



CITY COUNCIL AGENDA

Twenty-Ninth Meeting, Regular, Monday, October 29, 2012

Council Chambers, City Hall, 6:30 p.m.

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

- 1. Invocation**
- 2. Opening Remarks, Mayor McMullan**
- 3. Declarations of Interest**
- 4. Adoption of the Agendas as Presented and Call for Additions**
- 5. Public Meetings Pursuant to the Planning Act and/or Notice By-law (Commencing at 7:30 p.m.)**
 - a) Application for Draft Plan of Condominium Approval at 240 Lakeshore Road (30 Bradmon Drive). File: 60.46.391 (Approved on Consent, General Committee Minutes, October 15, 2012, Item 518). (Report Attached)
- 6. Adoption of the Minutes (Council and General Committee)**
 - a) Twenty-Eighth Meeting of Council, October 15, 2012.
 - b) Twenty-Seventh Meeting of General Committee, October 15, 2012.
- 7. Presentations**
- 8. Delegations**
- 9. Call for Notices of Motion**
- 10. Motions**
- 11. Resolve into General Committee**

Page

12. Motion Arising from In Camera Session

13. Motion to Ratify Forthwith Recommendations

14. By-laws

- a) Presentation of the Bylaws

15. Agencies, Boards, Commissions and Committee Reports, and Extras

- a) Committee Minutes to Receive

16. Adjournment



CITY OF
ST. CATHARINES

Approved on Consent
General Committee
October 15, 2012, Item No. 518

Corporate Report

Report from Planning & Development Services, Implementation

Date of Report: September 28, 2012 **Date of Meeting:** October 15, 2012

File: 60.46.391

Subject: Application for Draft Plan of Condominium Approval at 240 Lakeshore Road (30 Bradmon Drive). Applicant: Panoramic Properties Inc., Agent: Jennifer M. Ricci

Recommendation

That the report from Planning and Development Services, Implementation, dated September 28, 2012, regarding an application for draft plan of condominium approval, for lands known municipally as 240 Lakeshore Road (30 Bradmon Drive) be referred to Council for consideration after the public meeting scheduled for October 29, 2012. FORTHWITH

Staff Recommendation

That Council grant draft plan of condominium approval for the lands municipally known as 240 Lakeshore Road and 30 Bradmon Drive, subject to the conditions of draft plan of condominium approval outlined in Appendix "M" of this report; and,

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

That after notice of Council's decision has been given, the Director of Planning and Development Services 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, the City Clerk be directed to forward an application to the Ontario Municipal Board for approval of the draft plan of condominium, if any appeals are received; and,

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

FORTHWITH

Summary

The purpose of the application is to request approval of a draft plan of condominium to convert the existing five apartment buildings totaling ninety-eight (98) dwelling units from rental to condominium tenure.

Background

The property contains five (5) apartment buildings with a total of ninety-six (96) dwelling units. The applicant is proposing to convert the existing single detached dwelling to a semi-detached or duplex dwelling, which would provide two (2) additional dwelling units, for a total of ninety-eight (98) dwelling units. The applicant wishes to convert the tenure from rental to condominium for financing purposes.

Report

Proposal

The applicant is proposing to convert five (5) existing apartment buildings and a future semi-detached or duplex dwelling, totaling ninety-eight (98) dwelling units, from rental to condominium tenure. Building permit(s) will be required to convert the existing single detached dwelling to a semi-detached or duplex dwelling. The proposed draft plan of condominium is included in Appendix "H".

Site Analysis

a) Location

The properties are located on the south east corner of Lakeshore Road and Bradmon Drive, west of Walker's Creek (Appendix "I").

b) Existing Land Use

- i. **Site:** The properties are irregularly shaped with a lot area of 1.9 hectares (4.68 acres). The properties have 106.19 metres (348.39 feet) of frontage on the south side of Lakeshore Road and 119.35 metres (391.57 feet) of flankage on the east side of Bradmon Drive.
- ii. **Neighbourhood:**
North: Residential (single detached dwellings)
South: Residential (apartments and single detached dwellings)
East: Residential (apartments and single detached dwellings)
West: Residential (single detached dwellings)

c) Official Plan

Since this application was originally submitted prior to the Garden City Plan receiving final approval from the Region, the policies of the former Official Plan apply to this application. The property is designated Neighbourhood Residential by the former Official Plan (Appendix "J"), which permits all forms of residential development and residential intensification subject to the policies of the Plan. (Section 3.1) No amendment to the Official Plan is required. Specific policies relating to the conversion from rental to

condominium tenure are outlined in the Planning Considerations section of this report.

d) Garden City Plan

The properties are designed Medium Density Residential by the Garden City Plan (GCP) (approved by Niagara Region and in full force as of July 31, 2012) (Schedule E2- North Planning District) (Appendix "K"). The Medium Density Residential designation permits a variety of housing types, including semi-detached and apartment dwellings with a density range between 33 and 99 units per hectare. The existing development provides a density of 49.5 units per hectare, and accordingly conforms to the GCP with respect to density and land use. No amendment to the GCP is required. Specific policies relating to the conversion from rental to condominium tenure are outlined in the Planning Considerations section of this report.

e) Zoning By-law

The properties are zoned Third Density Residential (R3) by Zoning By-law 64-207, as amended (Zone 9) (Appendix "L"). The R3 zone permits a variety of residential uses, including semi-detached dwellings, duplex dwellings and apartments, subject to the provisions of the zoning by-law. An amendment to the zoning by-law is not required.

Circulation Comments

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

- Regional 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. A vacancy rate of 3% or more in rental accommodation is considered desirable. Because CMHC indicates a vacancy rate of 3.2% in the Region, the proposal should not adversely affect the supply of affordable rental housing; therefore, the Region does not object to the proposed draft plan of condominium approval. Local policies regarding conversion from rental to condominium tenure are discussed in the Planning Considerations section of this report.
- With regard to waste collection, the Region also notes that although the property is currently receiving private waste collection, the proposed condominium ownership would make the property eligible for regional waste and recycling collection. Regional staff recommend that a condition be included in any draft plan of condominium approval, requiring that the property either conform to the Region's waste collection policies (including entering into agreements with the Region), or the condominium corporation shall provide for private waste collection at their sole expense. (Appendix "M")
- Planning and Development Services, Development Division staff advise that the portion of Bradmon Drive along the flanking yard of the property is designated in the Official Plan and Garden City Plan as a Local Road, with

an ultimate right-of-way of 20.0 metres (66 feet). A road widening dedication of 0.855 metres (2.81 feet) in width across the flankage of the subject parcel is to be conveyed gratuitously to the City in order to establish the road right-of-way. Staff recommend that the requirement for a road widening be considered as part of the condominium conversion agreement.

- Planning and Development Services, Development Division, also advised that confirmation that the existing retaining walls are of sound construction and in satisfactory condition must be provided by a Professional Engineer.
- Recreation and Community Services advised that additional landscaping will be required as part of the site plan amendment agreement process, as discussed during preconsultation and on-site meetings with the applicant. This landscaping will include such elements as replacement of on-site trees, provision of boulevard trees along Lakeshore Road and Bradmon Drive, and landscaping adjacent to parking areas.

These requirements are discussed in the Planning Considerations section of this report.

Public Open House

A Public Open House was hosted by staff on May 3, 2012. The purpose of the open house was to present the applicant's proposal and to allow an opportunity for questions to be asked and comments to be received by City staff before decisions are made.

One tenant, a ward Councillor and the agent were in attendance. The tenant had questions regarding notice requirements to tenants, tenant rights, availability of rental housing, building maintenance and rent increases. These items are addressed in the Planning Considerations section of this report.

Planning Considerations

The five (5) existing apartment buildings and existing single detached dwelling were constructed in 1962. There are a total of ninety-six (96) dwelling units within the five (5) apartment buildings, which comprise twenty-six (26) one bedroom units, forty seven (47) two bedroom units, and twenty-three (23) three bedroom units. The applicant wishes to convert the existing single detached dwelling to a semi-detached or duplex dwelling to create two additional dwelling units, for a total of ninety-eight (98) dwellings units on the properties. The site plan is included as Appendix "H".

Conversion from Rental to Condominium

The City's Official Plan supports the conversion of rental accommodation to condominium ownership only if "the proposal does not adversely affect the supply of affordable rental housing in the municipality." (Section 3.2(d)) In this regard, staff considers current vacancy rates for affordable rental accommodation to determine adverse effect. The Garden City Plan states, more specifically, that "conversion 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,

Agenda Item # 5a) ...

- 2) the ownership housing to be created is not considered to be affordable.”
(Part D, Section 7.8(iv))

In terms of vacancy rate, the report from CMHC (Fall 2011) indicates vacancy rates are at 3.2% within the region (average of all dwelling types). More recent data from CMHC (April 2012) indicates vacancy rates are at 3.4% for one bedroom units, 3.2% for two bedroom units, and 3% for 3+ bedroom units within St. Catharines. These rates are above the 3% threshold required by the Garden City Plan, and as such the proposal complies with the first criteria.

For Council's information, five (5) of the draft plan of condominiums for conversion from rental to condominium tenure have been approved by Council and are pending final registration, as summarized below.

DRAFT APPROVED CONDOMINIUMS				
Address	Date of Draft Plan Approval	Date of Lapsing	Number of Units	Vacancy Rate (Region) at Time of Draft Approval
28 Bonavem Drive	10/21/08	10/21/2011 (extended to 10/21/2012)	12	3.9%
159 Main Street	10/21/08	10/21/2011 (extended to 10/21/2012)	21	3.9%
7 Riverview Boulevard	12/16/09	12/16/12	31	5.3%
16 Tremont Drive	12/16/11	12/16/14	123	3.9%
345 Geneva Street	12/16/11	12/16/14	104	3.9%

These applications have a combined total of 291 units. In 2011, St. Catharines had a total of 8,245 rental apartment and townhouse units. The removal of these draft plan of condominium units from the rental stock will result in a rental stock of 7,954 units when registered; however, CMHC reports that new rental unit starts in 2011 were 108, thus yielding a total rental housing stock of approximately 8,062 units. The proposed conversion of an additional ninety-eight (98) rental units under the present application will lower the rental stock to 7,964 units. As such, staff is of the opinion that the new decrease of 98 units under this application will not adversely affect the supply of affordable housing in St. Catharines.

Staff determine affordability in accordance with the Provincial Policy Statement (PSS) definition, being housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the region (regardless of dwelling type). The average purchase price of all resale units in the region is \$223,000 (CMHC, 2011). Units marketed 10% below this average, \$200,700 or less, are considered affordable.

The applicant has submitted projected resale values for the ownership units, as follows:

- One-bedroom units- \$105,500
- Two-bedroom units- \$110,500
- Three-bedroom units- \$117,500

These purchase prices are well below the affordability threshold outlined above, being \$200,700; therefore, the units are considered to be affordable in accordance with the PPS definition.

The proposal complies with the policies in the Official Plan and Garden City Plan with regard to conversion from rental to condominium tenure.

Council should be aware that condominium conversion is routinely sought for financing purposes. In these instances, the units continue to be rented, notwithstanding they are condominium units. CMHC rental stats do not recognize this scenario.

Condominium Conversion 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 improved to reflect as many of the current site design standards as possible and to bind the future condominium corporation to the terms of the site plan agreement. The condominium conversion agreement will identify the new property boundary, which includes both 240 Lakeshore Road and the former 30 Bradmon Drive, as well as address many of the requirements from City departments and agencies outlined in the Circulation Comments section of this report, including waste collection and additional landscaping. Staff recommend that the requirement to enter into a condominium conversion agreement be included as a condition of draft plan of condominium approval. (Appendix "M")

Building Condition

Concern expressed at the open house related to the ongoing maintenance and condition of the buildings on the property is appropriately addressed through a building and property condition study. Section 9(4) of the Condominium Act allows Council to require that a building and property condition study be completed by a qualified professional engineer or architect, to confirm that the building and property is safe for occupancy and the intended use. Should the study demonstrate that certain elements of the building and/or property require improvement, those elements shall be improved prior to the final registration of the condominium plan. Confirmation that said improvements are complete shall be submitted by the author of the building and property condition study. Staff recommends that the requirement for a building and property condition study be included as a condition of the draft plan of condominium approval (Appendix "M")

Parking

There are currently 152 parking spaces provided on the property. The zoning by-law requires a ratio of 1.75 parking spaces for condominium units, which equates to 172 spaces. The existing accessible parking spaces on site are adequate. An

application for minor variance from the Committee of Adjustment will be required if the draft plan of condominium application is approved by Council.

Further, prior to submitting the application, additional parking was constructed in the front yard along Lakeshore Road without an amendment to the existing site plan agreement. As part of preconsultation, staff advised the applicant that this will be required to be addressed through the site plan amendment agreement process, which is recommended as a condition of draft plan approval. (Appendix "M")

Tenant Rights

Concerns regarding tenant rights and security of tenure were expressed at the open house. Prior to the public open house, the property owner notified current tenants of the intent to convert the existing apartment building to condominium tenure. The tenants were advised that tenant rights are regulated under the Residential Tenancies Act, 2006 (RTA). In accordance with Section 51 the RTA, current tenants at the time of conversion to condominium have their tenure protected. The RTA also grants additional rights to existing tenants, including that the current tenants will be given the first opportunity to purchase units, if the landlord decides to sell the units. (Section 51(5)) If the tenant chooses not to purchase the unit and it is sold to a third party, the purchaser of the unit must honour the terms of the tenancy of the occupying tenant. As such, the tenancy is secure.

Second Planning Opinion Advisory

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

In accordance with established procedures the date for the public meeting is provided in the recommendation and notices for the public meeting have been circulated.

Financial Implications

Not Applicable.

Conclusion

Staff is supportive of the application for draft plan of condominium approval to allow for the conversion of the existing ninety-six (96) apartment dwellings units and future two (2) semi-detached or duplex dwelling units from rental to condominium tenure, subject to the condition outlined in this report and included as Appendix "M".

Notification

It is in order to advise Panoramic Properties Inc., 9582 Beaverdams Road, Niagara Falls, ON, L2E 6S4, and Jennifer M. Ricci, Ricci Law Professional Corporation, 4025 Dorchester Road, Suite 331, Niagara Falls, ON, L2J 4L6.

Submitted by:

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

Prepared by:

Britney Williamson
Planner I

Approved by:

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



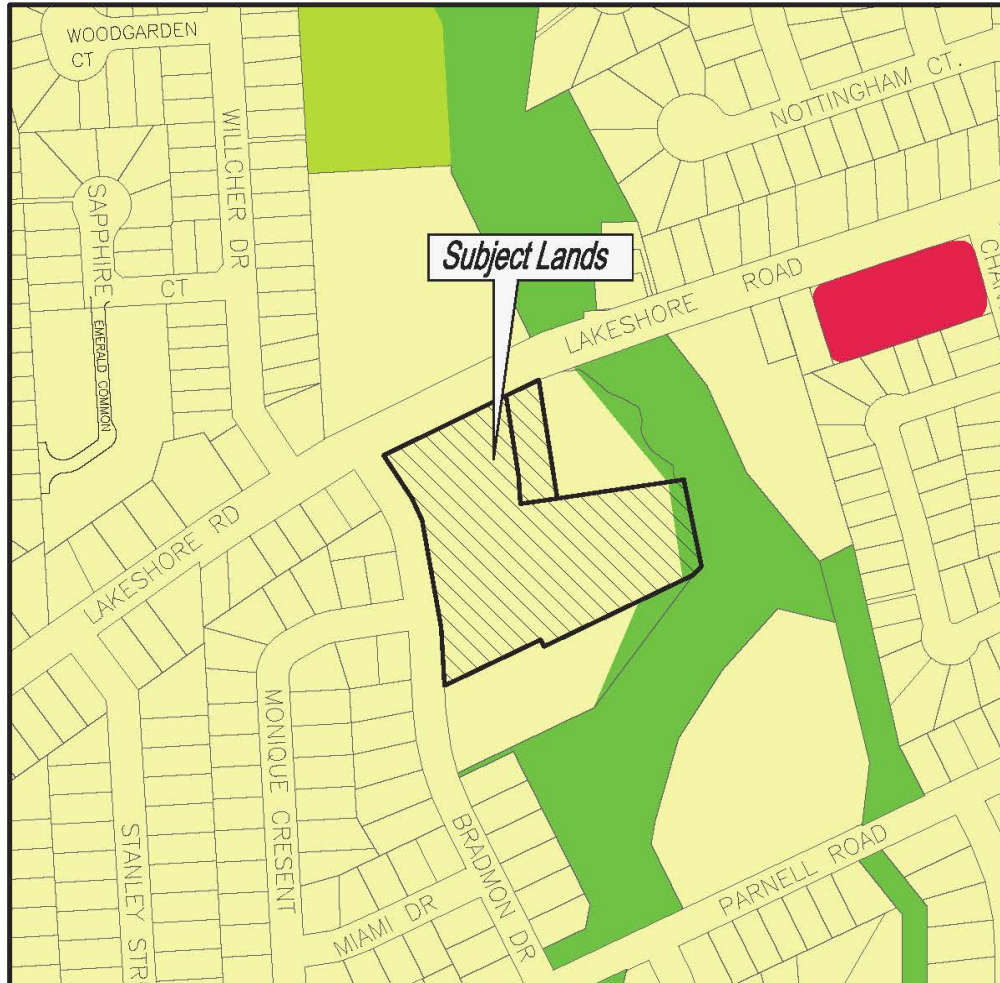
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SUBJECT LANDS KNOWN AS
30 BRADMON DRIVE AND
240 LAKESHORE ROAD
FILE 60.46.391

APPENDIX J

Location: 30 Bradmon Dr & 40 Lakeshore Rd
FILE: 60.46.391



OFFICIAL PLAN

OFFICIAL PLAN DESIGNATIONS

	<i>Neighbourhood Residential</i>
	<i>Major Open Space</i>
	<i>Environmental Protection</i>
	<i>Commercial</i>

Notes:

This plan is diagrammatic only and should be read in conjunction with the plan policies for purposes of boundary interpretation.

OFFICE CONSOLIDATION

September 2012

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



APPENDIX K

Location: 30 Bradmon Dr & 240 Lakeshore Rd
File #: 60.46.391



GARDEN CITY PLAN

GARDEN CITY PLAN DESIGNATIONS

-  Low Density Residential
-  Medium Density Residential
-  Natural Areas
-  Parks & Open Space

Notes:

This plan is diagrammatic only and should be read in conjunction with the plan policies for purposes of boundary interpretation.

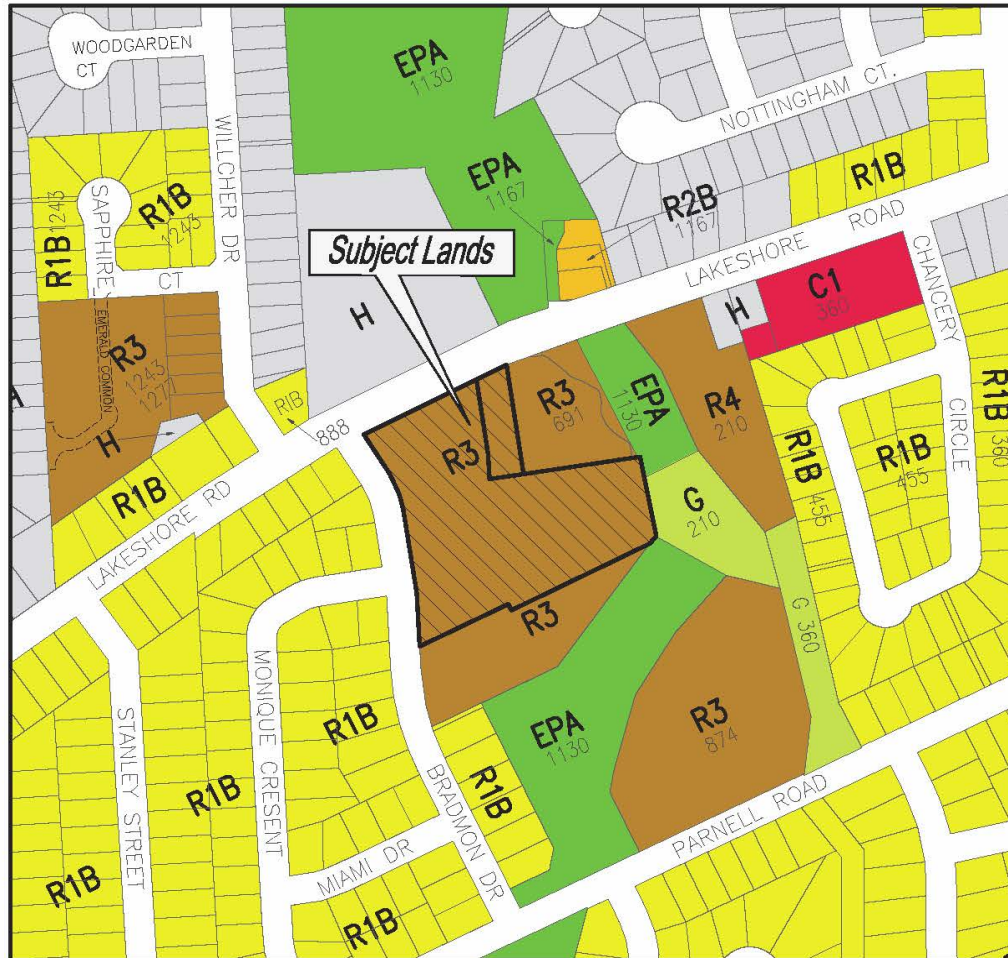
OFFICE CONSOLIDATION

September 2012

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APPENDIX L

Location: 30 Bradmon Dr & 240 Lakeshore Rd
FILE: 60.46.391



ZONING BY-LAW

ZONING DESIGNATIONS

R1B	First Density Residential
R2B	Second Density Residential
R3	Third Density Residential
H	Holding
G	Greenbelt
EPA	Environmental Protection Area
C1	Commercial

September 2012

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**CONDITIONS OF DRAFT PLAN OF CONDOMINIUM APPROVAL
240 LAKESHORE ROAD (30 BRADMON DRIVE)
FILE NO. 60.46.391
SUBMISSION NO. 26CD-10-12002**

M

General Approval

1. That this approval applies to lands described as Lot 68 Plan 563, municipally known as 240 Lakeshore Road, and as Block 1 Plan 563, Lot 67 Plan 563, and Part Lot 66 Plan 563, municipally known as 30 Bradmon Drive, prepared by Matthews, Cameron, Heywood-Kerry T. Howe Surveying Ltd., dated January 11, 2012, for a total of 98 dwelling units.

Condominium Conversion Agreement

2. The applicant shall enter into a condominium conversion agreement with the City of St. Catharines. This agreement is to address certain matters including, but not limited to, waste collection, landscaping, road widening and front yard parking. (City of St. Catharines, Planning Division)
3. As part of condominium conversion agreement, a building and property condition study shall be completed by a qualified professional engineer or architect, to confirm that the building and property is safe for occupancy and for the intended use. Should the study determine that certain elements of the building 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 building and property is safe for occupancy and for the intended use. (City of St. Catharines, Planning)
4. The condominium development shall conform to the Regional Municipality of Niagara's policy relating to the collection of waste on private property ["Collection of Waste By Way of Entry on Private Property" (Policy PW2.W07)], to the satisfaction of the Regional Public Works Department (Development Services Division), including entering into an Indemnity Agreement with the Region. Alternatively, if the development cannot confirm to the Region's policies, the condominium corporation shall provide for private waste collection at their sole expense. (Regional Municipality of Niagara, Public Works)
5. Should waste collection be private, the following clause shall be included in the condominium conversion agreement and all Agreements of Purchase and Sale or Lease for each unit: *"Purchasers/Tenants are advised that due to the site layout, waste collection for this development cannot be provided by the Region, but will be provided by the condominium corporation through a private contractor"*. (Regional Municipality of Niagara, Public Works)

Administration

6. 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.

By-laws to be presented for the consideration of Council, October 29, 2012

- (a) A By-law to authorize the civil marriage solemnization service in The Corporation of the City of St. Catharines. (Three readings – with respect to performing civil marriages. General Committee, October 15, 2012, Item No. 529.)
- (b) A By-law to amend By-law No. 6756 entitled “A By-law to establish Zoning Area No. 5 and to regulate the use of land and the character, location and use of buildings and structures therein.” (Three readings – with respect to removing holding provision from the lands at 55 McGuire Street for the proposed spectator facility. To be considered by General Committee October 29, 2012, FORTHWITH.)
- (c) 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 a new 3-storey residential building at 99 Merritt Street. Delegation By-law No. 2004-277, as amended.
- (d) A By-law to authorize a Site Plan Agreement with Grey Forest Homes Ltd. (Three readings – with respect to a 53-unit Condominium townhouse development at 42 Parkside Drive. To be considered by General Committee, October 29, 2012, FORTHWITH.)
- (e) A By-law to authorize a Condominium Assumption Agreement with Grey Forest Homes Ltd. and the Condominium Corporation. (Three readings – with respect to a 53-unit Condominium townhouse development at 42 Parkside Drive. To be considered by General Committee, October 29, 2012, FORTHWITH.)
- (f) A By-law to authorize a Site Plan Agreement with 895066 Ontario Inc. (Three readings - – with respect to construction of an 18-Unit Condominium townhouse development at 215 Vansickle Road. Delegation By-law No. 2004-277, as amended.)
- (g) A By-law to authorize a Condominium Assumption Agreement with 895066 Ontario Inc. and the Condominium Corporation. (Three readings – with respect to an 18-Unit Condominium townhouse development at 215 Vansickle Road. Delegation By-law No. 2004-277, as amended.)
- (h) A By-law to authorize a Site Plan Agreement with 2084935 Ontario Limited. (Three readings – with respect to construction of a 12-unit (8 town/4 detached) condominium development at 58 Simpson Road. Delegation By-law No. 2004-277, as amended.)
- (i) A By-law to authorize a Condominium Assumption Agreement with 2084935 Ontario Limited and the Condominium Corporation. (Three readings – with respect to a 12-unit (8 town/4 detached) condominium development at 58 Simpson Road. Delegation By-law No. 2004-277, as amended.)
- (j) A By-law to authorize an Agreement with The Wayside House of St. Catharines. (Three readings – with respect to 2012/2013 Sidewalk Snow Removal Program for seniors and persons with disabilities. To be considered by General Committee, October 29, 2012.)
- (k) A By-law to authorize a contract with Avertex Utility Solutions Inc. (Three readings – with respect to Municipal Services Improvements Chapleau/Lafayette. Project P12-102 Delegation By-law No. 2004-277, as amended.)
- (l) 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 October 29, 2012. (Three readings – with respect to ratification and adoption of City Council Minutes of October 15, 2012, and General Committee Minutes of October 15, 2012.)



Culture Committee Meeting Minutes
Tuesday Sept 4, 2012
Committee Room #1, 3rd Floor City Hall
5pm - 6:30pm

Present: Jen Wallace, Tracy Cotton, Melenie Neamtz, Rick Rochon, Kathy Summers, Wynne Nicholson, Angie Harris, Peter Vietgen, Laurie Sadowski, Mark Elliott, Andrea Wilson

Regrets: Sue Morrison, Brian Narhi, Kathy Powell, Debbie Slade, Steve Solski. Lilita Stripnieks

Staff: Jason Cadieux, Rebecca Cann, Kim Payne

1. Welcome

Tracy welcomed the committee back from summer hiatus and began the meeting.

2. Approval of Agenda

Motion: To approve the agenda of Sept 4th 2012

Made by: M. Elliott

Seconded: P. Vietgen

Carried

3. Approval of Minutes for the Meeting of June 5, 2012

Motion: To approve the minutes of June 5th 2012

Made by: M. Neamtz

Seconded: R. Rochon

Carried

4. Approval of Minutes for the Meeting of July 3, 2012

Motion: To approve the minutes of July 3rd 2012

Made by: J. Wallace

Seconded: M. Elliot

Carried

5. Business Arising

None

6. Correspondence

T. Cotton shared correspondence of Elizabeth Fritshaw's resignation with the committee.

Motion: To accept E. Fritshaw's resignation

Made by: W. Nicholson

Seconded: J. Wallace

Carried

7. Subcommittee Reports

Arts Awards Committee – W. Nicholson reported that the committee met in August and reviewed award design sketches prepared by Barry Casement, confirmed a date for awards (June 8th 2013)



Culture Committee Meeting Minutes
Tuesday Sept 4, 2012
Committee Room #1, 3rd Floor City Hall
5pm - 6:30pm

and brainstormed leads for event sponsors. R. Cann requested a copy of the sketches of the award to circulate internally.

Motion: to accept the revised 2013 arts awards program as circulated in July.

Made by: W. Nicholson

Seconded: A. Harris

Carried

Action: J. Cadieux to forward Arts Award concept to R. Cann for review

SCCIP Committee – R. Rochon reported that the committee did not meet over the summer. The SCCIP deadline was August 31st at 4:30pm – a total of 25 SCCIP submissions were handed into the Cultural Services offices, and more detail in terms of financial requests will be available at the next meeting.

CP 2020 Cross-Sectoral Steering Committee – J. Wallace reported the committee met twice over the summer to review the State of Culture Report and the culture cafes feedback. The committee is currently waiting for another report from Lord Cultural Resources (LCR). The process continues to move towards a December deadline. R. Cann has received a draft of the Internal Analysis, which is a scan of City departments, plans, policies and committees. Opportunities and challenges are discussed throughout the analysis, as well as gaps and recommendations for further integration of culture within City planning. R. Cann recently met with City staff from other key departments to discuss it and feedback has gone back to LRC and we're awaiting final draft from Lord.

8. Reports

Public Art Advisory Committee – P. Vietgen reported that the committee met Aug 16th and the director of Recreation and Community Services Rick Lane attended and discussed opportunities for future public art projects at the new spectator facility. The committee continues to work on a War of 1812 sculpture project in partnership with Club LaSalle: the Request for Pre-Qualification has been circulated and submissions are due Sept 12th. The City Hall exhibit has recently been renewed: Civic Art is an exhibit from the City's art collection. The next planned exhibit is in the works - *Capturing Culture* will be photographs documenting various cultural capitals projects. An exhibit documenting the historic relationship between the City and Brock University will be replacing the John G. Williams exhibit (7 years old) outside the Mayor's office later this year. The committee is currently discussing potential themes for the 2013 Juried exhibit at City Hall – suggestions welcome. The committee also recently confirmed their selections for official purchases of art from the RED exhibit: **Seeing Red** by Melanie MacDonald and **Resting Shells** by George Enns. Look for **Kernel Memory** by Toronto-based artist Laura Moore to be installed on the front lawn of City Hall very soon.

2

Culture Committee Minutes 09/04/12



Culture Committee Meeting Minutes
Tuesday Sept 4, 2012
Committee Room #1, 3rd Floor City Hall
5pm - 6:30pm

User Group Committee – M. Elliott reported that the construction bids for the Performing Arts Centre were substantially over budget. Everyone involved with the project was shocked by the discrepancy. The site's slope and tightness of build space were issues as well as the cost of cantilevered steel structure, among other issues. The 60.7 million budget was recently reconfirmed by Council and the project team has been directed to find ways of reducing costs. Strategies to reduce costs include value engineering (looking for more cost-effective materials) as well as removing some square footage for the design. The ultimate goal is to reduce costs without affecting character of the building or quality of the performance venues. Any new designs must meet previous agreements with all levels of government. M. Elliott noted that Diamond Schmidt is a world class firm – and there's confidence in their ability to build PAC at the set budget. The revised plan will eventually be presented to the UGC for review and feedback. T. Cotton asked if current deadlines can still be met. M. Elliot confirmed that plans are on track for substantial completion by 2015. The re-bid will take place Dec/Jan, which is the best season for bidding. P. Vietgen asked if other communities have experienced this type of challenge. M. Elliot noted that it's rare that estimates are off by this much – reasonable to expect a variance of 5%. M. Elliot noted that the major challenge for the architects will be to find the medium between value and design.

Report from Cultural Services Office – R. Cann reported that Jane Gardner and Sara Palmieri will soon be making a presentation to Council on the Niagara Arts Inspire Niagara Schools DVD and resource guide. The cNiagara.ca cultural website project is moving forward smoothly thanks to the work of Brent Porter Design Inc. The website will undergo beta testing later in Sept with full launch set for October 16th. RCS Manager Kelly Reichheld has left the City of St. Catharines - an interim manager, Eugene Todd, is in place until a full-time replacement can be found. J. Cadieux continues to work on Niagara Nights of Art: Art City – a Cultural Capitals of Canada event organized by the Downtown Association. Event is set to take place Sept 15th from 12noon to 10pm and will feature a mix of workshops, music, theatre and media-based public art exhibits. The event will take place along the east end of St. Paul Street from Carlisle to Court. R. Cann continues to transition management of SCCIP to J. Cadieux. J. Cadieux has met with new and existing clients to discuss potential applications. Things are going smoothly despite a few glitches. New cenotaph report will be presented to Council on Sept 24th. Two meetings of The Allies Art Selection Team have taken place to date: there are 6 members, including Aboriginal artists Sam Thomas and Shelly Niro. The 2013 Cultural Services budget has been completed and submitted for review. R. Cann is currently working with Rod Dowling's family to schedule the removal of the Circle of Friends sculpture from the front lawn of City Hall. In Kathy Powell's absence, R. Cann encouraged everyone to check out the guided walks on Victoria Lawn cemetery.



Culture Committee Meeting Minutes
Tuesday Sept 4, 2012
Committee Room #1, 3rd Floor City Hall
5pm - 6:30pm

9. Other business

With E. Fritshaw's resignation committee should elect a vice chair. T. Cotton asked the committee to consider potential replacement and to email nominations to R. Cann over the coming weeks. M. Elliot asked if we needed a replacement and R. Cann noted that as the committee is oversubscribed so a replacement isn't necessary.

K. Payne – K. Payne requested feedback from the Committee on the last Buskerfest and requested consideration of the following - how do we ensure the City is well represented? How can the new Festivals and Events policy be augmented to ensure City of quality events? Some discussion followed of the committee's experience of the most recent St. Catharines Busker Festival. R. Cann's main concern is how "culture" is being represented and/or interpreted. She noted that this is the rationale for using SCCIP as a first source of review and funding for developing festivals and events. K. Payne encouraged the committee to share any feedback from cultural community after the meeting.

10. Roundtable

M. Neamtz - Sept 22nd first annual Community Soccer Cup. Teams are still being assembled. The cost is nominal (\$5 per person) with teams comprised of community groups paired with new-Canadians. This collaborative project is in partnership with multi-cultural centres in the Region. For more information or to sign up contact M. Neamtz at mbural@folk-arts.ca

P. Vietgen – at 4pm this Friday Artists Talk with Liz Platt on her show at Rodman Hall before exhibit is packed up. All welcome.

A. Wilson – exciting exhibit and workshop opportunity at Balls Falls Conservation area. Iroquois Beadwork visit <http://ballsfalls.ca/iroquois-beadwork-exhibit-begins-september-8th-special-opening-sept-7th/>

Laurie Sadowski – The first Raw Stalk in NOTL was a big hit. Organizers stopped counting at 1200 people.

M. Elliot - Sandy Middleton's family portrait opens at CRAM Gallery this weekend. Exhibit runs to October 2nd – visit www.middletonfolio.viewbook.com for more information.

11. Next Meeting

October 2, 2012– 5:00pm to 6:30pm. Committee Room 1 – 3rd Floor – City Hall

Motion to adjourn meeting

Made by: M. Elliot

Seconded: J. Wallace

Carried (*Meeting terminated at 6:08 pm*)

4

Culture Committee Minutes 09/04/12

**Public Art Advisory Committee
Meeting Minutes**

Thursday August 16, 2012
4:00pm – 5:30pm
Committee Room 1 – 3rd Floor – City Hall

Present: Lesley Bell (Co-Chair), Marcie Bronson, Sandra Merk, Peter Vietgen
Regrets: Councillor Mark Elliott, Stephen Remus (Co-Chair), Michael Zuberec
Staff: Rebecca Cann, Emma German, Rick Lane, Scott Ritchie, Jennifer Tupling

1. Welcome and Introductions

L. Bell welcomed everyone to the meeting. She introduced and welcomed Rick Lane, Director of Recreation and Community Services.

2. Approval of Agenda

Motion: To approve the agenda for Thursday August 16, 2012.

Moved: L. Bell **Seconded:** S. Merk **Approved.**

3. Approval of Minutes

Motion: To approve the meeting minutes from Thursday June 21, 2012.

Moved: S. Merk **Seconded:** M. Bronson **Approved.**

4. Business Arising from the Minutes

Nothing at this time.

5. Correspondence

Nothing at this time.

6. Rick Lane, Director of Recreation and Community Services

a. Re: future public art projects at the Arts Centre and Spectator Facility

R. Lane discussed the process that is currently underway for the design and construction of the new Spectator Facility. He also shared a brief history of the project and outlined upcoming stages. R. Lane wanted to collect more information from the Public Art Advisory Committee on their expectations for including public art in the facility. Most importantly he wanted to get an idea of the project budget that the Committee would like for the project. They asked for an idea of the range of funds available to them. R. Lane expressed that a minimum of \$50,000 could be expected, and that if he can arrange more within the budget he will.

R. Lane also stressed to the Committee the importance of the site's synergy with its heritage and adjacent activity. This ideal has been highlighted to shortlisted design and construction teams. The group asked about possible sites within the project for Public Art. R. Lane outlined some basic ones, but

explained that until the footprint and a specific design is accepted there is no further information at this time. He noted that designs are to be presented in the next couple months. He did express that a bonus of 25 points has been allocated for creativity in regards to the building's design.

The group discussed the project more and thanked R. Lane for meeting with them and beginning the discussion regarding public art at the Spectator Facility.

7. Community Public Art Initiatives

a. Les Alliés – 1812 - The Allies (formerly First Canadians)

R. Cann discussed the recent reports that were taken to Council regarding the project. She outlined the approval and development of the Art Selection Team and noted that Council had approved a partnership with Club LaSalle for the initiative. She explained that the team decided on releasing a Request for Pre-Qualifications which has been distributed via various outlets. R. Cann expressed that the final location of the work has yet to be confirmed but that the team will be making a final decision in time for the Request for Design to be released.

8. Public Art Initiatives

a. City Hall Exhibits

i. Civic Art: Discovering the City of St. Catharines' Art Collection

J. Tupling reported that the exhibit is ready and will be installed the following week. The exhibit was featured in The Current, the City's quarterly publication in The Standard.

ii. Capturing Culture – Joint exhibit with the Niagara Region

J. Tupling announced that she has begun working with the Niagara Region on the development of this photo exhibit featuring images from the Cultural Capitals of Canada 2012 program. The exhibit will open in November and a reception/book party may occur after the book launch in December.

iii. Exhibit outside Mayor's office – Emma German

E. German presented the exhibit concept and material to the group. She outlined how the exhibit will present the connection between the City of St. Catharines, Brock University and the community through years of growth. E. German also discussed the process she employed to produce and collect the exhibit material. The exhibit will be hung in the next couple weeks, the group considered the idea of having a small reception.

iv. 2013 Juried Exhibit – Ideas for Theme

J. Tupling requested that the committee start to consider themes for the next juried show, as the call will need to be released in September/October. She also discussed some possible modifications to the Call to Artists based on observations from the 2012 process.

Action: J. Tupling will send out ideas discussed earlier via email and begin updating Call to Artists. Members of the Committee are asked to email any ideas to J. Tupling prior to the September meeting.

b. City Hall Sculpture Program

R. Cann reported that Council approved the recommendation from the selection committee and the contract with selected artist Laura Moore is moving forward. She also reported that she has been in discussion with the other departments at the City involved in installing the work and the artist is coming for a site visit next week.

c. 1812 Public Art - Richard Pierpoint

Nothing to report at this time.

d. Centennial Gardens (emblemata) Exhibit

J. Tupling noted there have been some delays in the hanging of the exhibit but the Niagara Artists Centre plans to complete installation this week. The Committee will be informed once the exhibit is complete, a reception may also occur.

e. Downtown Performing Arts Centre Public Art - Deferred.

9. Art Collection

a. Finalize acquisition selection from 2012 Juried Exhibit

The group discussed the shortlist of works that had been selected through an earlier email process.

Motion: To approve the acquisition of **Seeing Red** by Melanie MacDonald and **Resting Shells** by George Enns, for inclusion in the City of St. Catharines Civic Art Collection.

Moved: P. Vietgen **Seconded:** M. Bronson **Approved.**

b. Collection Updates

R. Cann reported that a report regarding the St. Catharines Cenotaph will be going to Council in the near future. She also reported that the Request for Quote for the Port Dalhousie Cenotaph restoration will be released shortly.

c. Twinning Artwork – Photos from Visit – Deferred

R. Cann did report that she received a publication on Sybil Atteck from Helen Atteck. She will share it at the next meeting.

10. Development of Public Art Procurement Process

M. Bronson shared the latest draft of the City of St. Catharines Art Collection document with the group. She inquired about some matters that were highlighted in the draft including: ineligibility, selection committees and language regarding diversity. M. Bronson will discuss some of the other items with R. Cann and update the document for the next Public Art Advisory Committee meeting.

11. Review the Public Art Advisory Committee Terms of Reference

- Role of PAAC in work to date – Deferred
- Review role of PAAC as described in Public Art Policy – Deferred

12. Reports

a. Culture Committee – R. Cann

R. Cann reported that the Culture Committee did not have quorum at their last meeting. The main topic that the Committee discussed was the draft Arts Awards program.

Action: Staff will share the Arts Awards program with the Public Art Advisory Committee.

b. Joint Mural Task Force – S. Merk

S. Merk reported that the group has not met since the last meeting.

c. Cultural Services – R. Cann

R. Cann reported that the St. Catharines Cultural Investment Program deadline is approaching, August 31. Work is also moving forward on cNiagara.ca, announcements regarding the site should be released in the next week. However, the Committee was told that the site would be released at the Marketing Summit on October 16, 2012.

Finally R. Cann discussed the new changes in Recreation and Community Services. Kelly Reichheld, Manager of Programs & Cultural Services has left the City for a position elsewhere. No replacement has been hired at this point. An Interim Manager has been brought in until a fulltime replacement can be found.

13. Other Business

Nothing at this time.

Motion: To adjourn the meeting of August 16, 2012.

Moved: P. Vietgen

Carried.

Meeting Adjourned at approximately 5:43 pm

Next Meeting: Thursday September 20, 2012 – 4:00pm, Ante Room - City Hall