansickle Road North is not unexpected. Traffic volumes are generally higher on these types of streets.

The Institute of Transportation Engineers Trip Generation Manual estimates the peak hour traffic generation for a 70-unit medium to high rise residential development to be 25 to 35 trips.

Based on the current traffic volumes, there is more than sufficient capacity to accommodate the existing traffic plus the new traffic generated by the proposed development. Furthermore, if the Region of Niagara's plan is to restrict access from Vansickle Road North to Martindale Road to right-in/right-out only, there should be a decrease in traffic in the section of Vansickle Road North between Grapeview Drive and Martindale Road.

Planning and Building Services – Development Section

The Garden City Plan designates Vansickle Road North as a local road with an ultimate right-of-way width of 20.0 metres. As a condition of site plan approval, the applicant will be required to convey gratuitously to the City a 5.5 metre road widening along the frontage of 1032, 1034 and 1036 Vansickle Road North. A 5.5 metre road widening along 1024 Vansickle Road was dedicated to the City through a previous planning application.

Through the site plan approval process, the Applicant will be required to update the functional servicing report submitted to reflect the revised development proposal of a 70-unit apartment building. Further revisions are required to ensure the design of the sanitary and storm services meet City and Ministry of the Environment standards.

Bell Canada

An easement may be required to service the subject lands, depending on a review of more detailed plans. Bell Canada will be circulated the detailed design of the proposal through the site plan approval process.

Enbridge Gas Distribution Inc.

In the event that easement(s) are required to service this development, the Applicant will be required to provide the easement(s) to Enbridge Gas Distribution at no cost.

Open House

Planning and Building Services have hosted two public open houses pertaining to this application. The first, held on September 16, 2014, presented the initial proposal for a 75-unit, six-storey apartment building. In attendance were the Applicants and their agents, and approximately 42 interested citizens. Several questions were expressed, including the following:

- Built Form
 - The building is too large and will not fit in with the existing neighbourhood
 - The building is too high, will block existing views and will impact the privacy of abutting properties
- Site Design
 - Lighting from the parking areas will spill onto neighbouring properties and cause sky glow
 - Exterior storage of waste will be unsightly
 - The development will cause flooding on neighbouring properties
- Parking
 - Parking will spill onto Vansickle Road North, causing obstacles and site line issues
- Traffic
 - The development will increase traffic along Vansickle Road North
 - The development will contribute to congestion along Martindale Road
- Nuisance
 - Headlights from vehicles entering and exiting the site will shine into abutting properties
- Construction Activities
 - Excavation may impact the foundations of existing homes in the neighbourhood
- Ownership
 - Property values will decrease

A second open house, held on February 3, 2015, presented a revised proposal for a 70-unit apartment building, stepped down in height from five storeys at the north end of the site to four storeys and then again to three storeys at the south end of the site. In attendance were the Applicants and their agents, and 31 interested citizens. Additional concerns were expressed, including the following general items:

- Site Design
 - The drive aisle should be relocated to the north end of the site
- Buffering
 - Mature trees at the rear of the property may be impacted
 - It will take too long for new trees to grow and provide an adequate buffer
- Nuisance
 - Heating and cooling equipment for the building will be unsightly and noisy
 - Excavation and moving machinery will cause dust in the neighbourhood during construction
- Ownership
 - An apartment building will cause the neighbourhood to deteriorate

In addition to the two public open houses, six letters and emails of comment were received by staff at the time of writing this report. Staff were also notified of an online petition.

Additional concerns were expressed in this correspondence, including:

- Buffering
 - A 1.8 metre solid wood board fence should be constructed around the perimeter of the site
 - A row of trees should be planted around the perimeter of the site
- Nuisance
 - There will be noise from cars entering and exiting the parking areas
- Infrastructure
 - The building will place additional load on existing infrastructure (hydro, water, sewers)
- Other Land Uses
 - If the property is rezoned to R3 and this development is never built, then all other uses permitted in the R3 zone may be built here
- Policy
 - The City should not be amending the relatively new Official Plan and Zoning By-law
 - Policy amendments will set a precedent that supports further amendments and land use changes

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

Planning Considerations

Provincial Policy Context

The subject lands are located within a settlement area under the Provincial Policy Statement (2014) and within the Built-up Area as identified by the Province's Growth Plan for the Greater Golden Horseshoe (2006). These documents contain policies that support all forms of residential intensification and urban area regeneration, directing growth to Built-up Areas. The Provincial Policy Statement requires that land use patterns within settlement areas be based on densities and a mix of land uses which support active transportation, are transit-supportive, and which efficiently use land, resources, infrastructure and public service facilities which may be planned or are already available.

This development provides for the efficient use of underutilized lands with access to existing infrastructure and services. Local commercial and community uses as well as parks and trails are located in close proximity to the site. Public transit is available within walking distance, at the intersection of Vansickle Road North and Grapeview Drive. The proposed apartment building use contributes to the range of available housing types in the neighbourhood. The proposal meets the spirit and intent of the applicable Provincial policies.

Regional Official Plan

According to the Regional Official Plan, the subject lands are located within the Urban Area for the City of St. Catharines and within a Built-up Area under Amendment 2-2009 (Niagara 2031/conformity amendment), which will be the focus of residential and employment intensification and redevelopment, including the redevelopment of underutilized sites, within the Region over the long term. Municipalities are encouraged to provide a full range of housing types to serve a variety of people as they age through the life cycle.

The Regional Official Plan reiterates the land use pattern policies and objectives of the Provincial Policy Statement for residential intensification and sustainable communities outlined above. Further, the Plan requires that municipalities achieve a minimum 40 per cent residential intensification target for Built-up Areas by 2015 and for each year thereafter. The Region's Sustainable Community Policies establish a residential intensification target of 95 per cent for the St. Catharines Built-up Area.

The proposed development contributes to the mix of housing types available in the area to meet the needs of existing and future residents of the community. At a density of 88 units per hectare, redevelopment of these underutilized properties makes more efficient use of the lands and existing infrastructure. The site is in close proximity to public transit, commercial and community facilities, and parks and active transportation opportunities such as the Merritt Trail, which forms part of the Region of Niagara Bicycle Network. The proposal complies with the policies of the Regional Official Plan.

Official Plan

Amendment to the Plan

Schedule D1 of The Garden City Plan designates the lands as Neighbourhood Residential (Appendix 4). Schedule E6 (Appendix 5) provides additional direction for the West Planning District and designates the lands as follows:

- a) Low Density Residential (applies to approximately one-third of the most northerly parcel, 1024 Vansickle Road North, plus all of 1032, 1034 and 1036 Vansickle Road North), with a density range generally between 20-32 units per hectare of land and height of buildings generally not exceeding 11 metres; and
- b) Medium Density Residential (applies to approximately two-thirds of the most northerly parcel, 1024 Vansickle Road North), with a density range generally between 25 and 99 units per hectare of land and height of buildings generally not exceeding 20 metres.

The Applicant has requested an amendment to the City's Official Plan, the Garden City Plan, to re-designate a portion of the entire site from Low Density Residential to Medium Density Residential in order to permit the apartment building at a density of 88 units per hectare of land and maximum height of 16 metres. The current Low Density Residential designation does not permit an apartment building and caps density at 32 units per hectare of land and height of buildings at 11 metres.

The Garden City Plan provides opportunities to further refine the Plan by way of an amendment, subject to certain criteria being met (Section 16, Implementation). In some instances, changes in land use can be appropriate. This application for amendment to the Plan has been evaluated on the basis of those prescribed general considerations, as follows:

Garden City Plan Policy (16.1)	Planning Comment
i) The degree of conformity of the proposed amendment to the general intent, purpose and philosophy of this Plan, particularly the vision, planning principles and general policies of the Plan	Part B, 'Vision and Guiding Principles', describes the general intent of the Plan and the basis for which the land use policies of the Plan have been prepared. It establishes priorities including the accommodation of growth and change, housing, and achieving a sustainable community. Part D of the Plan, 'Land Use Policies', emphasizes more compact, innovative and alternative design to manage development. With its compact built form, the proposed 70-unit apartment building makes efficient use of both underutilized lands within the built-up area and existing public infrastructure and services, including transit. Commercial and community uses as well as parks and trails are in close proximity.
ii) Consistency with Provincial and upper tier government plans, policies and legislation	As is required of the municipality, Provincial and Regional policies are entrenched in the Garden City Plan, as outlined above and throughout this report. The proposal complies with Provincial and Regional land use policies.
iii) The availability and suitability of land already designated for the proposed use, and the need for, and the feasibility of the proposed use	While designated Intensification Areas are the primary emphasis for housing intensification, The Garden City Plan supports appropriate and compatible infill and intensification in neighbourhoods to meet housing needs and manage growth. The proposed apartment building will add to the range of housing types available in the neighbourhood.
iv) The compatibility of the proposal, or the adequacy of proposed mechanisms for achieving compatibility, with adjacent and planned uses	The applicant has provided a design that is compatible with neighbouring lower and medium density residential uses in the immediate vicinity (refer to Appendices 5, 6 and 7). A gradation in building height, generous setbacks, façade treatments,

	and underground parking are proposed. To ensure compatibility with the established neighbourhood, the development will be subject to site plan control. As part of this process, staff will review detailed designs for various site elements, including generous landscape buffers and fencing, grading and drainage, storm water management, lighting, etc.
v) The potential of the proposal to cause instability within an area intended to remain stable	The Applicant's concept designs (Appendices 6, 7 and 8) demonstrate a compatible fit with the neighbourhood. In addition to the site specific zoning provisions recommended in this report, the development would be subject to site plan control. As outlined above, there is opportunity to further refine the site and building designs through that process. Once site plan approval is issued, a legal agreement is registered against the title of the property, binding any current or future owner of the lands to the specific terms of the agreement, and helping to ensure continued compatibility with surrounding land uses.
vi) The ability of the City's infrastructure and public service facilities to accommodate the proposal without costly expansion, upgrading, or required deferral of other planned infrastructure and public service facility improvements in other areas of the City	The subject lands are serviced by water, sanitary and storm sewer services. Through the site plan approval process, the Applicant will be required to submit detailed site servicing and storm water management designs which meet City and Ministry of the Environment standards. Although not anticipated, any required upgrades to municipal services will be at the sole cost of the Applicant.
vii) The financial implications, both cost and revenues, to the City	The proposed development presents no cost implications to the City. Any improvements to municipal infrastructure which may be necessary to accommodate the development will be at the sole cost of the Applicant. The addition of 70 apartment units will provide an increase in property tax revenues.
viii) The degree to which approval of the amendment would establish an undesirable precedent	Approximately two-thirds of the most northerly portion of the subject lands is already designated Medium Density

	Residential by the Garden City Plan. The proposed amendment represents a rounding-out and extension of this existing designation, which is appropriate given there are several pockets of land designated Medium Density Residential along both sides of this stretch of Vansickle Road North. It is also noted that the four properties in question are quite deep and underdeveloped, much more so than the majority of the properties in the neighbourhood which contain detached or semi-detached homes. This lot depth presents a greater potential for assembly and redevelopment than other typically smaller lots in the neighbourhood and the proposed land use amendments would not, therefore, establish an undesirable precedent.
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Based on the matters outlined above, staff is satisfied that the proposed Official Plan amendment meets the general intent of the Plan and all other prescribed general considerations.

Intensification

Section 8.2.2 of the Garden City Plan permits density ‘bump-ups’ in the Neighbourhood Residential Designation, including from Low Density Residential to Medium Density Residential, by way of a zoning amendment provided the following criteria are met:

Criteria (8.2.2 (b))	Planning Comment
The subject lands are located on arterial or collector roads	Vansickle Road North is designated a Local Road pursuant to Schedule C of the Garden City Plan and therefore the proposal does not meet the intent of this policy. However, Transportation and Environmental Services notes that this section of Vansickle Road North functions as a neighbourhood collector, connecting the neighbourhood to both an Arterial Road (Martindale Road) and a Collector Road (Grapeview Drive).
The subject lands are located in close walkable proximity and accessibility to commercial centres, community facilities and parks	The subject lands are located within walking distance of Huntington Plaza to the north (Martindale and Erion Roads) as well as a community commercial node to the south (Martindale Road and

	Grapeview Drive). Twelve Mile Creek and the Merritt Trail, which forms part of the Region of Niagara Bicycle Network, are located east of Martindale Road. Grapeview Park is located to the west (First Street Louth and Grapeview Drive). The proposal meets this criteria.
The subject lands are well served by public transit	Public transit runs along both Grapeview Drive and Martindale Road, providing connections to the St. Catharines Hospital, Fourth Avenue commercial centres, and the Downtown. The proposal meets this criteria.
The subject lands should most appropriately be located adjacent to or in close proximity to existing medium or high density residential sites	As illustrated in Appendix 3, the subject lands are abutted by a three-storey apartment building to the immediate north and a ten-storey apartment building further north at Martindale Road and Willow Bank Common. Two additional three-storey apartment buildings are located to the south along Vansickle Road North, north of Grapeview Drive. Several quadruplexes are located east of the subject lands along Martindale Road and Flynn Court. All properties along Tuscany Court are designated Medium Density Residential. The proposal meets this criteria.

Although not located on an arterial or collector road, consideration should be given to the function of Vansickle Road North as a neighbourhood collector road, as advised by Transportation and Environmental Services staff. Based on this functional reality of Vansickle Road North, and the balance of the criteria being met, staff is recommending that some increase in height and density is appropriate in this location, subject to the required Official Plan and Zoning By-law amendments.

The Medium Density Residential designation requires a general density of 25 to 99 units per hectare and restricts building height to 20 metres. Given the site's proximity to lower density residential uses, a maximum density of 88 units per hectare is recommended for the subject lands. In order to ensure compatibility, staff also recommends that building height be limited to 11 metres and not more than three storeys at the south end of the property (within 36 metres of the southerly property line) in line with the permissions of the Low Density Residential Designation; 14 metres and not more than four storeys around the mid-point of the property (between 36 and 53 metres of the southerly property line); and 16 metres and not more than five storeys at the north end of the property (beyond 53 metres of the southerly lot line).

Evaluation of Compatibility and Impacts

Section 8.2.2 of the Garden City Plan also provides that any proposal for new medium or high density residential development will be evaluated having regard for urban design principles and policies set out in the Garden City Plan to ensure building, site and streetscape design will support compatible and context sensitive development with adjacent properties and those in close proximity to the subject lands. Staff rely on various policies and guidelines outlined in the Plan, including policies addressing built form (Section 4.5) and general land use policies (Section 7.1). The following analysis pertaining to the proposed apartment building are set out as follows (refer to Appendices 6, 7 and 8):

- A five-storey building (15.8 metres), which steps-down in a southerly direction to four storeys (12.8 metres) and then to three storeys (9.8 metres) is proposed. This gradation in height provides an appropriate transition from the existing three-storey apartment building to the north and the existing detached dwellings to the south. Staff notes that the proposed height within the three storey section of the building is within the maximum 11.0 metres permitted in the existing R1 zone.
- A flat roof is proposed, minimizing building height. Façade treatments, including horizontal bands of differing colours and finishes, will break up the bulkiness of the façade. Through the site plan approval process, staff will recommend the applicant use a darker finish at the ground level and a lighter finish for the upper floors in order to diminish the appearance of height.
- Vertical alignment of windows and balconies as well as vertical columns of differing colours and finishes provide horizontal relief and help break up the length and bulk of the building. Boulevard trees, raised garden bed terracing, and multiple sidewalk connections from ground floor units also reduce the appearance of an expansive façade.
- Generous interior side yard and rear yard setbacks are provided (12.01 metre southerly side yard; 9.5 metres northerly side yard; 20.44 metre rear yard), mitigating privacy, overlook and shadow impacts. Cross-sections and shadow studies submitted by the applicant demonstrate minimal overlook and shadow impacts from the building. The location and orientation of balconies may be further refined through the site plan approval process to further mitigate these impacts.
- The street-oriented building is set back in line with existing detached dwellings to the south. This allows parking to be tucked behind the building, reserving the area in front of the building for landscaping and achieving a more pleasant streetscape.
- Access to the site from Vansickle Road North is provided by one driveway along the south side of the building, further separating the proposed building from the more sensitive detached homes to the south. The Zoning By-law requires that a 3.0 metre landscape buffer strip be provided between the edge of the parking area (including driveways and driving aisles), and the abutting southerly lot line. The site plan accommodates this landscape buffer strip to the south of the proposed driveway.

- The proposal eliminates three existing driveway curb cuts, improving the appearance of the streetscape.
- The majority of parking is provided under the building (approximately 73 spaces), maximizing the amount of landscaped area that can be accommodated on site and ensuring adequate space for buffering.
- The rear parking area (approximately 19 spaces) is connected to the municipal sidewalk by a pedestrian connection along the north side of the building.
- At minimum, 3.0 metres of space along the north and south property lines and 6.0 metres of space along the west property line has been provided to buffer the apartment building from neighbouring properties. Wood board fencing and landscaping around the north, west and south property lines will be a requirement of site plan approval.
- A row of existing trees along the westerly lot line are proposed to be preserved and integrated into a landscape buffer strip. A tree preservation and protection plan will be required through the site plan approval process to ensure that the design of the rear parking area will not harm the existing trees.

Based on the merits outlined above, staff is satisfied that the proposed apartment building will be compatible with the surrounding neighbourhood. Potential impacts can be mitigated through the recommended zoning provisions and site plan approval process, both of which are discussed further below.

Zoning By-law Amendment to By-law 2013-283

By-law 2013-283 zones the lands Low Density Residential – Suburban Neighbourhood (R1) (Appendix 5). The R1 zone permits a range of ground-oriented residential uses, including detached, semi-detached, quadruplex and townhouse units, and private road developments comprising any of the preceding. The proposed apartment building is not permitted use in the R1 zone and therefore a zoning by-law amendment is required. The Applicant has requested that the zoning be changed to Medium Density Residential (R3).

The R3 zone permits detached, semi-detached, duplex, triplex, fourplex, quadruplex, townhouse and apartment dwelling units, long term care facilities and private road developments comprising any of the preceding. The following table compares the standard requirements of the R3 zone with the development proposal.

	R3 Zone Requirements for Apartment Buildings On Local Roads	Proposed 5-Storey, 70-Unit Apartment Building	Does the Proposal Comply?
Minimum Lot Frontage	30.0 metres	107.55 metres	Yes - exceeds minimum requirement

Minimum Front Yard	5.0 metres	5.0 metres	Yes – meets minimum requirement
Minimum Rear Yard	Height of Building (15.8 metres)	20.44 metres	Yes - exceeds minimum requirement
Minimum Interior Side Yard	½ Height of Building (4.9 metres – south) (7.9 metres – north)	12.0 metres - south 9.5 metres - north	Yes - exceeds minimum requirement
Minimum Exterior Side Yard	5.0 metres	N/A	N/A
Maximum Building Height	16.0 metres	15.8 metres	Yes
Density Per Hectare	Minimum 32 Units Maximum 99 Units	88 Units	Yes
Minimum Landscaped Open Space	25%	38.1%	Yes - exceeds minimum requirement

Minimum Rear Yard

The Applicant is proposing a rear yard setback of 20.44 metres as opposed to the 15.8 metres (height of the building) required by the By-law. This setback is sensitive to existing detached homes to the west of the subject lands, mitigating overlook and privacy concerns. The 20.44 metre setback will keep the building close to the street, maximizing landscaping and amenity space to the rear, including a minimum 6.0 metre landscape buffer strip along the westerly lot line. The setback also ensures parking areas are located to the rear of the building. Staff is satisfied that a rear yard setback of 20.0 metres will ensure compatibility.

Minimum Interior Side Yards

The applicant proposes a northerly side yard of 9.5 metres, greater than the 7.9 metres (½ height of the five-storey section of the building [15.8 metres]) required by the By-law. The southerly side yard is proposed at 12.01 metres, also greater than the 4.9 metres (½ height of the three-storey section of the building [9.8 metres]) required by the By-law. Both the northerly and southerly side yards proposed are sensitive to abutting residential uses, helping to mitigate overlook and privacy concerns with increased buffering between the proposed and existing buildings. Staff notes that the existing semi-detached dwelling at 1018 Vansickle Road North is set back approximately 19 metres from the northerly lot line of the subject lands.

The existing dwelling will also be separated from the five-storey section of the apartment building by the existing driveway and parking area associated with the existing three-storey apartment building at 1022 Vansickle Road North. Staff is satisfied that a 9.5 metre northerly and a 12.0 metre southerly interior side yard are appropriate.

Maximum Building Height

The applicant is proposing a five-storey building (15.8 metres), which reduces in height to four storeys (12.8 metres) around the mid-point of the property, and then to three storeys (9.8 metres) at the south end of the property. The proposed building height is within the maximum 16.0 metres permitted by the By-law (R3 zone). The proposed gradation in height provides an appropriate transition from the existing three-storey apartment to the north to the existing detached dwellings to the south. Staff is recommending the following with respect to maximum building height (refer to Appendix 9):

- For that portion of the lands within 36 metres of the southerly lot line (Area A as illustrated on Appendix 9), maximum building height shall be 11.0 metres and not more than three storeys, in line with the existing maximum height permissions of the R1 zone;
- For that portion of the lands between 36 and 53 metres of the southerly lot line (Area B as illustrated on Appendix 9), maximum building height shall be 14.0 metres and not more than four storeys;
- For that portion of the lands beyond 53 metres of the southerly lot line (Area C as illustrated on Appendix 9), maximum building height shall be 16.0 metres and not more than five storeys, as required in the R3 zone.

Where Height is Measured

Zoning By-law 2013-283 defines height as ‘the vertical distance of a building or structure from grade’. Further, Section 2.7.1 provides that ‘height is measured from the grade at the principal entrance of the building’. Staff notes that the subject lands could potentially be filled and re-graded prior to construction, resulting in a higher building than that which was originally envisioned and yet still comply with the provisions of the Zoning By-law. In order to avoid this situation, staff should be directed to pay particular attention to the difference between the existing and proposed grades in the area and limit the amount of fill to be placed to not more than 0.6 metres. Staff estimates the existing grade to be 97.6 metres at the top of the curb in front of 1032 Vansickle Road, based on a 0.15 metre high curb and City construction drawings showing an existing grade of 97.439 metres at the top of the catch basin in front of the same property.

Density

The Applicant is proposing a 70-unit apartment building on the subject lands, which constitutes a density of 88 units per hectare of land. The R3 provisions of the Zoning By-law would permit a maximum of 99 units per hectare of land. Based on this site specific situation, it is appropriate to cap the density at 88 units per hectare. This limit will help to ensure that the actual development of the site does not deviate from what has been presented in this report.

Platform Structures (Decks, Porches, Balconies)

The Zoning By-law provides that platform structures, which are elevated 1.2 metres or more above grade, must be located outside of the required front and interior side yards of the principal building. The applicant is proposing that balconies along east side of the building, facing Vansickle Road North, encroach 1.0 metre into the required front yard (5.0 metres). Balconies on the north and south sides of the building also encroach (varying depths). Staff notes that the Applicant will be required to dedicate an approximate 5.5 metre wide road widening to the City (a widening of the road allowance) as a condition of site plan approval and that the setback of the balconies will be deficient by 1.0 metre as a direct result of this road widening. Also, generous interior side yards are proposed, larger than are required by the Zoning By-law. Staff is satisfied that the proposed 1.0 metre encroachment into the required front and interior side yards is appropriate.

Additional Permitted Uses in the Medium Density Residential (R3) Zone

In addition to apartment buildings, the R3 zone permits detached, semi-detached, duplex, triplex, fourplex, quadruplex, townhouse and apartment units, long term care facilities and private road developments comprising any of the preceding. Staff is satisfied that these uses are also appropriate on the property, however, staff is recommending that long term care facilities be subject to the same special provisions as the proposed apartment building. Any future development proposal of four or more residential units would be subject to site plan control.

Site Plan Control

The process of site plan control is mentioned throughout this report. In accordance with the City's site plan control by-law, the applicant will be required to enter into a site plan agreement with the City prior to the issuance of a building permit for the apartment building. The site plan agreement will address issues related to access and parking, lighting, buffering, servicing, storm water management, tree preservation, façade finishes and treatments, among other matters. The applicant will be required to post securities to ensure the terms of the agreement are carried out. Upon approval, the site plan agreement will be registered against the title of the lands and legally binding upon the existing and future property owners.

Open House Comments

With regard to the comments expressed at the public open houses and through correspondence, the following is offered:

Built Form

Comment: The building is too large and will not fit in with the existing neighbourhood.

Response: The proposal includes generous setbacks and a gradation in heights, which are sensitive to abutting residential uses. Staff are satisfied that the apartment building will be a compatible fit in the neighbourhood.

Comment: The building is too high, will block existing views and will impact the privacy of abutting properties.

Response: While property ownership does not include the right to a view, the City endeavours to be respectful of significant views and vistas through the establishment of minimum building setbacks and height restrictions in the Zoning By-law. For this development proposal, staff is recommending site specific zoning provisions for landscape buffer strips, building height and setbacks to ensure the building is sensitive to abutting residential uses. It is noted that the proposed height of the three storey section of the building is within the maximum 11.0 metres permitted in the existing R1 zone. The Applicant has submitted cross sections and a shadow impact study which demonstrate minimal impact on abutting properties.

Site Design

Comment: Lighting from the parking areas will spill onto neighbouring properties and cause sky glow.

Response: This development will be subject to site plan control to ensure certain site elements, including site lighting, are designed to City standards. The Applicant will be required to submit a lighting design to demonstrate that sky glow is mitigated and lighting will not trespass onto adjacent properties.

Comment: Exterior storage of waste will be unsightly.

Response: Where waste generated by this development is to be stored has yet to be determined. The Applicant may either store waste internally or externally, provided waste enclosures are properly screened. The storage of waste is one of many matters addressed through site plan control.

Comment: The development will cause flooding on neighbouring properties.

Response: Through review of the application for site plan approval, the Applicant will be required to submit detailed grading, drainage and storm water management designs. The City's normal standards will be applied, including the requirement that storm water may not flow onto adjacent properties.

Buffering

Comment: Mature trees at the rear of the property may be impacted.

Response: As part of the site plan approval process, the Applicant will be required to submit a tree preservation and protection plan to ensure the preservation of as many existing, healthy trees as possible.

Comment: A 1.8 metre solid wood board fence should be constructed around the perimeter of the site.

Response: Wood board-on-board privacy fencing is a typical requirement of site plan approval. The applicant will be required to construct a 1.8 metre high fence along the north, south and west property lines.

Comment: A row of trees should be planted around the perimeter of the site.

Response: The provision of significant landscape buffering will be a requirement of site plan approval. Landscape buffer strips of 3.0 metre (north and south lot lines) and 6.0

metre minimum (west lot line) minimum widths will include a combination of deciduous and coniferous trees.

Comment: It will take too long for new trees to grow and provide an adequate buffer.

Response: Through the site plan approval process, the Applicant will be required to select trees of a rapid-growth variety.

Parking

Comment: Parking will spill onto Vansickle Road North, causing obstacles and site line issues.

Response: The applicant is proposing to provide approximately 92 parking spaces at a ratio of 1.31 parking spaces per dwelling unit. This ratio is greater than the 1.25 parking spaces per unit required by the Zoning By-law and is sufficient to accommodate both resident and visitor parking on-site. Staff acknowledge that on-street parking is currently permitted on both sides of Vansickle Road North. Transportation and Environmental Services staff advise that if the quality of traffic flows along Vansickle Road North is of concern to residents, either now or after occupancy of the apartment building, residents may contact the Traffic Division directly. Staff can restrict on-street parking, if deemed necessary.

Traffic

Comment: The development will increase traffic along Vansickle Road North.

Response: Transportation and Environmental Services staff have no concern with the increase in traffic generated by this development. The Institute of Transportation Engineers Trip Generation Manual estimates the peak hour traffic generation for a 70-unit medium to high rise residential development to be 25 to 35 trips. Based on the current traffic volumes, there is more than sufficient capacity to accommodate the existing traffic plus the new traffic generated by the proposed development.

Comment: The development will contribute to congestion along Martindale Road.

Response: The Region of Niagara has advised that an Environmental Study Report (May 2013) has been completed for the reconstruction and widening of Martindale Road from Elderwood Drive to the QEW. Through the public consultation process for the Environmental Assessment (EA), difficulty turning onto Martindale Road from Willow Bank Common was raised by area residents. The preferred solution identified by the EA was to widen Martindale Road and make certain improvements. These include the construction of a raised median at the Vansickle Road North and Martindale Road intersection to restrict movements to right-in/right-out only, and the installation of a traffic light at the Willow Bank Common and Martindale Road intersection. Preliminary drawings have been completed for these improvements. Construction along this section of Martindale Road is targeted for 2018.

Nuisance

Comment: Headlights from vehicles entering and exiting the site will shine into abutting properties.

Response: As a condition of site plan approval, the Applicant will be required to construct a 1.8 metre high wood board-on-board privacy fence along the north, south and west property lines, mitigating impacts from vehicle headlights. The driveway entrance for the apartment building is proposed along the south side of the building, in line with the existing driveways of two semi-detached homes across the street on Vansickle Road North. It has been oriented to avoid impacts on the more sensitive living areas (e.g. bedrooms) of those existing semi-detached homes.

Comment: Heating and cooling equipment for the building will be unsightly and noisy.

Response: As a condition of site plan approval, any rooftop equipment will be required to be screened from view. This screening will also help to mitigate noise generated by the equipment.

Comment: Excavation and moving machinery will cause dust in the neighbourhood during construction.

Response: City staff will communicate any complaints to the developer/builder in a timely matter so that concerns can be quickly addressed.

Comment: There will be noise from cars entering and exiting the parking areas.

Response: The Institute of Transportation Engineers Trip Generation Manual estimates the peak hour traffic generation for a 70-unit medium to high rise residential development to be 25 to 35 trips. While greater than what exists, this traffic generation is still considered low and therefore minimal noise impacts are anticipated.

Construction Activities

Comment: Excavation may impact the foundations of existing homes in the neighbourhood.

Response: The Applicant will be required to address excavation and protection measures for neighbouring properties through the building permit process.

Infrastructure

Comment: The building will place additional load on existing infrastructure (hydro, water, sewers).

Response: Detailed designs for servicing will be reviewed through the site plan approval process. Although not anticipated, any upgrades to existing infrastructure which may be required as a result of this development will be at the sole cost of the Applicant.

Ownership

Comment: Property values will decrease.

Response: There is no evidence that the development will decrease property values.

Comment: An apartment building will cause the neighbourhood to deteriorate.

Response: The Applicant has submitted concept designs which demonstrate a compatible fit with the neighbourhood. In addition to the site specific zoning provisions recommended in this report, the development would be subject to site plan control,

wherein there is opportunity to further refine the site and building. A site plan agreement, a legal document, will be registered against the title of the property, binding any current or future owner of the lands to the specific terms of the agreement, and helping to ensure continued stability in the neighbourhood and compatibility with surrounding land uses.

Other Land Uses

Comment: If the property is rezoned to R3 and this development is never built, then all other uses permitted in the R3 zone may be built here.

Response: Staff is satisfied that all of the uses permitted in the R3 zone, including detached, semi-detached, duplex, triplex, fourplex, quadruplex, townhouse and apartment dwelling units, long term care facilities and private road developments comprising any of the preceding, would be compatible with the existing neighbourhood, subject to the recommended zone provisions for apartment buildings and long term care facilities.

Policy

Comment: The City should not be amending the relatively new Official Plan and Zoning By-law.

Response: The policies of both the Official Plan and Zoning By-law provide opportunities to further refine those documents by way of an amendment, subject to certain criteria being met. Staff are satisfied that the proposed amendments to the Official Plan and Zoning By-law meet these criteria, as outlined in this report.

Comment: Policy amendments will set a precedent that supports further amendments and land use changes.

Response: Staff are obligated to deal with every application to amend the Official Plan and/or Zoning By-law and must review each of these on an application-by-application basis, subject to the merits of the proposal and the site itself.

Public Notice

In accordance with established procedures, notices for the public meeting have been circulated.

Second Planning Opinion Advisory

Should Council consider not supporting the staff Recommendation provided in this report, Council is advised to defer its decision until such time as a second planning opinion from an outside consultant can be obtained. In the event the second planning opinion is supported by Council, and Council makes a decision based on that second planning opinion, and if and when the matter should be heard before the Ontario Municipal Board, then the planner who has provided the second opinion shall be retained for the purpose of a hearing before the Ontario Municipal Board.

Financial Implications

The proposed development presents no cost implications to the City. Any upgrades to municipal services which may be necessary to accommodate the development will be at

the sole cost of the Applicant. The addition of 70 apartment units will provide an increase in tax revenues.

Conclusion

In summary, staff is supportive of the applications for an Official Plan amendment and Zoning By-law amendment to permit an apartment building with height varying from 3 to 5 storeys on the subject lands. The design of the site is sensitive to abutting residential uses and the recommended zone provisions for yards, height and density will ensure a compatible fit within the neighbourhood. Site plan control will ensure the implementation of appropriate designs for landscape buffering, lighting, servicing and storm water management.

The development provides for the efficient and appropriate use of underutilized lands within the urban area with access to existing infrastructure and services. The proposed apartment building contributes to the range of available housing types in the neighbourhood, meeting the spirit and intent of the applicable Provincial, Regional and local policies. A gradation in building height provides a good transition from lower density uses to the south and medium density uses to the north.

Notification

It is in order to advise Quartek Group Inc., the applicant's agent.

Prepared by:

Amanda Knutson, Planner I

Submitted by:

Judy Pihach, M.C.I.P., R.P.P., Manager
Planning Services

Approved by:

James N. Riddell, M.Pl., M.C.I.P., R.P.P., Director
Planning and Building Services

Location Map



Subject Lands

1024 to 1036 Vansickle Road North

File: 60.30.321 & 60.35.487 V 2

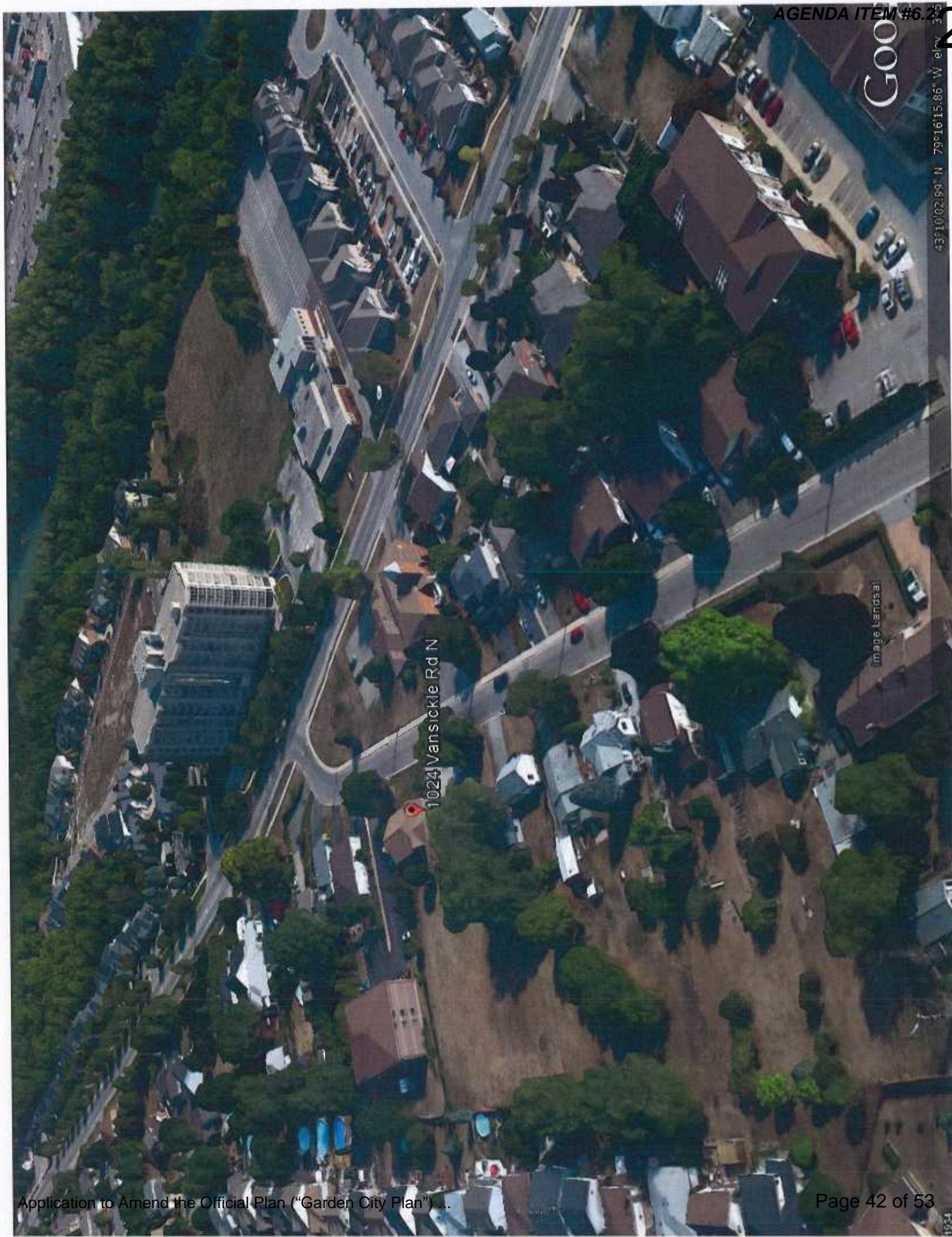
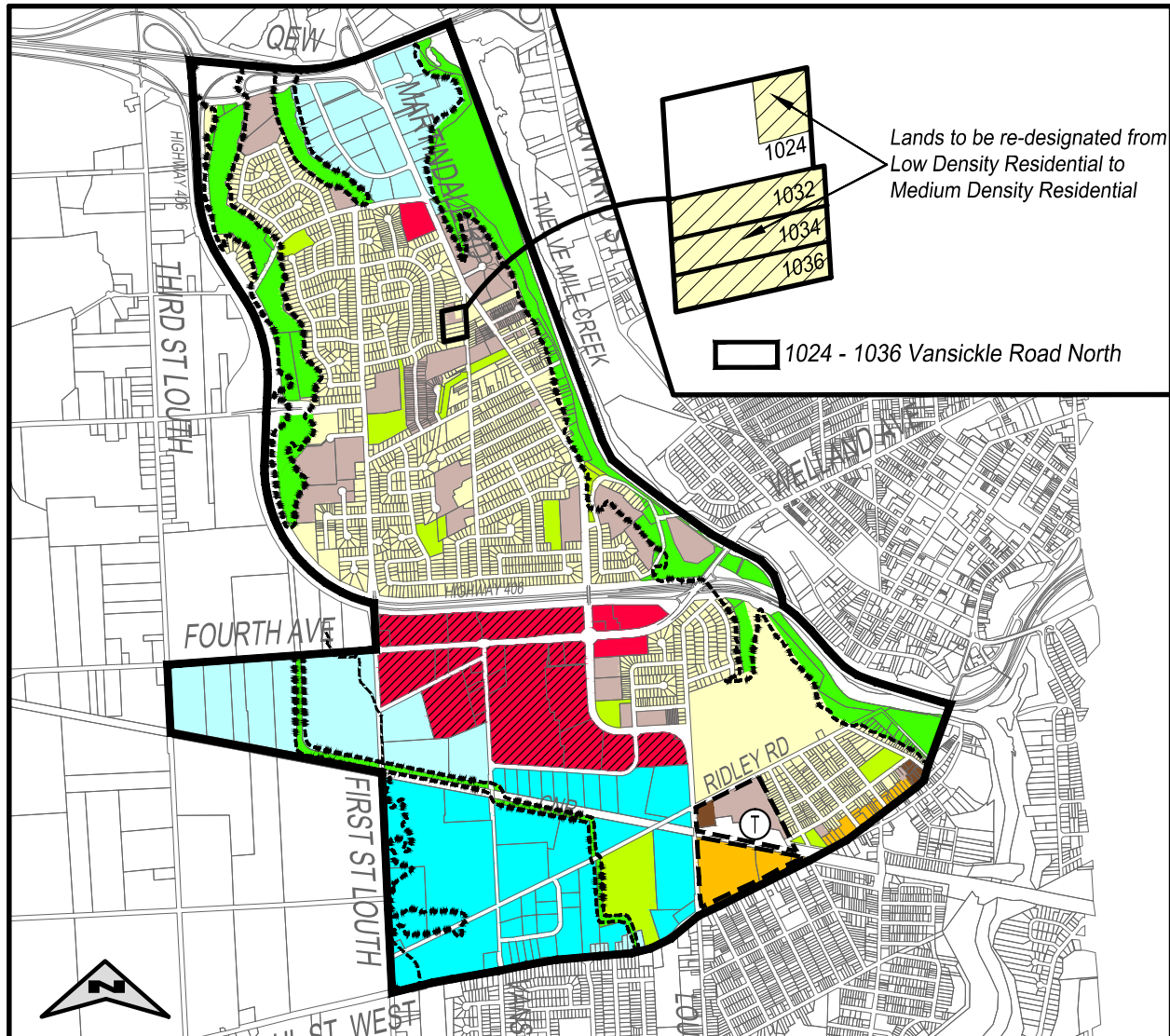


Image Landsat



Subject Lands
1024 to 1036 Vansickle Road North

Proposed Official Plan Amendment, Schedule E6 - District Land Use Plan



Land Use Designations

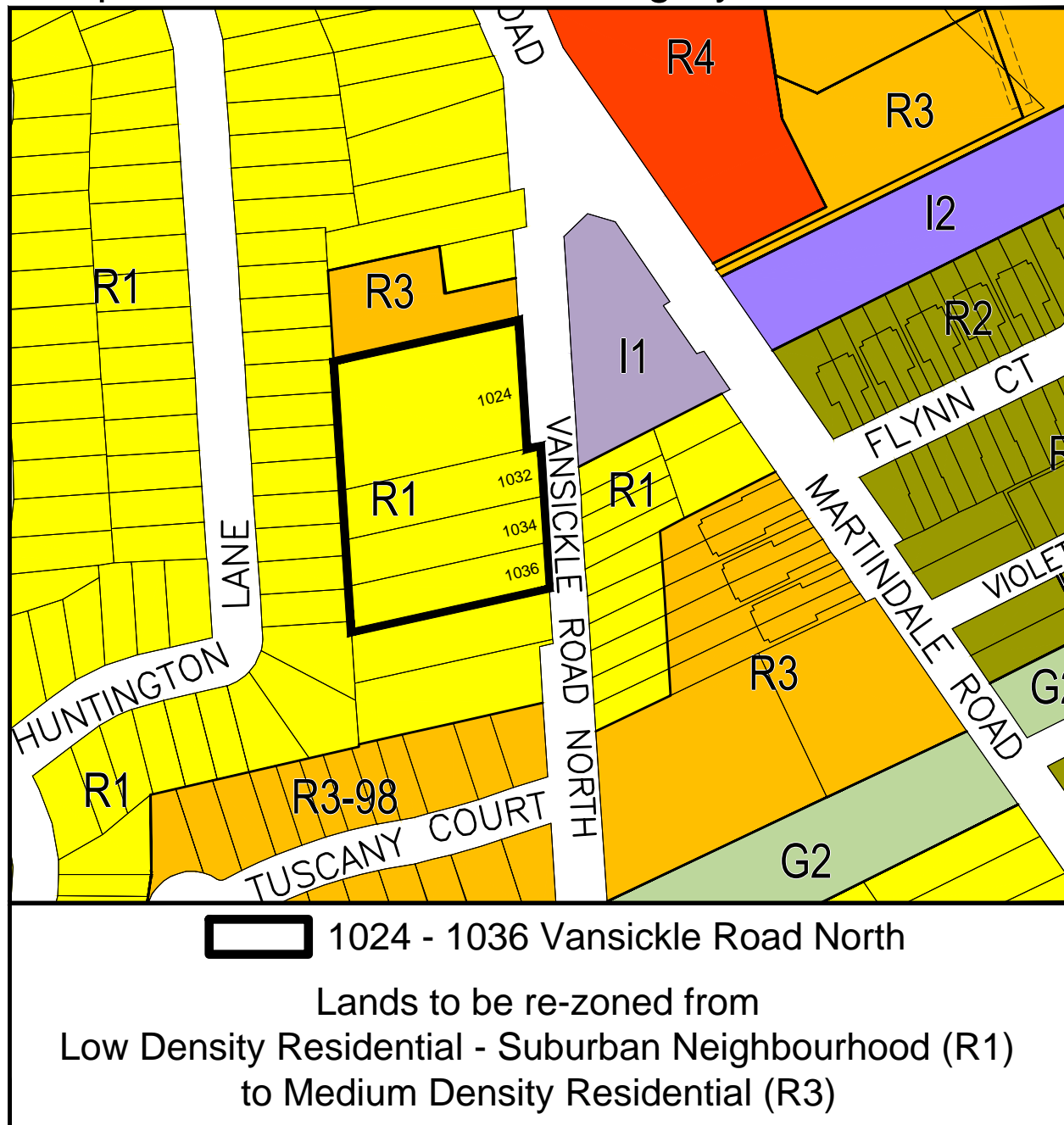
- Low Density Residential (20 to 32 units / ha)
- Medium Density Residential (25 to 99 units / ha)
- High Density Residential (85 units / ha or greater)
- Major Commercial
- Community Commercial
- Arterial Commercial
- T Major Transit Station

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

CITY OF ST. CATHARINES
PLANNING SERVICES DEPARTMENT
OFFICIAL PLAN JANUARY 31, 2014

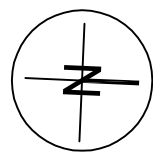
NOTWITHSTANDING LAND USE DESIGNATIONS SHOWN ON THIS SCHEDULE, THE USE OF LAND WITHIN OR ADJACENT TO THE NATURAL AREA EXTENT LINE MAY BE SUBJECT TO ADDITIONAL REGULATION OR RESTRICTION. REFER TO PART D, SECTION 13.2 NATURAL AREA POLICIES, ALSO SEE SCHEDULES F2, F3, F4 AND F5

Proposed Amendment to Zoning By-Law 2013 - 283 5





SITE STATISTICS		
DESCRIPTION	AREA (m ²)	PERCENT (%)
BUILDING AREA (70 UNITS)	2,610	32.7
PARKING LOT / DRIVEWAY	1,586	19.8
PROVIDED SPACES	92	
SURFACE	19	
UNDERGROUND	73	
REQUIRED SPACES	88	
BICYCLE PARKING (6 IN GARAGE)	12	
CONCRETE WALKWAY / CURB	751	9.4
LANDSCAPING	3,044	38.1
R.O.W. WIDENING ¹	310	
SITE TOTAL ¹	7,991	100.00
NOTES:		
1. SITE TOTAL DOES NOT INCLUDE AREA REMOVED FOR R.O.W. WIDENING.		
2. EXISTING TOPOGRAPHIC INFORMATION HAS BEEN TRACED FROM AERIAL IMAGERY AND HAS NOT BEEN SURVEYED.		



6

B	ZBL/OP APPLICATION	JAN. 29/2015	JW
A	ZBL/OP APPLICATION	AUG. 08/2014	JW
issue	issued for	date	int.
seal			

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.

Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.

All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.

All drawings and related documents remain the property of Quartek Group Inc., all drawings are protected under copyright and under contract.



Quartek Group Inc.

- Architects
- Engineers
- Planners
- Project Managers

T 905 984 8676
F 905 682 5896
89-91 St. Paul St. Suite 100
St. Catharines, ON L2R 3M3
www.quartekgroup.com

project title

1024 VANSICKLE CONDOMINIUMS

ST. CATHARINES, ONTARIO

drawing title

CONCEPTUAL SITE PLAN

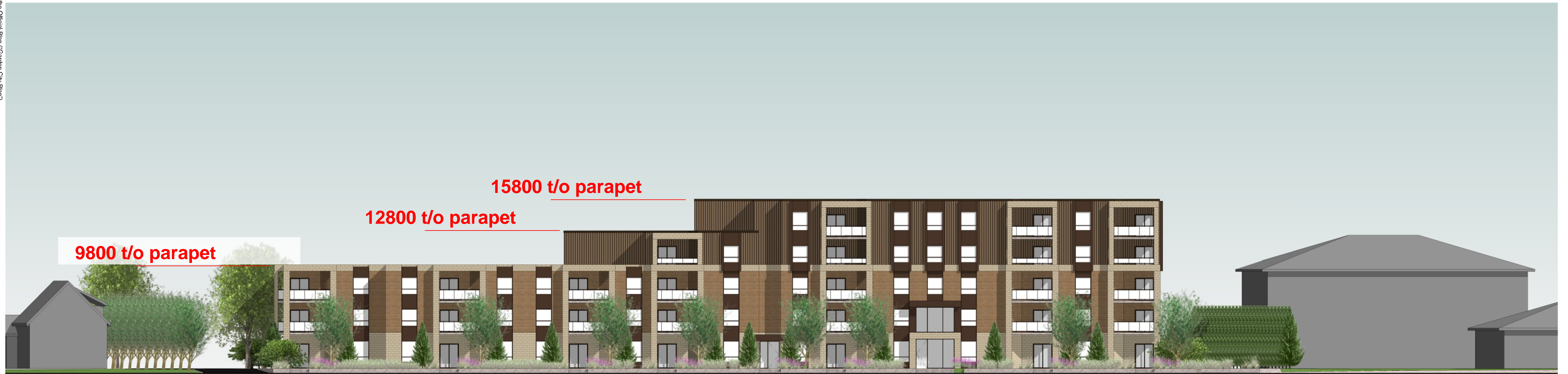
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JW	MG

scale	date
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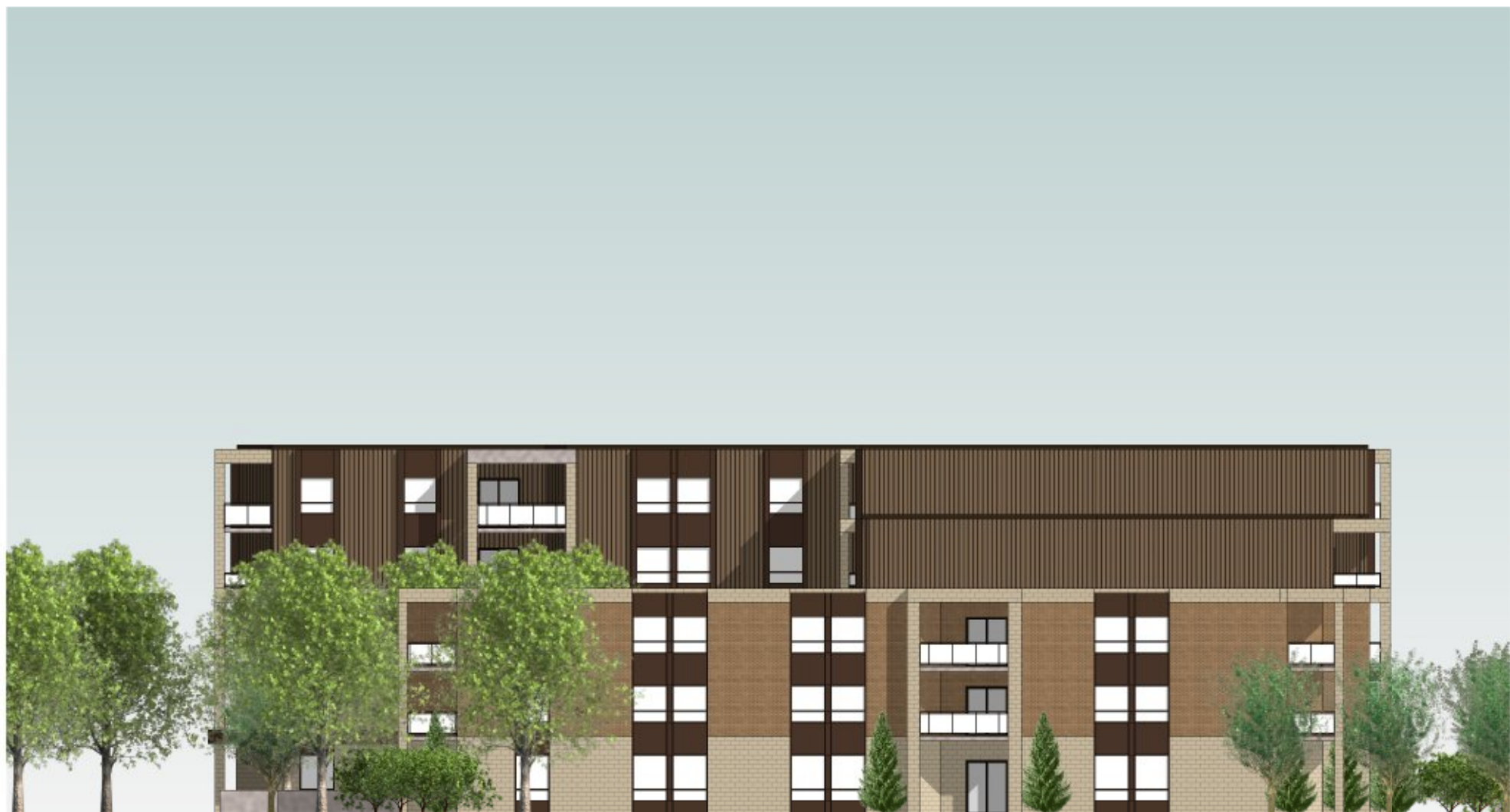
job number	issue
13174	B

drawing number	13174-SP1
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30 Jan 2015
PRELIMINARY



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

ELEVATIONS

1024 VANSICKLE CONDOMINIUM DEVELOPMENT





PERSPECTIVES

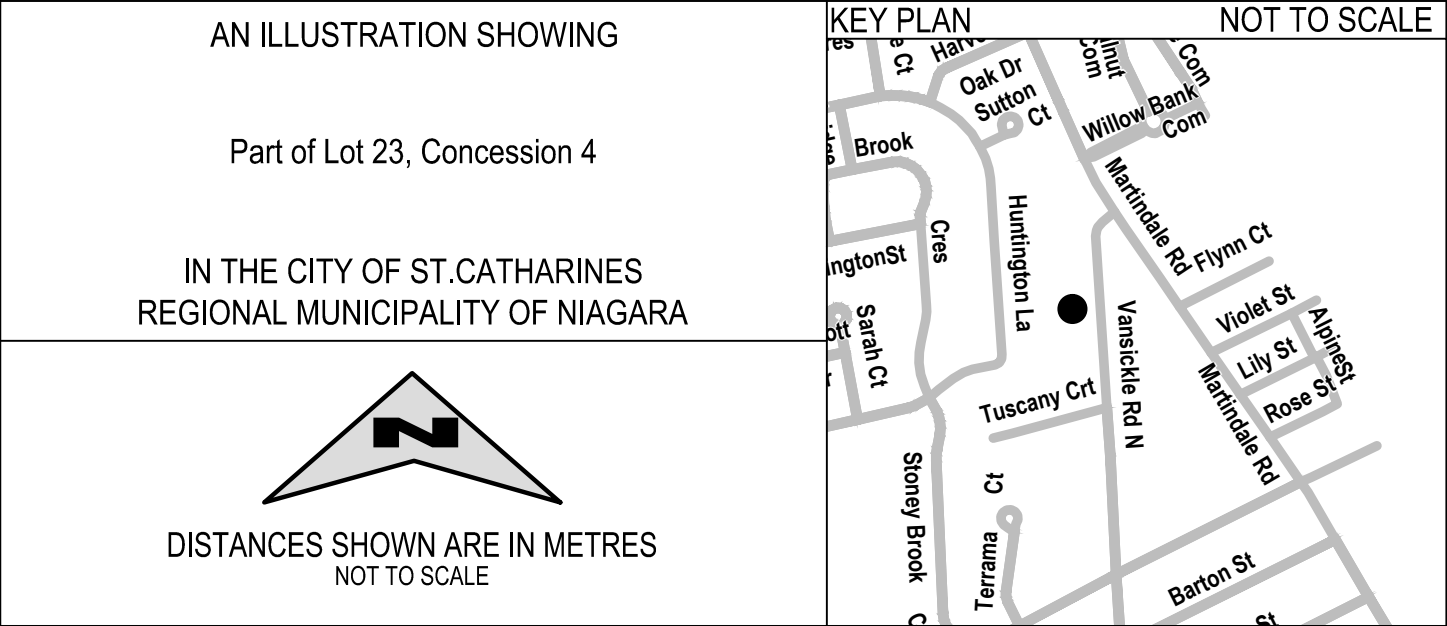
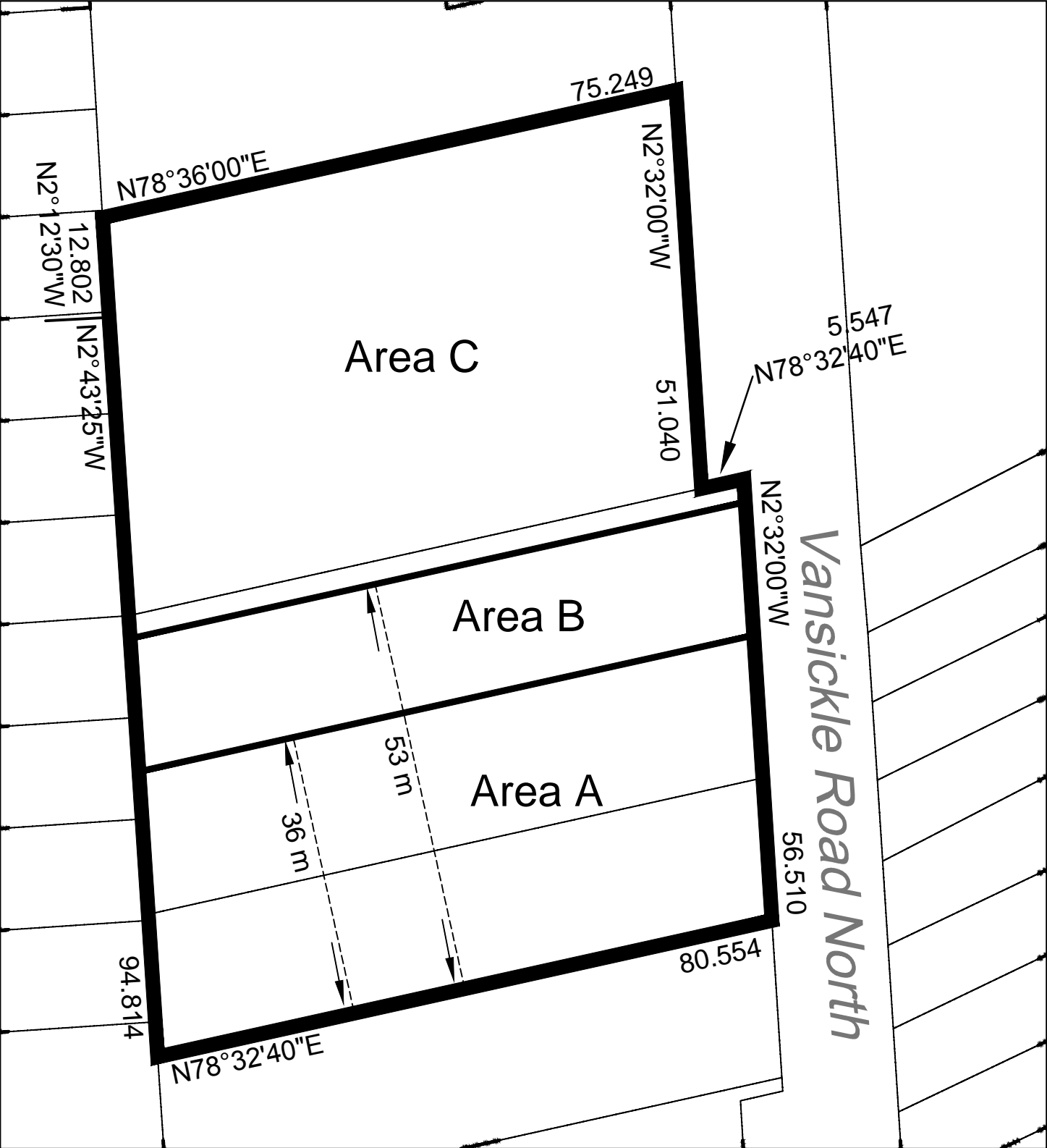
1024 VANSICKLE CONDOMINIUM DEVELOPMENT



SCHEDULE A TO BY-LAW NO. _____

9

PASSED ON THE _____ DAY OF _____, 2015



By-laws to be considered April 13, 2015

- (a) A By-law to authorize the acceptance of a conveyance of certain lands from Amy Marie Dekorte and Richard James Dekorte for the widening of Wedsworth Street. (Three readings – with respect to condition of Severance B08/15SC – 14 Wedsworth Street. Delegation By- law No. 2004-277, as amended.)
- (b) A By-law to authorize the acceptance of a conveyance of certain lands from Kenneth Ltd. and Lynn Valley Properties Limited for the widening of Rykert Street. (Three readings – with respect to condition of Severance B23/14SC, B24/14SC and B25/14SC – 188 Rykert Street. Delegation By- law No. 2004-277, as amended.)
- (c) A By-law to authorize a Funding Agreement with The Tourism Partnership of Niagara. (Three readings – with respect to Pan Am street banners. Delegation By-law No. 2004-277, as amended.)
- (d) A By-law to authorize a contract with Pipetek Infrastructure Services Inc. (Three readings – with respect to 2015 Sewer Flushing and Cleaning, under Project No. P15-013. Delegation By-law No. 2004-277, as amended.)
- (e) A By-law to authorize a contract with Rankin Construction Inc. (Three readings – with respect to Replacement of Cindy Drive Pedestrian Bridge, under Project No. P14-123. Delegation By- law No. 2004-277, as amended.)
- (f) A By-law to amend By-law No. 90-255 entitled "A By-law to appoint certain persons engaged or employed by The Corporation of the City of St. Catharines municipal law enforcement officers." (Three readings – with respect to the addition of members of Fire Services. Delegation By- law No. 2004-277, as amended.)
- (g) A By-law to amend By-law No. 89-304 entitled "A By-law to designate private roadways as fire routes along which no parking of vehicles is permitted." (Three readings – with respect to fire route at Linhaven Home at 403 Ontario Street. Delegation By-law No. 2004-277, as amended.)
- (h) A By-law to authorize an agreement with David Anthony Wan and Vera Ann Wan. (Three readings – with respect to demolition of existing single detached dwelling at 46 Bayview Drive. Delegation By- law No. 2004-277, as amended.)
- (i) A By-law to amend By-law No. 95-198 entitled "A By-law to prohibit and regulate noise." (Three readings – with respect to downtown establishments and exemption process for special events and construction projects. General Committee, March 23, 2015, Item No. 3.1
- (j) A By-law to close temporarily part of James Street and part of Summer Street. (Three readings – with respect to a three-day community event "In the Soil Arts Festival" to be held on April 24, 2015 to April 26, 2015. To be considered by General Committee, April 13, 2015.)

- (k) A By-law to authorize a Licence Agreement with Suitcase in Point Arts Performances. (Three readings – with respect to a three-day community event “In the Soil Arts Festival” to be held on April 24, 2015 to April 26, 2015. To be considered by General Committee, April 13, 2015.)
- (l) A By-law to authorize a contract with Rankin Construction Inc. (Three readings – with respect to McGuire Street, under Project No. 14-065. To be considered by General Committee, April 13, 2015.)
- (m) A By-law to authorize an Agreement with the Canadian Henley Rowing Corporation. (Three readings – with respect to replacement of the Henley Island Bridge. To be considered by General Committee, April 13, 2015.)
- (n) A By-law to provide for the adoption of an amendment to the Official Plan of St. Catharines (Garden City Plan). (Three readings – with respect to 1024, 1032, 1034 and 1036 Vansickle Road North. To be considered by Council, April 13, 2015, Item No. 6.2.)
- (o) A By-law to amend By-law No. 2013-283 entitled “A By-law to regulate the use of land, the bulk, height, 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 1024, 1032, 1034 and 1036 Vansickle Road North. To be considered by Council, April 13, 2015, Item No. 6.2.)
- (p) A By-law to authorize the construction and issuing of debentures for Robertson School-sprinkler/electrical. (Three readings – with respect to Project P10-146. General Committee, May 31, 2010, Item No. 254.)
- (q) A By-law to authorize the construction and issuing of debentures for Russell Ave Community Centre-roof. (Three readings – with respect to Project P10-155. General Committee, May 31, 2010, Item No. 254.)
- (r) A By-law to authorize the construction and issuing of debentures for City Hall – Accessible Counter in Clerks Department. (Three readings – with respect to Project P11-144-2. General Committee, July 25, 2011, Item No. 387.)
- (s) A By-law to authorize the construction and issuing of debentures for Merritton Centennial Arena. (Three readings – with respect to Project P11-159-2. General Committee, July 25, 2011, Item No. 387.)
- (t) A By-law to authorize the construction and issuing of debentures for Buckland Street Sanitary Sewer Improvements. (Three readings – with respect to Project P12-005. General Committee, June 9, 2014, Item No. 3.1.)

- (u) A By-law to authorize the construction and issuing of debentures for Buckland Sewer. (Three readings – with respect to Project P12-005. General Committee, June 9, 2014, Item No. 3.1.)
- (v) A By-law to authorize the construction and issuing of debentures for Centennial Park upgrades – Phase 3. (Three readings – with respect to Project P12-130. General Committee, June 9, 2014, Item No. 3.1.)
- (w) A By-law to authorize the construction and issuing of debentures for Pan American Games commitment, 2012. (Three readings – with respect to Project P12-161. General Committee, June 11, 2012, Item No. 340.)
- (x) A By-law to authorize the construction and issuing of debentures for West St. Catharines Older Adults Centre washroom. (Three readings – with respect to Project P12-179-1. General Committee, June 11, 2012, Item No. 340.)
- (y) A By-law to authorize the construction and issuing of debentures for West St. Catharines. Older Adults Centre. (Three readings – with respect to Project P12-179-2. General Committee, June 11, 2012, Item No. 340.)
- (z) A By-law to authorize the construction and issuing of debentures for Niagara Street Reconstruction. (Three readings – with respect to Project RN13-11. 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 – Rampart Drive. (Three readings – with respect to Project P13-070. General Committee, July 22, 2013, Item No. 3.1.)
- (bb) A By-law to authorize the construction and issuing of debentures for Centennial Library – Building Sidewalk Concrete Repairs 2, (Three readings – with respect to Project P13-152/2. General Committee, June 9, 2014, Item No. 3.1.)
- (cc) A By-law to authorize the construction and issuing of debentures for 2 way radio systems upgrade – Phase 4. (Three readings – with respect to Project P13-154-1. General Committee, June 9, 2014, Item No. 3.1.)
- (dd) A By-law to authorize the construction and issuing of debentures for Catchbasin and Storm Service Installation. (Three readings – with respect to Project No. P14-006. General Committee, June 9, 2014, Item No. 3.1.)
- (ee) A By-law to authorize the construction and issuing of debentures for Design for 2015 Storm Projects. (Three readings – with respect to Project No. P14-015. General Committee, June 9, 2014, Item No. 3.1.)
- (ff) A By-law to authorize the construction and issuing of debentures for 2014 Resurfacing Program – Part 3. (Three readings – with respect to Project No. P14-060. General Committee, June 9, 2014, Item No. 3.1.)

- (gg) A By-law to authorize the construction and issuing of debentures for George Street. (Three readings – with respect to Project No. P14-066. General Committee, June 9, 2014, Item No. 3.1.)
- (hh) A By-law to authorize the construction and issuing of debentures for George Street. (Three readings – with respect to Project No. P14-066 (b). General Committee, June 9, 2014, Item No. 3.1.)
- (ii) A By-law to authorize the construction and issuing of debentures for 2014 Resurfacing Program – Part 2. (Three readings – with respect to Project No. P14-081. General Committee, June 9, 2014, Item No. 3.1.)
- (jj) A By-law to authorize the construction and issuing of debentures for Victoria Lawn Cemetery Road Improvements – Part 3. (Three readings – with respect to Project No. P14-099. General Committee, June 9, 2014, Item No. 3.1.)
- (kk) A By-law to authorize the construction and issuing of debentures for Kiwanis Aquatic Centre – acoustic upgrades. (Three readings – with respect to Project No. P14-145. General Committee, June 9, 2014, Item No. 3.1.)
- (ll) A By-law to authorize the construction and issuing of debentures for 2 way radio system equipment. (Three readings – with respect to Project No. P14-154-2. General Committee, June 9, 2014, Item No. 3.1.)
- (mm) A By-law to authorize the construction and issuing of debentures for Seymour Hannah – WC call centre. Three readings – with respect to Project No. P14-164-1. General Committee, June 9, 2014, Item No. 3.1.)
- (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 the 13th day of April, 2015. (Three readings – with respect to ratification and adoption of City Council Minutes of March 30, 2015, and General Committee Minutes of March 30, 2015.)