



**The Corporation of the City of St. Catharines  
CITY COUNCIL AGENDA  
Regular, Monday, August 22, 2016  
Council Chambers, City Hall, 6:30 PM**

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

Page

**1. Presentations**

**2. Public Meetings Pursuant to Planning Act**

4 - 15

- 2.1 Planning and Building Services, Planning Services  
Application to Amend Description of Niagara North Vacant Land  
Condominium Corporation No. 256 to add Five Units, 55 Lakeshore  
Road (57 Lakeshore Road); Grey Forest Homes Ltd., Owner; Upper  
Canada Consultants, Agent  
[Addenda]

16 - 31

- 2.2 Planning and Building Services, Planning Services  
Application to Amend Zoning By-law (2013-283) from Downtown  
Traditional Main Street (C6-92) to Downtown Commercial Core (C5-92);  
57 Carlisle Street; Owner: 1788727 Ontario Ltd.  
***(Council will reserve their decision until consideration of General  
Committee Agenda, August 22, 2016, Item 3.1, later in the evening)***

**3. Mayor's Report**

**4. Adoption of the Agendas**

**5. Declarations of Interest**

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

- 6.1 [Regular Meeting of Council, Minutes, July 26, 2016](#)  
6.2 [General Committee, Minutes of July 26, 2016](#)

**7. Delegations**

- 7.1 **Public Meeting (Pursuant to Notice By-law No. 2007-310, as  
Amended)**  
Re: 2016 Capital Budget and Four Year Forecast  
[\(see General Committee Agenda, August 22, 2016, Item 3.3\)](#)

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

### **8.1 Request Niagara Region Support Tax Rebate Program for Ethno-Cultural Charitable Organizations**

*Mayor Sendzik will present the following notice of motion for the consideration of Council at the meeting of September 12, 2016:*

Whereas several ethno-cultural groups operating in the City of St. Catharines are registered as charitable organizations and own real property for the purposes of providing meeting spaces and cultural services to the community; and

Whereas real property valuations and tax classifications can create a financial burden on ethno-cultural charitable organizations and the City has limited policy options to provide assistance; and

Whereas the City of St. Catharines tax policy guidance is set forth by Niagara Region;

Therefore, St. Catharines City Council request that Niagara Regional Council support the consideration of a tax rebate program for ethno-cultural centres registered as charitable organizations and owning real property in the City of St. Catharines in the development of the 2017 tax policy with the purpose of providing a tax rebate program for cultural groups registered as a charitable organization; and that a financial impact and implementation report be presented to the Regional Budget Committee for consideration in the 2017 tax policy.

## **9. Motions**

### **9.1 101 South Drive - Feasibility to Purchase**

*Councillor Harris will present the following motion:*

Whereas the District School Board of Niagara has approved closure of Glen Ridge School located at 101 south drive; and

Whereas the above mentioned property will be declared surplus;

Therefore Be It Resolved that Council direct staff to report to Council regarding the municipality purchasing the above mentioned property including the value of the property, potential severance options including approximately one acre to be used as parkland, and the process to engage potential developers in the development of the site.

FORTHWITH

## **10. Resolve into General Committee**

Page

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

**12. Motion to Ratify Forthwith Recommendations**

**13. By-laws**

13.1 Reading of By-laws

**14. Agencies, Boards, Committee Reports**

14.1 Minutes to Receive:

- Economic Sustainability Committee, [March 22, 2016](#) and [June 14, 2016](#)
- Arts and Culture Advisory Committee, [April 5, 2016](#) and [July 5, 2016](#)
- Heritage Permit Advisory Committee, [May 26, 2016](#) and [July 28, 2016](#)
- Green Advisory Committee, [June 8, 2016](#) and [July 13, 2016](#)
- Public Art Advisory Committee, [June 17, 2016](#)
- Environmental Sustainability Pillar, [July 6, 2016](#)
- Master Fire Planning Advisory Committee, [July 7, 2016](#)
- Canada 150 Anniversary Task Force, [June 2, 2016](#), [June 14, 2016](#) and [July 7, 2016](#)
- Cultural Sustainability Pillar, [July 27, 2016](#) and [August 10, 2016 \(draft\)](#)

**15. Adjournment**



CITY OF  
ST. CATHARINES

## Corporate Report

**Report from** Planning and Building Services, Planning Services

**Date of Report:** August 4, 2016

**Date of Meeting:** August 22, 2016

**Report Number:** PBS-180-2016

**File:** 60.46.408 Vol. 3

**Subject:** Application to Amend Description of Niagara North Vacant Land Condominium Corporation No. 256 to add Five Units, 55 Lakeshore Road (57 Lakeshore Road); Grey Forest Homes Ltd., Owner; Upper Canada Consultants, Agent

### Recommendation

That the report from Planning and Building Services, dated August 4, 2016, concerning an amendment to a registered condominium be referred to City Council for consideration at the Council meeting of September 12, 2016, after the Public Meeting scheduled for August 22, 2016. FORTHWITH

### Staff Recommendation

That Council approve an amendment to the Description of Niagara North Condominium Corporation No. 256 to include additional lands being Parcel A (Part of Lot 4, Registered Plan 288, being Part 3 on Registered Plan 30R-14759) and Parcel B (Part of Lot 18, Concession 1, being Parts 1 & 3 on Reference Plan 30R-14759, Township of Grantham) as identified in Appendix 1; and

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

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

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

### Summary

The purpose of the application is to amend a registered condominium to add additional lands for one detached dwelling (Parcel A, Appendix 1), four townhouse dwellings (Parcel B, Appendix 1), and related common areas. Staff is recommending approval of the amendment.

### Background

Council granted draft plan of condominium approval to Phase 1 (Appendix 1 and 2) of this development on August 24, 2015. The condominium was registered on January 6, 2016, and is now under construction (Appendix 2).

Since the first phase of the development originally received draft approval, the owner has acquired additional lands offering the opportunity to extend the development to the north and to the east. The applicant proposes an additional detached dwelling on the lands identified as Parcel A (Appendix 1) and four townhouse dwellings on the lands identified as Parcel B (Appendix 1). These additional lands constitute Phase 2 of this development.

The agent for the applicant erroneously applied for draft approval for a vacant land condominium. In staff's review of the application and in discussion with the developer's solicitor, it has been determined that approval of an amendment to the Declaration of the Registered Condominium (Phase 1) is actually required.

Staff have also received an application to amend the existing Site Plan Agreement. This process is underway and securities for the work required through the site plan process have been received from the applicant.

Section 9(2) of the Condominium Act directs that amendments to a description for registered condominium abide by Section 51 of the Planning Act for subdivision approvals. Consequently, a public meeting and Council approval is required in this context.

## **Report**

### **Proposed Development**

A registered vacant land condominium and site plan agreement are approved for a 21-unit residential private road development, illustrated in Appendix 2. This development is under construction. The applicant has acquired additional lands (Appendix 3) and proposes to construct a further five residential units (one detached and four townhouse dwellings) and extend the private roads (common elements) to the north and east accordingly, as illustrated on Appendix 3. Each of the five dwellings would have frontage along a common private road, with parking provided within private driveways and attached garages. An additional four visitor parking spaces are proposed on the Phase 2 lands to the north (Parcel A, Appendix 1). An amendment to the condominium declaration (Phase 1) to add these additional units and common elements is required.

### **Location and Site Description**

The lands impacted by this application are located on the north side of Lakeshore Road, east of Simpson Road, in the City's North Planning District. A location map is attached as Appendix 1.

The Phase 2 lands (Parcels A and B) are a total of 0.265 hectares in size.

Surrounding land uses for the Phase 2 lands:

North:	Detached dwellings
South:	Detached dwellings; Phase 1 lands containing townhouses and detached dwellings
East:	Detached dwellings; Family Church at the Shore to the southeast
West:	Detached dwellings; Phase 1 lands containing townhouses and detached dwellings

## **Circulation of Application**

This application was circulated to all appropriate departments and agencies for their comments and requirements. There were no objections received. Commenting departments and agencies confirmed that their technical requirements have been addressed through the application to amend the site plan that is currently underway. This process is discussed in further detail below.

## **Planning Analysis**

### **Provincial Policy**

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 growth to settlement areas, support all forms of residential intensification and urban area regeneration, and require the provision of all forms of housing, which may be required to meet the social, health and well-being needs of current and future residents.

The proposed expansion of the existing condominium contributes to the range of available housing types in the neighbourhood and complies with applicable Provincial policies.

### **Regional Policy**

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 which are suited for a variety of household types and income groups.

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. The Region's Sustainable Community Policies establish a residential intensification target of 95 per cent for the St. Catharines Built-up Area.

The proposed five-unit expansion to the existing condominium contributes to the mix of housing types available in the area to meet the needs of existing and future residents of the community. The proposal complies with the policies of the Regional Official Plan.

### **Official Plan**

The City's Official Plan, The Garden City Plan (GCP), designates the lands as Neighbourhood Residential, providing for a range of housing opportunities, types, forms, and densities. Schedule E1 of the GCP (see Appendix 4) provides additional direction for the North Planning District and designates the lands as Low Density Residential, 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.

The combination of Phase 1 with Phase 2 (the subject application) has a density of 23.1 units per hectare and a total of 26 dwelling units. The applicant's proposal to add additional units to the existing condominium is permitted under the Low Density Residential designation of the GCP.

The GCP also identifies the Parcel B (Appendix 1) of the subject lands as being part of a Mixed Use Intensification Special Study Area laid out along Lakeshore Road, between Ontario Street and Geneva Street. This study has not yet been completed. It is not anticipated that the proposed townhouse development will compromise the goals and objectives of this study.

### **Zoning By-law**

By-law 2013-283 zones Parcel A (Appendix 1) as 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 zoning permits the single dwelling proposed for Parcel A.

Parcel B (Appendix 1) is zoned Local Neighbourhood Institutional (I1) which permits all uses permitted in the R1 zone. All such uses must conform to the R1 zoning provisions. The zoning permits the townhouse dwellings proposed for Parcel B.

The proposed addition of units to the existing condominium is a permitted use under the property's existing zoning designations.

### **Amendment to Description of Existing Condominium**

The application proposes an extension of the boundaries of the existing vacant land condominium. The proposal adds five units to the plan of condominium and extends the private road and private services. Upon assumption, the condominium corporation will be responsible for the ongoing maintenance of all of the common elements (Phase 1 and 2).

Subsection 51(24) of the Planning Act guides staff in assessing plans of condominium and outlines certain criteria to be considered. Staff have considered these criteria since this application is an expansion of a condominium. This criteria includes, among other matters, the effect of the development on matters of Provincial and public interest; its conformity with the Official Plan; the conservation of natural resources; the availability of adequate services; and the overall suitability of the lands for development.

Staff are satisfied that the proposed amendment to the Description for the existing condominium fulfills these criteria.

### **Site Plan Approval and Condominium Assumption**

The applicant has submitted an application for an amendment to the existing site plan to include the Phase 2 lands. The site plan amendment application includes detailed designs for access, parking, waste collection, building location and elevations,

landscaping, site servicing, grading and drainage, and lighting, among other similar matters for the Phase 2 lands. Additionally, studies relating to stormwater management, and tree preservation have been submitted. Staff has reviewed the submitted plans and studies and have provided comments to the owner. The applicant will enter into a revised site plan agreement with the City. The applicant has posted securities to ensure the required works are completed satisfactorily.

To bind the condominium corporation to the terms of the amended site plan agreement, the condominium corporation will enter into a revised condominium assumption agreement with the City.

## **Circulation Comments**

### **Niagara Region**

Regional staff advise that they have no objection to the approval of this application from a Provincial and Regional policy perspective, subject to the following matters being addressed as part of the amendment to the site plan:

#### *Archaeological Resources*

The applicant has submitted a Stage 1-2 and Stage 3 archaeological assessment report for the Phase 1 lands, prepared by a qualified consultant. The report was reviewed by Regional staff and no further assessment is recommended for Phase 2. In addition, a Letter of Acknowledgement from the Ministry of Tourism, Culture and Sport has been submitted as part of these applications confirming that all archaeological resources concerns have met licensing and resources conservation requirements. The required amendment to the site plan agreement will include a clause advising that construction activities must cease should any deeply buried archaeological materials be encountered.

#### *Regional Engineering*

Through the concurrent site plan approval process, Regional Development Services engineering staff has confirmed that as a condominium, the development is eligible to receive internal curbside waste collection. Further, various clauses will be included in the site plan agreement to ensure the development is maintained in such a manner that it will continue to meet the criteria for public waste collection.

### **Development Section, Planning and Building Services**

Development Section staff advise that the site is serviced at the private road with municipal water, storm and sanitary sewer services. Each dwelling will be individually serviced by laterals off of the main private connection. Site servicing, grading, drainage and stormwater management details have been addressed through the site plan approval process.

As part of the amendment to the condominium assumption agreement, the owner will be required to post securities to ensure the completion of primary services within the common element areas proposed within Phase 2. These securities are in addition to those items typically secured through a site plan agreement.



### **Fire and Emergency Management Services**

The applicant has satisfied all comments provided by Fire and Emergency Management Services through the site plan process. A revised Fire Route Plan that includes the additional lands has been approved by the department and an amendment to the Fire Route By-law to update the Fire Route Plan for 55 (57) Lakeshore is being prepared.

### **Parks, Recreation and Culture Services**

The applicant has submitted a tree preservation plan and report, prepared by a qualified consultant. The recommendations of this report will be included in the amended site plan agreement.

In accordance with the policies of the GCP (13.1.4), the applicant will be required to pay to the City, in lieu of parkland dedication, 5% of the appraised value of the lands. These funds are collected through the site plan approval process.

### **Public Open House**

The Condominium Act directs that amendments to a registered condominium abide by the public process under the Planning Act for condominium approval. A public open house was hosted by Planning and Building Services on June 6, 2016. 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. A representative from the owner company, together with its consultants, and two neighbourhood residents attended. Attendees had a several questions relating to the details of site design and privacy considerations, addressed as follows:

**Comment:** Will there be adequate privacy screening?

**Response:** The applicant proposes fencing along the border of the Phase 2 lands that must comply with the City's fence by-law. In addition, the applicant has provided a landscape plan indicating the location of vegetation that will provide additional screening.

**Comment:** Will there be runoff onto neighbouring properties?

**Response:** The applicant is required through the site plan agreement to ensure that all water is managed onsite, with no increased runoff onto abutting lands.

**Comment:** Will street lighting shine onto neighbouring properties?

**Response:** The applicant has submitted a site lighting plan to the City for review. Prior to site plan approval, City staff must be satisfied that lighting levels are sufficient to ensure the safety of pedestrians and motorists internal to the site. At the same time, the design must show that there will be no light trespass onto neighbouring properties.

### **Public Notice**

In accordance with provincial legislation, 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**

There are no financial costs to the City should this application be approved. All costs relating to the proposed development are borne by the developer.

## **Relationship to Strategic Plan**

### **Economic Sustainability**

The approval of this residential development will support the goals of economic sustainability by attracting private sector investment in developing an underutilized urban parcel of land.

### **Social Sustainability**

The approval of this residential development will support the goals of social sustainability by increasing the mix of housing types and options in the neighbourhood.

## **Conclusion**

Staff recommends the approval by Council for an amendment to the Description for Niagara North Condominium Corporation No. 256. The expansion is a logical extension of the existing condominium. Site plan approvals nearing completion ensure an appropriate site layout and function.

## **Notification**

It is in order to advise Jennifer Vida of Upper Canada Consultants. Upper Canada Consultants, 1-261 Martindale Road, St. Catharines, ON L2W 1A1.

### **Prepared by:**

Charlotte McEwan  
Planner I

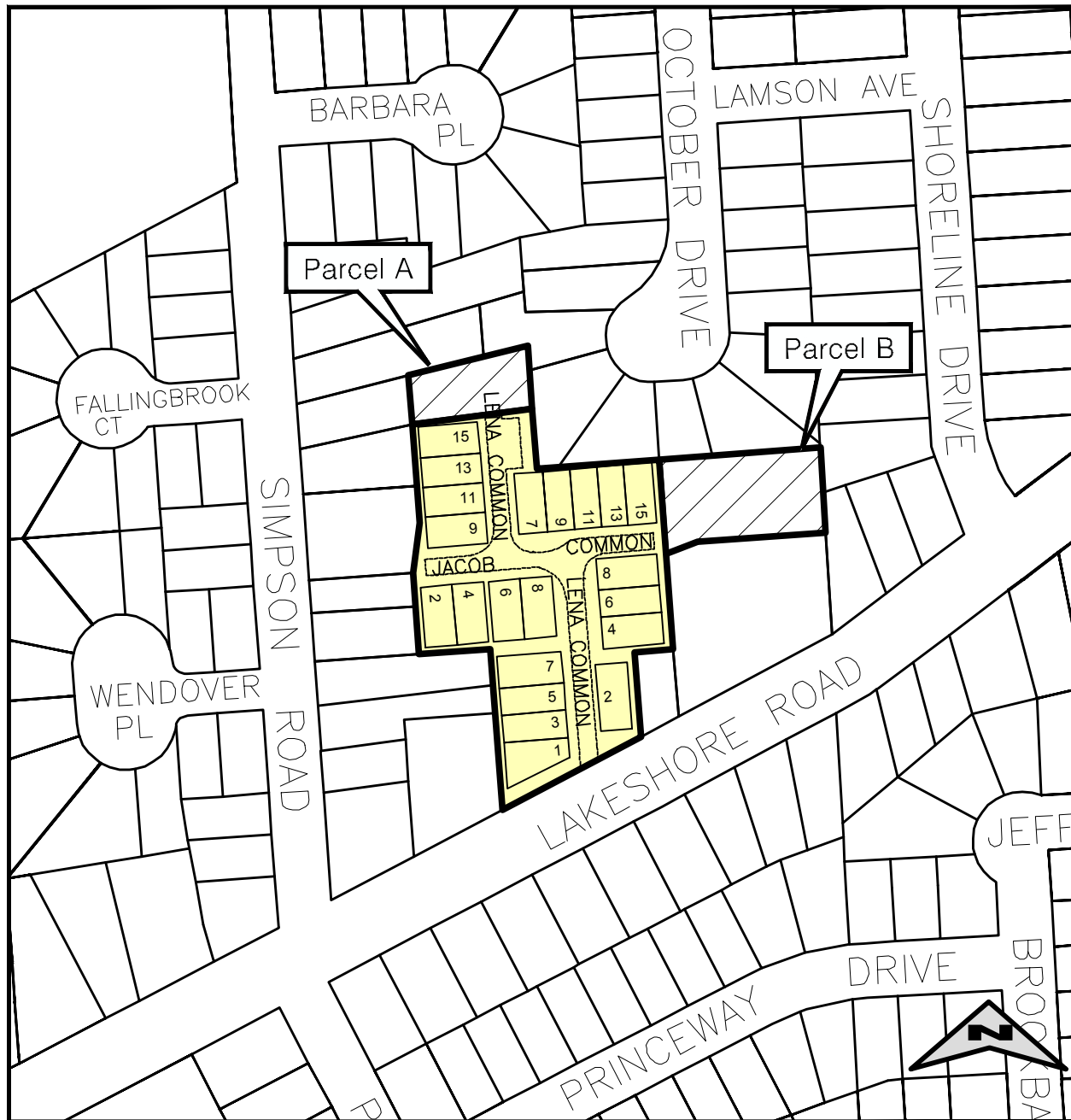
### **Submitted by:**

Judy Pihach, MCIP, RPP  
Manager, Planning Services

### **Approved by:**

James N. Riddell, M.P.L., MCIP, RPP  
Director, Planning and Building Services

## Location Map



Phase 1 - Registered Condominium



Phase 2 - Proposed Additional lands to be  
Added to the Registered Condominium

55 Lakeshore Road

File: 60.46.408 Vol. 3

PARTS 1 AND 2 APPROVED UNDER SECTION 51 OF THE PLANNING ACT AND SECTION 9  
OF THE CONDOMINIUM ACT 1998

DATE \_\_\_\_\_

Authorized Signature \_\_\_\_\_

## UNITS 1 TO 21 (inclusive) LEVEL 1

**SURVEYOR'S CERTIFICATE**  
**CERTIFY THAT:**

DATE Allan J. Heywood  
Ontario Land Surveyor

DECLARATION REGISTERED AS No

THIS PLAN COMPRISES ALL OF PIN 46239-0596(LT

## SCHEDULE OF APPURTENANT AND SERVIENT INTERESTS

PURSUANT TO CLAUSES 157(1) (d) AND (e) OF THE CONDOMINIUM ACT 1998:

	PART	PLAN	DESCRIBED IN	NOT
TOGETHER WITH (PURTEANANT INTERESTS)	NONE	NONE	NONE	NONE
SUBJECT TO (SERVIENT INTERESTS)	NONE	NONE	NONE	NONE

## LEGEND

-	DENOTES	SURVEY MONUMENT FOUND
□	"	SURVEY MONUMENT SET
IT	"	IRON TIE/SE
CC	"	CUT CROSS
IB	"	IRON BAR
SSIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
IBD	"	ROUND IRON BAR
CM	"	CONCRETE MONUMENT
CP	"	CONCRETE PIN & WASHER
(w)	"	WITNESS
P1	"	PLAN 30R-7777
(744)	Matthews, Cameron, Heywood - Kerry T. Howe SURVEYING LTD.	

— DENOTES BOUNDARIES OF THE UNITS AND THE COMMON ELEMENTS

## UNIT BOUNDARY DEFINITIONS

MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE SURVEY MONUMENTS AS SOWN ON THE FACE OF THE PLAN AS DESCRIBED IN SCHEDULE "C" OF THE DECLARATION.

AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS

### METRIC NOTE

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**BEARING NOTE**

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL-TIME NETWORK OBSERVATIONS (SmartNet Version 6), AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°W OF UTM ZONE 17, NAD83 (ORIGINAL).

## DISTANCE NOTE

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND-LEVEL DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99984038.

OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (ORIGINAL). COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.R.G. 216/10.		
ORP	NORTHING	EASTING
<b>A</b>	<b>4784817.42</b>	<b>642217.56</b>
<b>B</b>	<b>4784676.22</b>	<b>642250.71</b>
<b>C</b>	<b>4784804.60</b>	<b>642307.49</b>

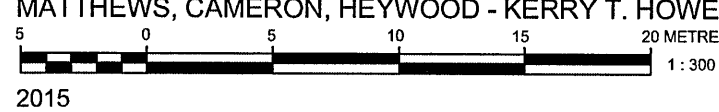
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH  
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

## PLAN OF SURVEY OF

PART OF LOTS 2 and 3  
REGISTERED PLAN 288, and  
PART OF LOT 18, CONCESSION 1

City of St. Catharines

REGIONAL MUNICIPALITY OF NIAGARA



## CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT IN UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARANT: GREY FOREST HOMES LTD

Date \_\_\_\_\_ Authorized Signature \_\_\_\_\_  
(I have the authority to bind the Corporation)  
GREY FOREST HOMES LTD.

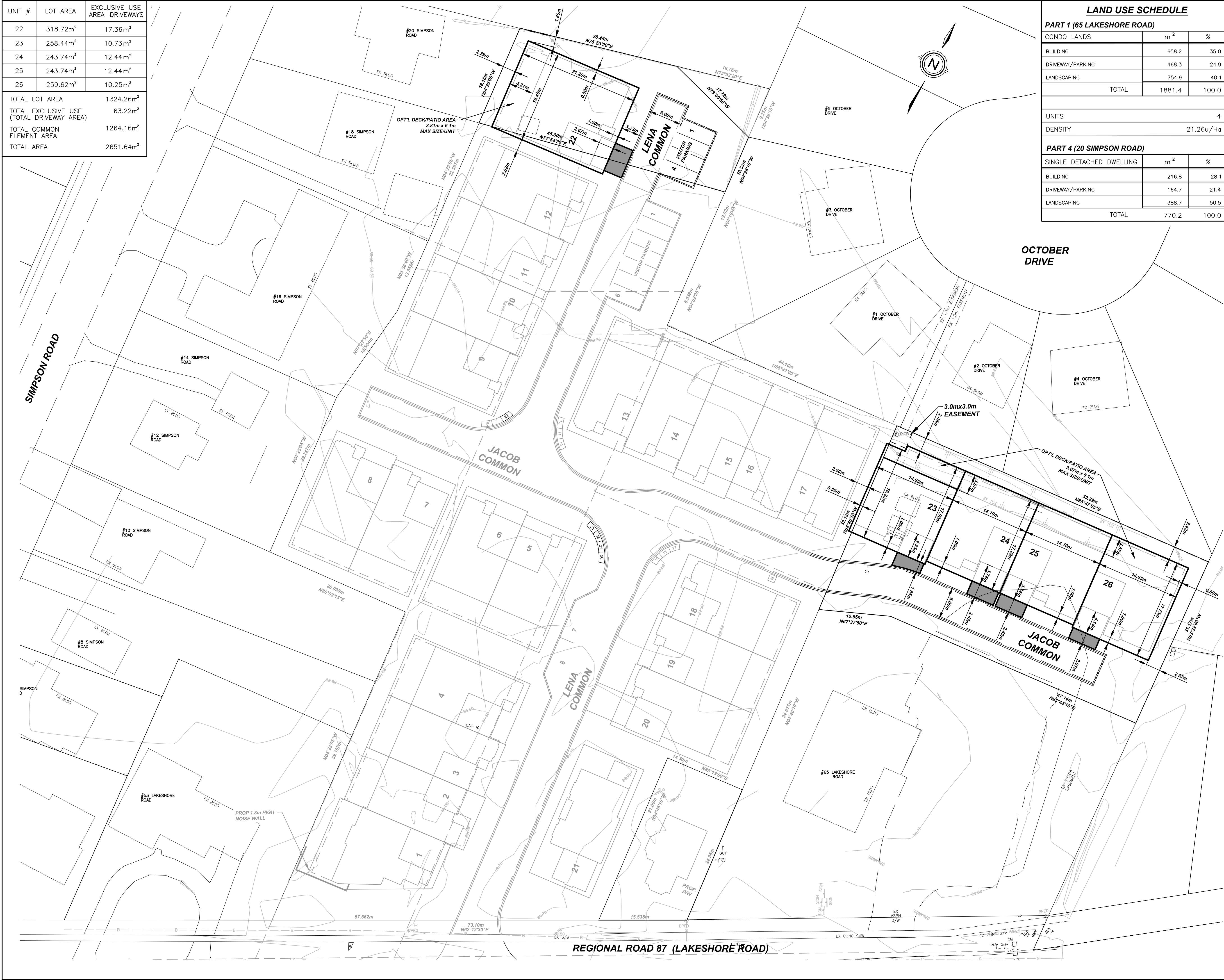
**MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD**

Drawn: AT      Checked: B.M./A.J.H.      L.L.N.: 60203      File: 2015

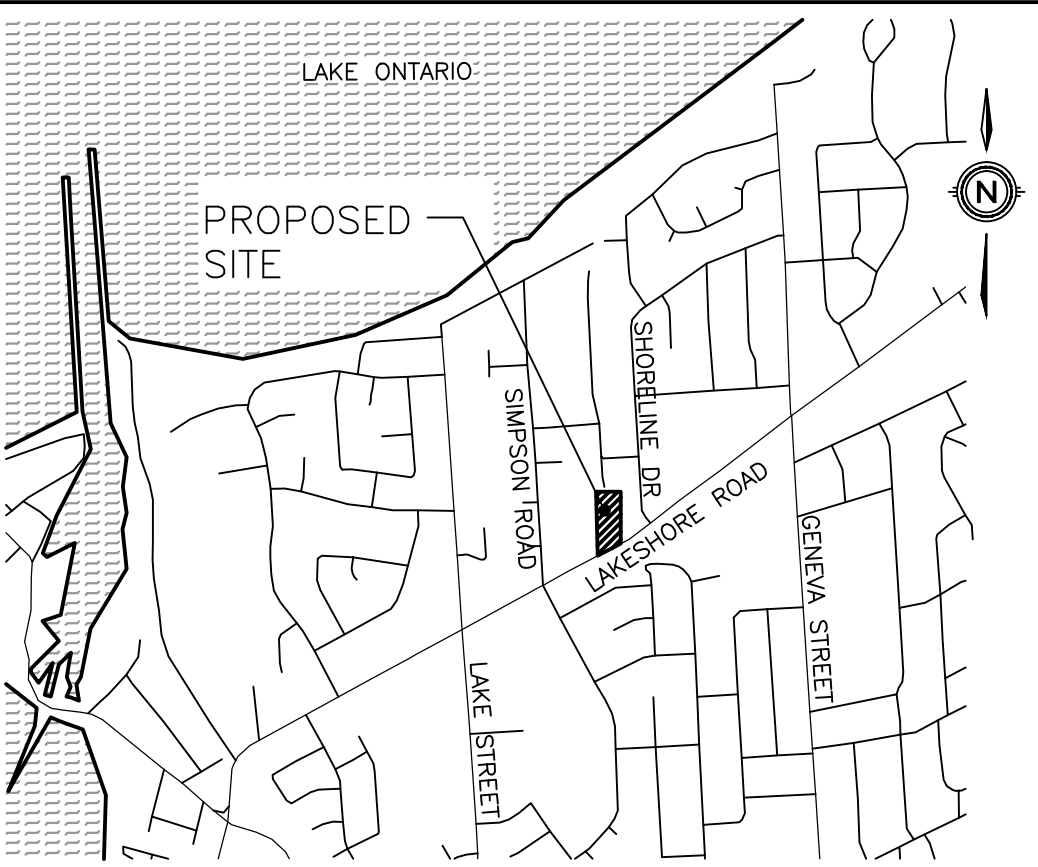
JDB# 14-16-067-C



UNIT #	LOT AREA	EXCLUSIVE USE AREA-DRIVEWAYS
22	318.72m <sup>2</sup>	17.36m <sup>2</sup>
23	258.44m <sup>2</sup>	10.73m <sup>2</sup>
24	243.74m <sup>2</sup>	12.44m <sup>2</sup>
25	243.74m <sup>2</sup>	12.44m <sup>2</sup>
26	259.62m <sup>2</sup>	10.25m <sup>2</sup>
TOTAL LOT AREA		1324.26m <sup>2</sup>
TOTAL EXCLUSIVE USE (TOTAL DRIVEWAY AREA)		63.22m <sup>2</sup>
TOTAL COMMON ELEMENT AREA		1264.16m <sup>2</sup>
TOTAL AREA		2651.64m <sup>2</sup>



<b><u>LAND USE SCHEDULE</u></b>		
<b>PART 1 (65 LAKESHORE ROAD)</b>		
CONDO LANDS	m <sup>2</sup>	%
BUILDING	658.2	35.0
DRIVEWAY/PARKING	468.3	24.9
LANDSCAPING	754.9	40.1
TOTAL	1881.4	100.0
UNITS		4
DENSITY		21.26u/Ha
<b><u>PART 4 (20 SIMPSON ROAD)</u></b>		
SINGLE DETACHED DWELLING	m <sup>2</sup>	%
BUILDING	216.8	28.1
DRIVEWAY/PARKING	164.7	21.4
LANDSCAPING	388.7	50.5
TOTAL	770.2	100.0



**KEY PLAN**  
N.T.S.

**DRAFT PLAN OF  
VACANT LAND CONDOMINIUM  
REDLINE REVISION**

**LEGAL DESCRIPTION**

57 LAKESHORE ROAD - PT LT 18, CONCESSION 1,  
BEING PARTS 1 AND 3 ON REFERENCE PLAN 30R-14171,  
TOWNSHIP OF GRANTHAM,  
CITY OF ST. CATHARINES

55 LAKESHORE ROAD - PT OF LOT 18, CONCESSION 1,  
TOWNSHIP OF GRANTHAM,  
CITY OF ST. CATHARINES

ALSO PART OF LOTS 2 & 3 PLAN 288

65 LAKESHORE ROAD - PT OF LOT 18, CONCESSION 1,  
TOWNSHIP OF GRANTHAM,  
CITY OF ST. CATHARINES

ALSO LOT 4, REGISTERED PLAN 288

REGIONAL MUNICIPALITY OF NIAGARA

**OWNER'S CERTIFICATE**

BEING THE REGISTERED OWNER, I HEREBY  
AUTHORIZE UPPER CANADA CONSULTANTS TO  
PREPARE AND SUBMIT THIS DRAFT PLAN OF  
SUBDIVISION TO THE CITY OF ST. CATHARINES  
FOR APPROVAL.

*[Signature]*  
GREY FOREST HOMES  
DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF  
THE LANDS TO BE SUBDIVIDED ARE  
CORRECTLY SHOWN.

*[Signature]*  
MATTHEWS, CAMERON, HEYWOOD  
KERRY T. HOWE SURVEYING  
DATE  
14-067  
MAR 30, 2016

**REQUIREMENTS OF SECTION 51(17)  
OF THE PLANNING ACT**

- |             |                    |                 |
|-------------|--------------------|-----------------|
| a) SEE PLAN | e) SEE PLAN        | i) SILTY SAND   |
| b) SEE PLAN | f) SEE PLAN        | j) SEE PLAN     |
| c) SEE PLAN | g) SEE PLAN        | k) FULL SERVICE |
| d) SEE PLAN | h) MUNICIPAL WATER | l) SEE PLAN     |

0	ISSUED FOR APPROVAL	2016-03-09	T.A.
#	REVISION	DATE	INIT

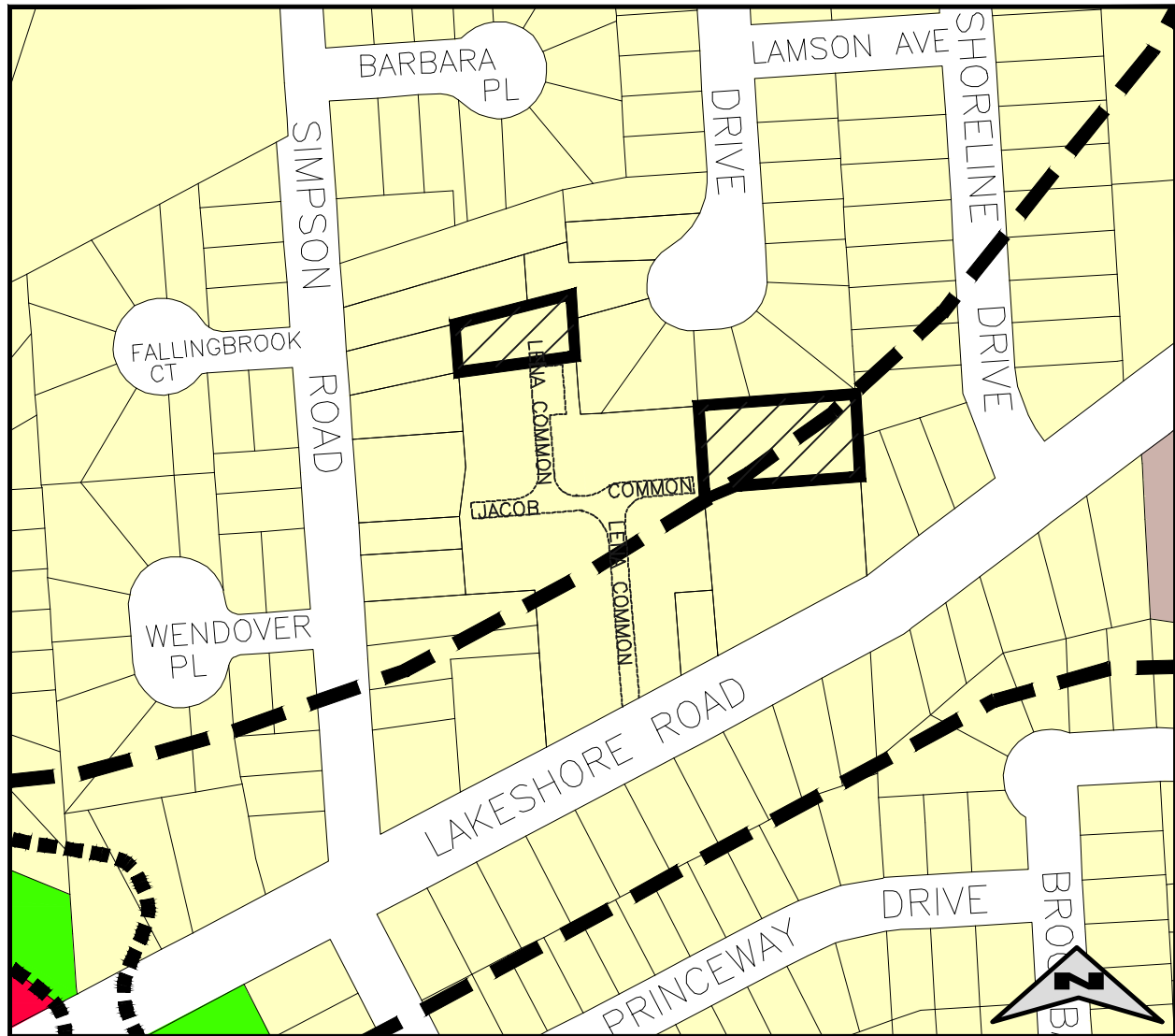



UPPER CANADA  
CONSULTANTS  
ENGINEERS / PLANNERS

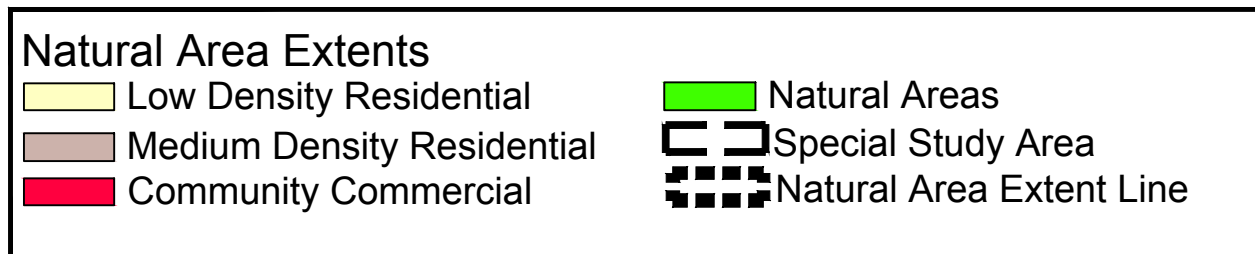
261 Martindale Road  
Unit #1  
St. Catharines, ON  
L2W 1A1  
Phone: (905)688-9400  
Fax: (905)688-5274

DRAWING TITLE	DRAFTING	T.A.
<b>DRAFT PLAN REDLINE REVISION OF HERITAGE OAK ESTATES</b>	DATE	MARCH 09, 2016
	SCALE	1:300
	DWG No.	1340-DP
	REV.	0

## Existing Land Use Designation (North Planning District E1 - Garden City Plan)



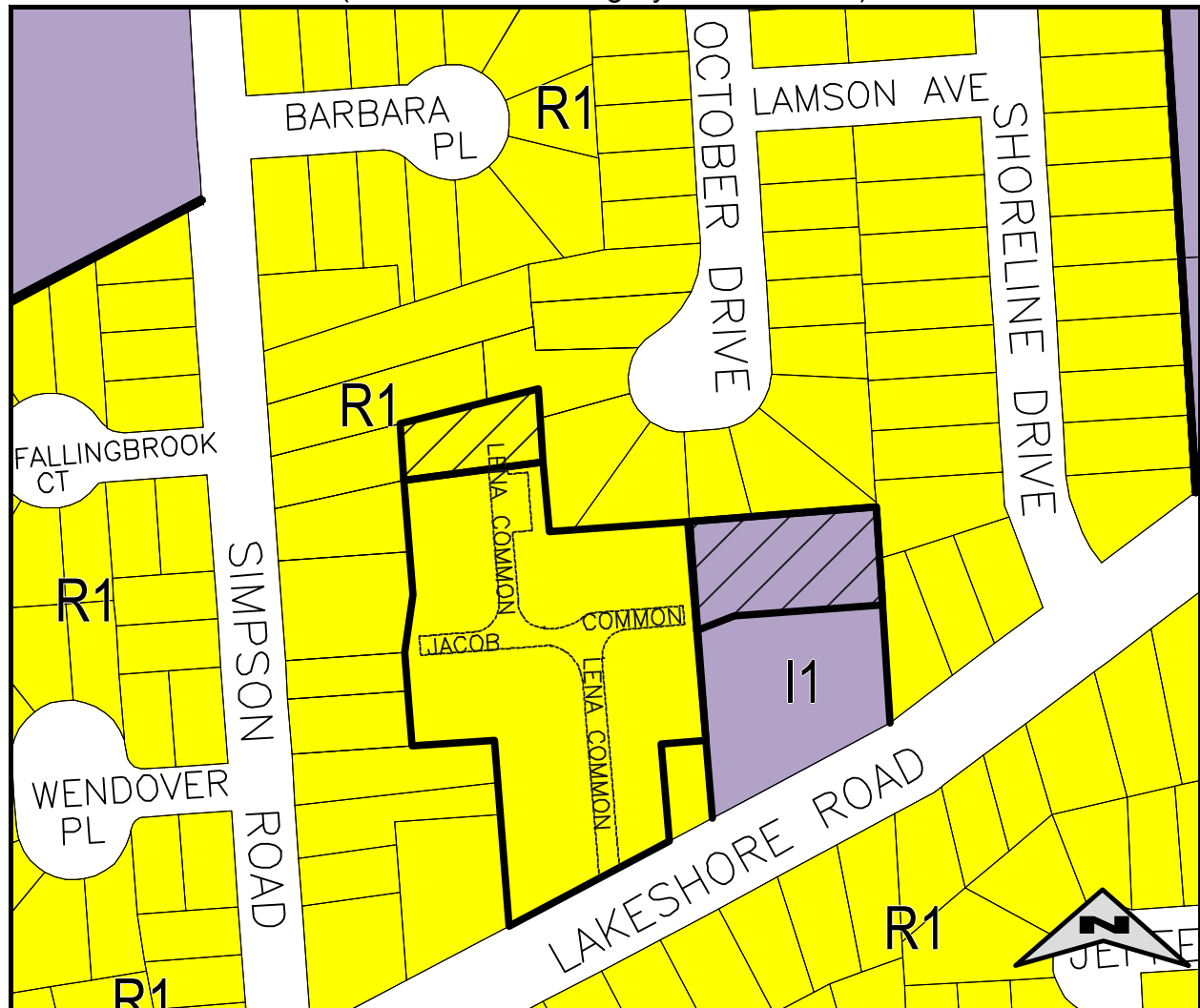
 55 Lakeshore Road  
Phase II Lands




File: 60.46.408 Vol. 3

## Existing Zoning

(Schedule A - Zoning By-law 2013-283)



 55 Lakeshore Road  
Phase 2 Lands

### Zones

 Low Density Residential  
- Suburban Neighbourhood

 Local Neighbourhood  
Institutional



CITY OF  
ST. CATHARINES

## Corporate Report

**Report from** Planning and Building Services, Planning Services

**Date of Report:** August 3, 2016

**Date of Meeting:** August 22, 2016

**Report Number:** PBS-235-2016

**File:** 60.35.1018

**Subject:** Application to Amend Zoning By-law (2013-283) from Downtown Traditional Main Street (C6-92) to Downtown Commercial Core (C5-92); 57 Carlisle Street; Owner: 1788727 Ontario Ltd.

## Recommendation

That Council approve an amendment to Zoning By-law 2013-283, as amended, for the lands described as Lots 433, 427 & Part Lot 434, CP 2, designated as Part 2 on RP 30R-14074, municipally known as 57 Carlisle Street, as follows:

- That Schedule A14, Zone Map, be amended by changing the zoning of the subject lands from Downtown Traditional Main Street (C6-92) to Downtown Commercial Core (C5-92), as identified in Appendix 3 of this report; and

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 to change the zoning on the subject lands from Downtown Traditional Main Street (C6-92) to Downtown Commercial Core (C5-92) which permits the proposed height of the development concept. Should Council approve this application, additional planning approvals consisting of draft plan of condominium and site plan approval will be required to enable the construction of a nineteen storey mixed-use building, including 1,743 square metres of retail and commercial space, a 64-unit hotel, and 144 apartment dwelling units, with three levels of underground parking. A concept site plan and renderings are attached as Appendices 4 and 5. Given the site's location and lot ownership a Zoning By-law amendment is required to permit the proposed building height only.



## Background

The subject lands previously formed part of a larger property at 259 St. Paul Street which includes the Carlisle Suites (former Leonard Hotel) building. Earlier this year an application to sever the subject lands located to the rear of the Carlisle Suites building was approved by the Committee of Adjustment at their meeting of January 27, 2016. The subject lands (57 Carlisle Street) are now a separate property from 259 St. Paul Street, with frontage on both Carlisle Street and Garden Park.

## Report

### Proposed Development

This application proposes to rezone the lands from C6-92 to C5-92. The C5 zone has no height limit. The C6 zone has a height limit of 11 m along the street edge (St. Paul Street), with additional height permitted where the building is stepped-back from the street. The permitted uses in both the C5 and C6 zone are similar. The applicant proposes to construct a nineteen storey (62.5 m), mixed-use building on the site, with three levels of underground parking. Based on the preliminary floor plans provided by the applicant, the building would be comprised of the following uses:

Ground floor:	Retail stores and lobby (800 sq m).
Second floor:	Personal service and recreational retail uses (940 sq m).
Floors 3-6:	Hotel, 64 rooms. Hotel lobby and lounge on third floor.
Floors 7-18:	Residential apartments, 144 units. Units range in size from 70-90 sq m (750-970 sq ft).
Floor 19:	Rooftop amenity area and lounge for residential occupants.

The three levels of underground parking are proposed with access from Garden Park and include 114 parking spaces. The building would include retail storefronts fronting onto both Carlisle Street and Garden Park, with upper floor lobby/elevator access from the side of building. The proposed building design utilizes the service laneway immediately north of the subject lands which forms part of the City's parking garage property. The underground parking would be located partly beneath these laneway lands which are zoned C5-92, and would be used and improved for pedestrian access to the new building. The owner of 57 Carlisle Street has requested the acquisition (purchase) of rights above and below the City's laneway. In order to transfer title of the laneway, subject to retaining rights for the use of the surface for the Carlisle Street Parking Garage, it is necessary for Council to declare the parcel surplus. This request is the subject of FMS Report FMS-226-2016 that is being considered by Council at its meeting on August 22, 2016. An access right-of-way for pedestrians and delivery/service vehicles will be maintained. The approval of this application does not obligate the future approval of a site plan, nor to approve the sale of the existing public laneway. This application addresses height permissions only in the form of a zoning by-law amendment.

## Location and Site Description

The subject lands are located in City's Downtown Planning District, as outlined on Schedule E10 of the Garden City Plan. More specifically, the property is situated on the west side of Carlisle Street, between St. Paul Street and King Street. A location map is attached as Appendix 1.

The site contains a vacant one-storey commercial building and a surface parking lot. The property is 1,180 square metres in size, with 21.4 metres of frontage along Carlisle Street and 18.9 metres of frontage along Garden Park.

Surrounding land uses include:

- North: Immediately north is the City's Carlisle Street parking garage (6 storeys).
- East: On the opposite side of Carlisle Street, is the Province of Ontario's Garden City Tower (11 storeys) and the associated transit terminal, as well as a two-storey mixed-use building that fronts onto St. Paul Street.
- South: Immediately south is the Carlisle Suites building (former Leonard Hotel, 6 storeys) and a two-storey mixed use buildings, both of which front onto St. Paul Street.
- West: On the opposite side of Garden Park, is the City's Garden Park parking lot and the rear of mixed-use buildings that front onto James Street.

## Circulation of Application

The application was circulated to all relevant departments and agencies in accordance with the Planning Act. There were no concerns raised with the proposed zoning by-law amendment. Some matters were identified which will relate to the detailed design of the new building and these matters are addressed in the Planning Analysis section of this report.

## Planning Analysis

### Provincial Policy Context

The subject lands are located within a settlement area under the Provincial Policy Statement (2014) and within the St. Catharines Urban Growth Centre as identified by the Province's Growth Plan for the Greater Golden Horseshoe (2006). These documents contain policies that support various forms of intensification and urban area reinvestment, directing growth to Built-up Areas. Specifically, Downtown St. Catharines is identified as Niagara Region's only Urban Growth Centre which is intended to be planned to accommodate a significant share of population and employment growth.

The Growth Plan includes a minimum density target of 150 people and jobs per hectare for the entire Urban Growth Centre. The proposed development plan includes an intensive mix of housing and jobs that will assist the City in reaching, and eventually exceeding, this density target. The proposal represents an efficient use of valuable

commercial core area lands in keeping with the spirit and intent of the applicable Provincial policies.

## **Regional Planning Context**

According to the Regional Official Plan, the subject lands are located within the Urban Area and the Built-up Area for the City of St. Catharines, which are intended to be the focus of residential and employment intensification and development, including the redevelopment of underutilized sites.

The Regional Official Plan reiterates the land use pattern policies and objectives of the Provincial Policy Statement and the Growth Plan for residential and employment intensification and sustainable communities outlined above, including the minimum Urban Growth Centre density target. The Region's Sustainable Community Policies further establish a residential intensification target of 95 per cent for the St. Catharines Built-up Area. The proposed zoning by-law amendment and the resulting development would be consistent with Regional policies.

## **Official Plan Designation**

The Garden City Plan (GCP) designates the lands as 'Downtown' on Schedule D1, General Land Use Plan, providing for a range of commercial, institutional and residential uses with a compact form and generally higher densities. Schedule E10 provides additional direction for the Downtown Planning District and designates the lands as 'Commercial Core' (Appendix 2). The Commercial Core designation permits a mix of retail, service commercial, office, institutional and apartment dwelling uses.

The GCP describes that its intent is "to ensure that downtown continues to evolve as a compact, multi-functional activity centre" (Section 11.a) and goes on to say that within the Urban Growth Centre, "investment and infrastructure is intended to attract and accommodate the highest concentration, mix and range of activity and transit supportive residential and employment accommodation within the municipality" (Section 11.b). The GCP identifies that "as Niagara Region's Urban Growth Centre, it is important that Downtown project a sense and vitality, beauty and dynamism" and that "excellence in design will be encouraged through urban design and regulations regarding building architecture and form, the character of streets and the interface between the public and private realm" (Section 11.d).

The Commercial Core has no prescribed maximum density or maximum height limits, with the exception of a portion of St. Paul Street (William Street to Garden Park) which is limited to 11 metres in height, with additional height permitted where terraced away from the street to protect the historical landscape. The City has developed urban design guidelines for downtown construction and will work with the applicant to ensure conformity with these design guidelines through the site plan review process which will address matters such as building massing, materials, storefront design and streetscape enhancements.

## Zoning

By-law 2013-283 zones the subject lands as 'Downtown Traditional Main Street' (C6-92) (Appendix 3). The C6-92 zone permits a range of retail, service commercial, office, institutional and apartment dwelling uses. The special provision "92" exempts the provision of on-site parking for all permitted uses. The various proposed uses within the 19-storey building are permitted within the C6-92 zone. The C6-92 zone does, however, include a maximum height limit of 11 metres at the street edge, with additional height permitted for each metre that the building mass is set back from the street. In this case, the 11 metre height limit applies along both the Carlisle Street and Garden Park frontages of the site.

The applicant has proposed that the subject lands be rezoned to 'Downtown Commercial Core' (C5-92). The C5-92 zone permits generally the same uses as the C6-92 zone, but allows the construction of taller buildings along the street edge. No additional relief or special provisions from the C5-92 zone requirement are required for the proposed building. In their submission, the applicant had requested a special provision for a reduced building frontage as a result of the access laneway, but upon review by staff, this building frontage reduction is not required.

The requested C5-92 zone category has been applied to the majority of lands within the commercial core, including the neighbouring lands to the north and west of the site (see Appendix 3). While the proposed nineteen storey building would be taller than any other building downtown, it would be surrounded by other relatively substantial buildings, including the Garden City Tower (11 storeys), the Carlisle Suites (6 storeys) and the Carlisle Street garage (6 storeys).

When the City's new Comprehensive Zoning By-law 2013-283 was prepared in 2013, the C6-92 'main street' zoning category was created to help maintain the scale and character of traditional building patterns along St. Paul Street and a portion of James Street by limiting building height along this corridor and allowing taller buildings only where that height is set back from the street. The C6-92 zoning category was applied to all properties that had frontage on St. Paul Street or a portion of James Street (except for the Garden City Tower site). At that time, the subject lands still formed part of the Carlisle Suites property and were therefore given the C6-92 'main street' zoning. The property now, however, has been severed and no longer has frontage on St. Paul Street. The building envelope on the new parcel is removed from St. Paul by approximately 38 metres (125 ft) and separated by a row of existing buildings (see Appendix 5 and 6). Staff concur with the applicant that the proposed C5-92 zoning category would be more appropriate for the subject lands because it no longer has frontage on St. Paul Street and is sufficiently set back from St. Paul Street to allow the construction of a taller building without overwhelming the scale of that street.

## 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 proposed

building. The site plan agreement will address detailed design issues related to architectural design, streetscape, access and parking, lighting, servicing, storm water management, firefighting, and 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.

Besides the evaluation of the zoning by-law amendment application, the site plan agreement review process is the principle tool through which the City will ensure implementation of the Council-approved Downtown Urban Design Guidelines. Conceptual renderings of which form a building could take on the site were presented by the applicant and appear in Appendix 5 of this report. Key urban design matters that will be considered and will significantly influence the ultimate design of the new building will include the following:

- **Building Form:** The Guidelines describe that the maximum building height along the street edge will generally not exceed six storeys, with taller elements set back at least 3.0 metres. The proposed building is nineteen storeys, with a defined base section, but no step back. The massing of the building should provide a more defined podium section through the introduction of a step-back element above the sixth storey to create a differentiation between the base and the tower sections of the building (UDG 1.1.2, 1.1.8 and 1.1.13).
- **Pedestrian Realm:** The Guidelines provide details on storefront design, pedestrian amenities and building articulation to provide a comfortable and attractive pedestrian experience along the sidewalk. Design details for the lower floors of the building and new storefronts, along with streetscape enhancements, will be closely reviewed and should address the provision of active uses, the creation of a cohesive and well-proportioned streetscape, and appropriate storefront design (UDG 1.1.10, 1.2 and Part 3).
- **Materials and Character:** The Guidelines describe that where taller buildings are proposed “the podium section should be constructed of ‘heavy’ materials such as brick, stone or metal, while the upper floors or tower portions should be primarily ‘lighter’ materials such as glazing” (UDG 1.2.13). The conceptual building design includes a large proportion of glazing on the tower which can be further enhanced. Staff will work with the applicant to achieve a design that minimizes the visual impact of the tower component through a slender form and the use of light colours and materials, comprised primarily of glazing.
- **Sun and Wind Impacts:** The applicant will be required to complete a shadow impact analysis and a pedestrian-level wind impact analysis to assess the potential impacts of the proposed tall building on the downtown environment and evaluate any required mitigation measures (UDG 1.1.18 and 1.1.19).

In addition to the urban design matters described above, site plan approval would also be subject to future Council consideration of the proposed public laneway lands transfer and any associated sale conditions. Staff anticipate that sale conditions would include

assurances that the public access over the lands will be maintained and that service vehicle access to the City's parking garage will be maintained.

## **Circulation Comments**

The application for a Zoning By-law amendment was circulated to all appropriate departments and outside agencies for their comments and requirements. No objections were received, however, some comments were offered, as follows:

### **Niagara Region – Planning and Development Services**

The project site is located within the St. Catharines Urban Growth Centre which is intended to be a focal point for intensive residential and employment growth. The application will facilitate the intensified development of serviced urban lands and will assist the City in achieving intensification targets (min. 150 people and jobs per hectare). The application is appropriate from a Provincial and Regional perspective, subject to further detailed design work on matters of Regional interest through the site plan review process, including noise mitigation, soil conditions, and waste management.

### **Transportation and Environmental Services – Traffic Section**

There is no concern with the proposed zoning by-law amendment but further detailed design work for the proposed underground parking garage will be required through the site plan review process to address matters including parking stall and drive aisle size, slope of ramps, and driver sight lines.

### **Planning and Building Services – Development Section**

There is no concern with the proposed zoning by-law amendment. The applicant will be required to submit servicing studies (functional servicing, geotechnical, grading, stormwater management, etc.) through the site plan review process. These studies will confirm infrastructure requirements for the proposed development and whether any upgrades at the owner's expense will be required.

## **Open House**

Planning and Building Services hosted a public open house on July 14, 2016 to present this application. In attendance were the applicant and their agents, and approximately 12 interested members of the community. Several comments were received, including the following:

- Built Form
  - Some attendees expressed concern with the proposed building height, specifically that it may overwhelm the pedestrian-friendly scale of downtown. A preference for a terraced building mass was also identified to help break up the mass of the building and to reduce the visual impact of the height.

**Response:** The proposed building height and mass of the project are important design features and will need to be carefully considered. Staff will work with the applicant to ensure an ultimate building design that is compatible, attractive and implements the City's urban design guidelines. This

would necessitate the introduction of a step-back condition above the sixth floor.

- Other attendees expressed support for the proposal, stating that it would be both appropriate and desirable for this location.

- **Architectural Design**

- The contemporary architectural style of the proposed building was a concern for some. A preference was expressed that the building design should be more traditional, incorporating brick or stone exterior, particularly at the street level, including traditional storefronts.

**Response:** Architectural design will be addressed in detail through the site plan approval process, however, the applicant has advised that it is their intent to utilize heavy traditional materials for the base section (lower six floors) of the building to better blend with the neighbouring Carlisle Suites building, as well as attractive storefronts.

- **Parking**

- Some concerns were raised that the proposed development plans will not provide sufficient parking for all users of the building.
- **Response:** There is no requirement in the zoning by-law to provide on-site parking in the downtown. The provision of on-site parking is at the discretion of the developer. In this case, the applicant is proposing to include 114 parking spaces within the development through three levels of underground parking. The bus terminal is located across the street from the site and off-site parking is also available in very close proximity, including the Carlisle Street garage and the Garden Park lot.

## 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 the proposed 144 apartment units, hotel and commercial floor space will provide an increase in tax revenues.

## **Relationship to Strategic Plan**

### **Economic Sustainability**

The approval of this residential development proposal will serve to support the goals for economic sustainability by:

- Prioritize redevelopment initiatives consistent with provincial planning legislation and City's Official Plan to intensify mixed-use residential developments and ultimately enhance the property tax base and support job creation.
- Supporting downtown merchants by increasing the residential population Downtown, along with the proposed hotel component.

## **Conclusion**

In summary, staff is supportive of the application to amend the Zoning By-law from Downtown Traditional Main Street (C6-92) to Downtown Commercial Core (C5-92). The C5-92 zoning category is appropriate for the site which no longer has frontage on St. Paul Street. Through the site plan review process, staff will work with the applicant on the design of the building to implement the objectives of the Downtown Urban Design Guidelines and to insure that the proposal is compatible with surrounding land uses, building design and Downtown streetscapes.

The proposed mixed-use building will contribute to ongoing revitalization and reinvestment within Downtown St. Catharines through the creation of intensive new housing and employment uses. The proposed Zoning By-law amendment is consistent with applicable Provincial, Regional and local land use policies and is supported by staff.

## **Notification**

It is in order to advise Upper Canada Consultants, the applicant's agent, at 1-261 Martindale Road, St. Catharines, ON L2W 1A1.

### **Prepared by:**

Scott Ritchie  
Urban Design Planner

### **Submitted by:**

Judy Pihach, MCIP, RPP  
Manager of Planning Services

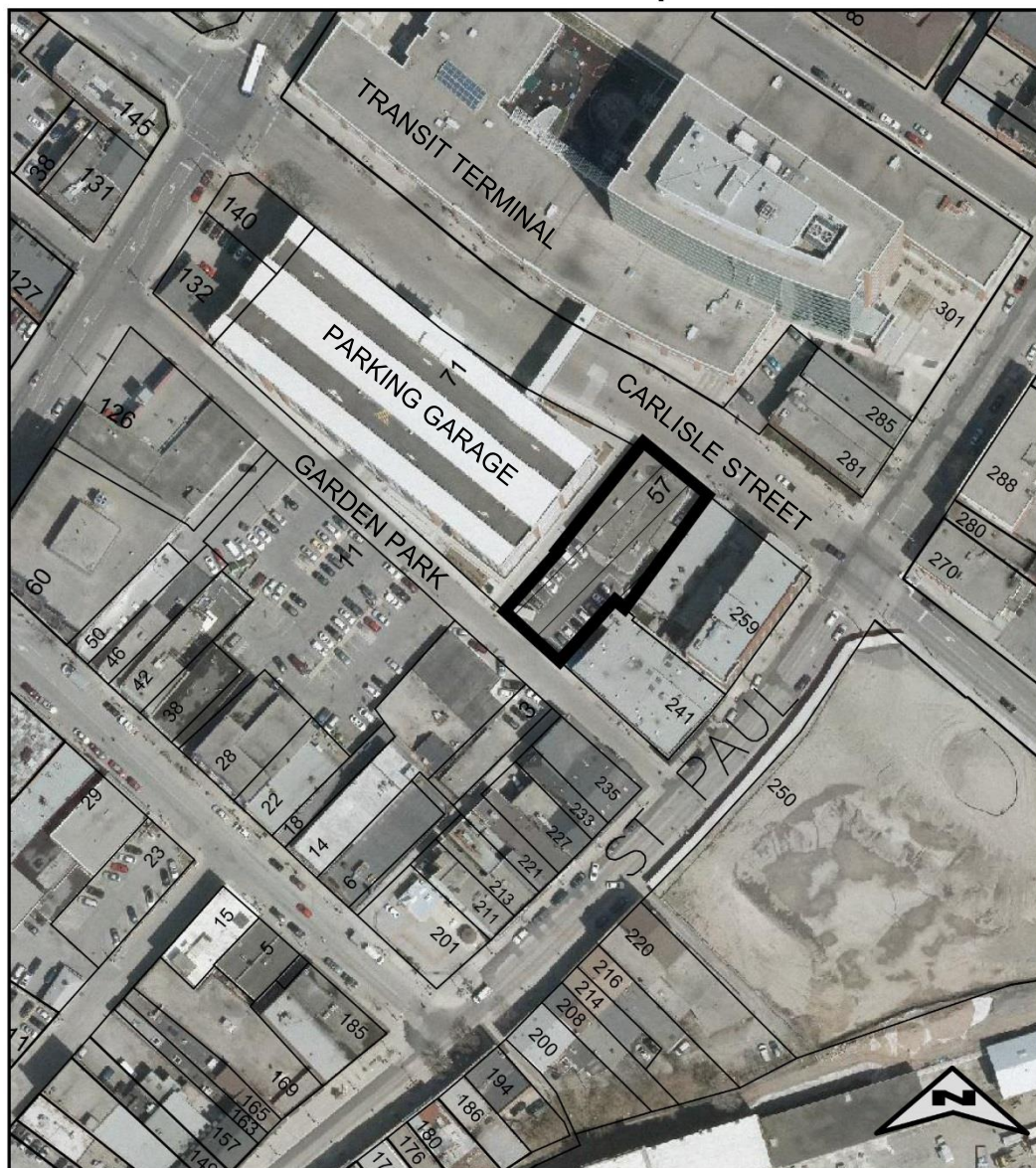
### **Approved by:**

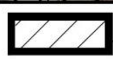
James N. Riddell, M.PL, MCIP, RPP  
Director of Planning and Building Services



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# Location Map

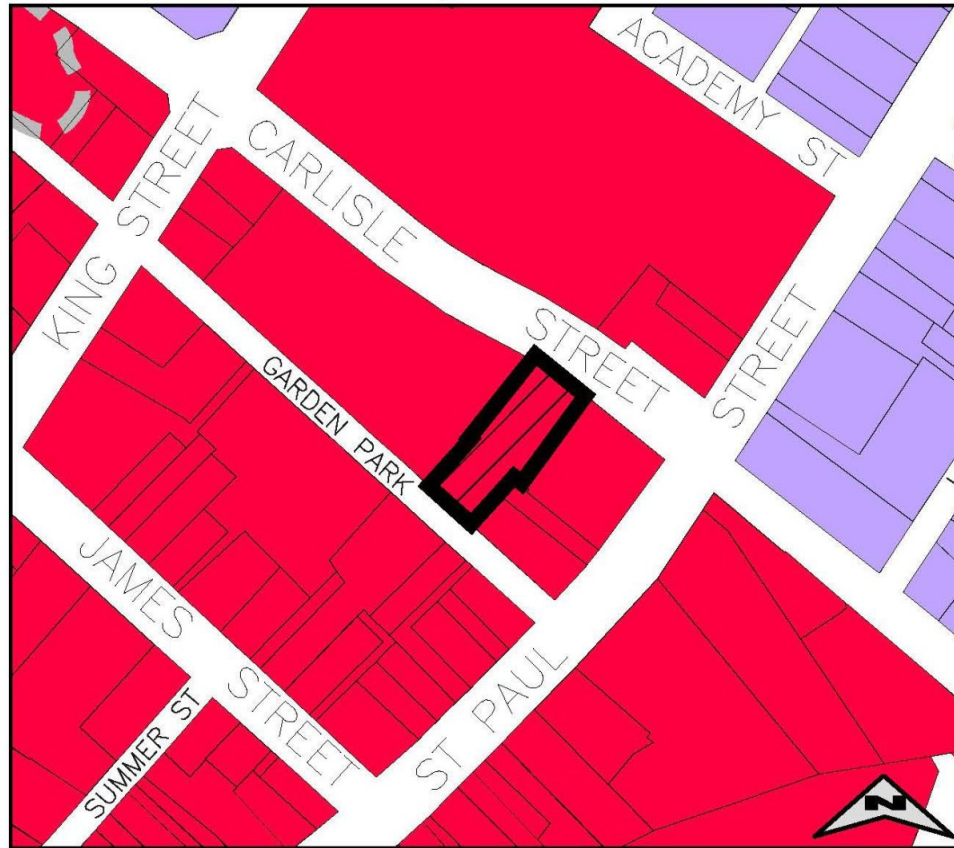


 Subject Lands

57 Carlisle Street

File: 60.35.1018

**Existing Land Use Designation**  
(Downtown Planning District E10 - Garden City Plan)



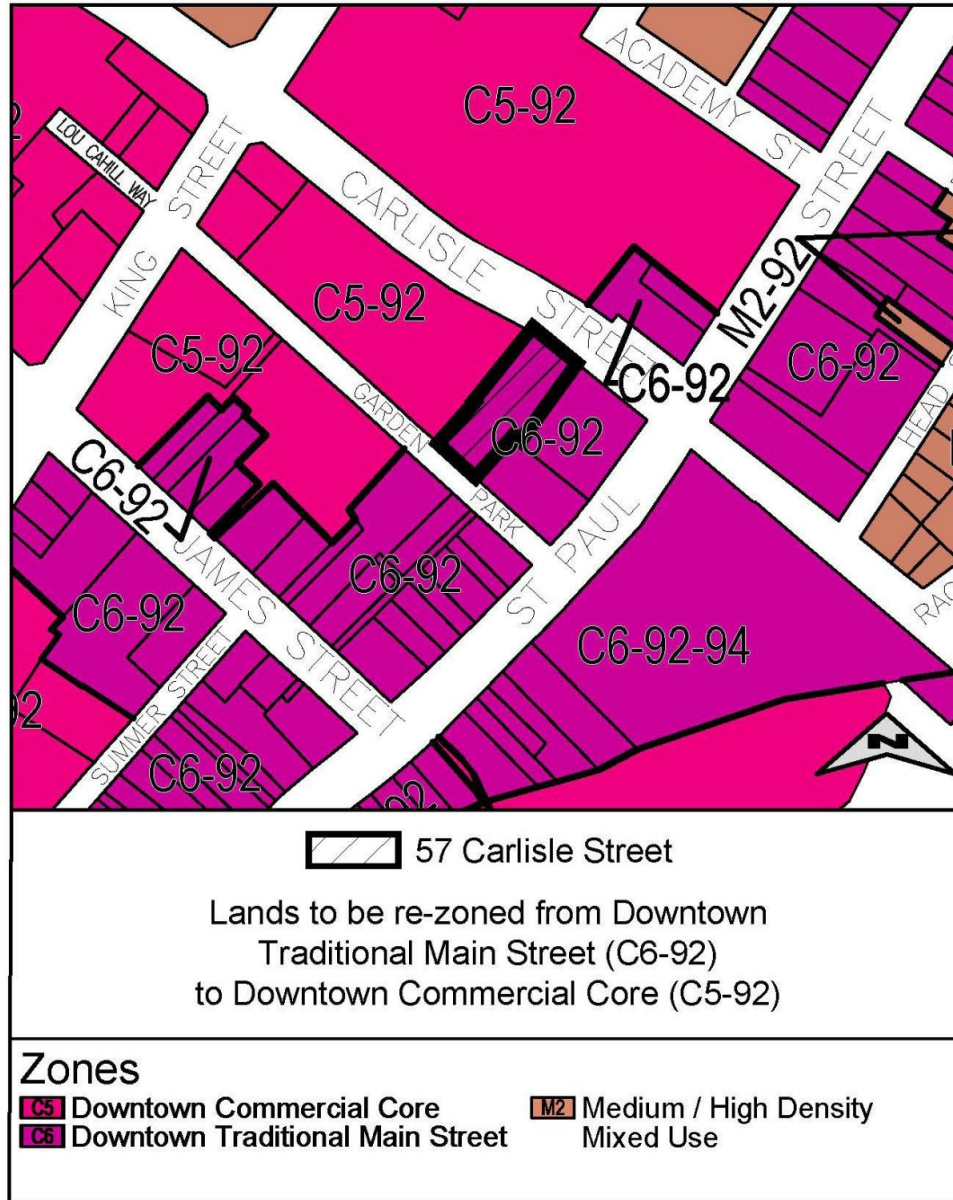
 57 Carlisle Street



File: 60.35.1018



Proposed Amendment to Zoning By-Law 2013 - 283



Files: 60.35.1018

**Property Description**

LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838

# 5

## Conceptual Building Renderings



Conceptual view along Carlisle Street, looking south



Conceptual view along Garden Park, looking east



## Conceptual Building Renderings



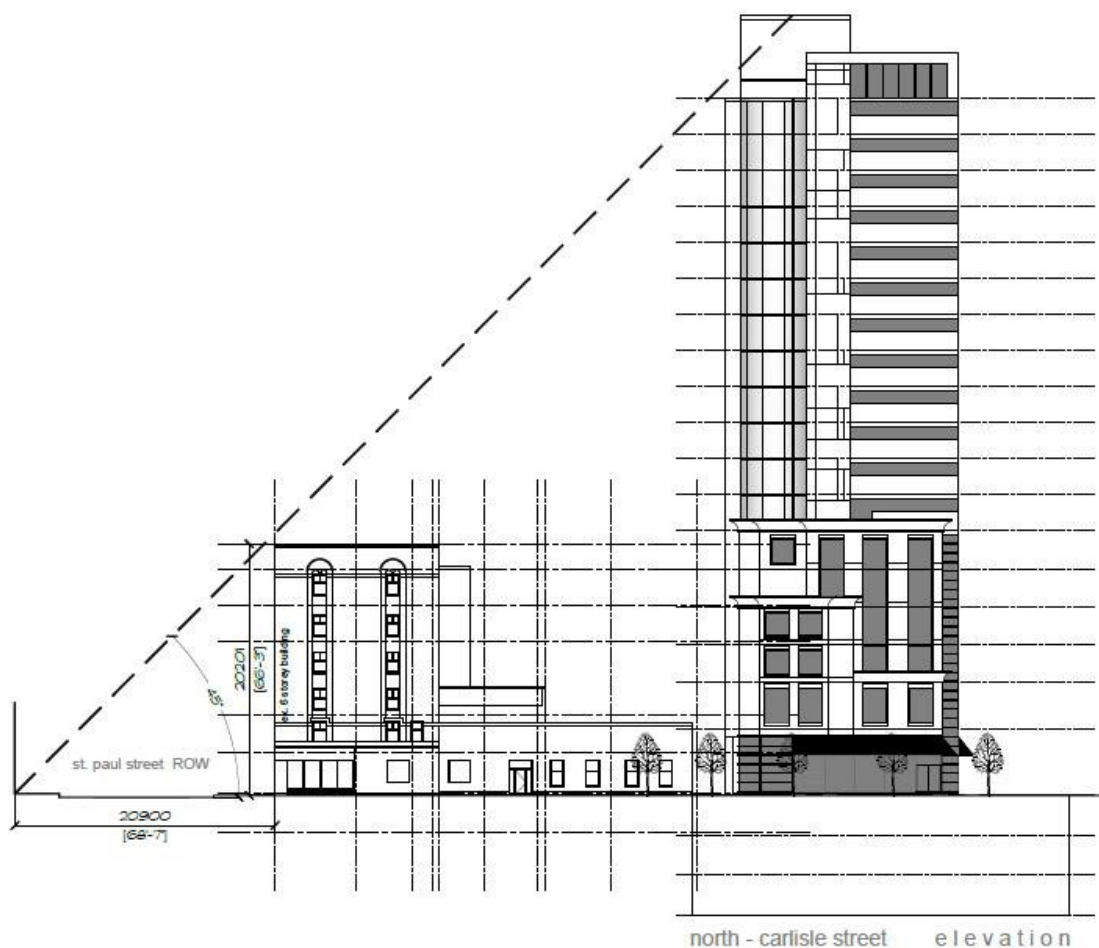
Conceptual view from intersection of St. Paul Street and Carlisle Street



Conceptual view from intersection of St. Paul Street and Garden Park

# 6

## Conceptual Building Elevation



building height in relation to st. paul street

## **By-laws to be considered Monday, August 22, 2016**

- (a) A By-law to amend By-law No. 2002-81 entitled “A By-law to appoint certain employees of the Canadian Corps of Commissionaires (Hamilton) as municipal law enforcement officers.” (One reading – with respect to change in personnel. Delegation By-law No. 2004-277, as amended.)
- (b) A By-law to authorize a Partial Release of Agreement over certain lands municipally known as 475 Carlton Street. (One reading - with respect to a partial release of a Site Plan Agreement. Delegation By-law No. 2004-277, as amended.)
- (c) A By-law to authorize a contract with 788893 Ontario Limited o/a Niagara Crack Sealing. (One reading - with respect to 2016 Crack Sealing Program, under Project No. P16-083. Delegation By-law No. 2004-277, as amended.)
- (d) A By-law to authorize a tender award to Podolinsky Equipment Ltd. (One reading – with respect to the purchase of a tractor and attachments. Delegation By-law No. 2004-277, as amended.)
- (e) A By-law to authorize the acceptance of a conveyance of certain lands from Vincenzo Torelli for the widening of Greenwood Avenue. (One reading – with respect to 16, 20 & 22 Greenwood Avenue. Delegation By-law No. 2004-277, as amended.)
- (f) A By-law to authorize an Assignment of License with John Cappellazzo to James MacPhail and Jillian MacPhail. (One reading – with respect to License Agreement dated November 20, 2009 pertaining to 45 Forest Hill Road. Delegation By-law No. 2004-277, as amended.)
- (g) A By-law to authorize a Supplemental Agreement with St. Lawrence Seaway Management Corporation. (One reading – with respect to License Agreement No. 66-802. Delegation By-law No. 2004-277, as amended.)
- (h) A By-law to authorize a Release of the Subject of Interest of the Municipality. (One reading – with respect to 66 Rodman Street. Delegation By-law No. 2004-277, as amended.)
- (i) A By-law to authorize a contract with SMID Construction Limited. (One reading – with respect to Carlisle Street Parking Garage – Waterproofing Membrane Repairs, Project No. P16-151. Delegation By-law No. 2004-277, as amended.)
- (j) A By-law to authorize a contract with Gauboc Construction Limited. (One reading – with respect to 2016 New Sidewalk Construction Program, Project No. P16-041. Delegation By-law No. 2004-277, as amended.)



- (k) A By-law to authorize a Release of Easement on certain lands described as Lot 6 on Registered Plan 358. One reading – with respect to 535 Geneva Street. Delegation By-law No. 2004-277, as amended.)
- (l) A By-law to authorize a Licence Agreement with St. Catharines Canadian Polish Society and to repeal By-law No. 2016-165. (One reading – with respect to a one-day community event “Facer European Festival (2016)”. Council, June 27, 2016, Item No. 3.3.)
- (m) A By-law to close temporarily part of Facer Street and to repeal By-law No. 2016-164. (One reading – with respect to a one-day community event “Facer European Festival (2016)”. Council, June 27, 2016, Item No. 3.3.)
- (n) A By-law to amend By-law No. 2015-170 entitled “A By-law to regulate the proceedings of Council of The Corporation of the City of St. Catharines, and to repeal By-laws 2007-311, 2011-153, and 2012-330.” (One reading - with respect to improving the efficiency of Council Meetings. General Committee, July 11, 2016, Item No. 3.3.)
- (o) A By-law to amend By-law No. 2013-283 entitled “A By-law to regulate the use of land, the bulk, location, erection, and use of buildings and structures, the provision of parking spaces and other associated matters in the City of St. Catharines.” (One reading - with respect to removal of a Holding (H) provision pertaining to 212 Lakeport Road. To be considered by Council, August 22, 2016.)
- (p) 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.” (One reading – with respect to 57 Carlisle Street. To be considered by Council, August 22, 2016.)
- (q) A By-law to adopt procedures for Boards of Management for Business Improvement Areas (BIA). (One reading – with respect to consolidation and administrative changes to the procedures for all City BIA boards of management. To be considered by General Committee, August 22, 2016.)
- (r) A By-law to re-establish a Board of Management for the Port Dalhousie business improvement area and to repeal By-law No. 86-419. (One reading – with respect to the adoption of a separate procedure by-law for all City BIA boards of management and housekeeping changes. To be considered by General Committee, August 22, 2016.)
- (s) A By-law to re-establish a Board of Management for the St. Catharines Downtown Business Improvement Area and to repeal By-law No. 73-38. (One reading – with respect to the adoption of a separate procedure by-law for all City BIA boards of management and housekeeping changes. To be considered by General Committee, August 22, 2016.)

- (t) A By-law to authorize an Encroachment Agreement with Nickel Developments Ltd. (One reading – with respect to 281-283 St. Paul Street. To be considered by General Committee, August 22, 2016.)
- (u) A By-law to amend By-law No. 89-2000 entitled "A By-law regulating traffic and parking on City Roads". (One reading - with respect to prohibition of parking on the east side of Harcove Street. To be considered by General Committee, August 22, 2016.)
- (v) A By-law to amend By-law No. 89-2000 entitled "A By-law regulating traffic and parking on City Roads". (One reading - with respect to prohibition of parking on the north side of Sandown Street. To be considered by General Committee, August 22, 2016.)
- (w) A By-law to amend By-law No. 89-2000 entitled "A By-law regulating traffic and parking on City Roads". (One reading - with respect to the installation of an all-way stop at the intersection of Lakeside Drive and Bromley Drive. To be considered by General Committee, August 22, 2016.)
- (x) A By-law to amend By-law No. 89-2000 entitled "A By-law regulating traffic and parking on City Roads". (One reading - with respect to the installation of stop controls at various locations. To be considered by General Committee, August 22, 2016.)
- (y) A By-law to confirm the proceedings of council at its meeting held on the 22<sup>nd</sup> day of August, 2016. (One reading – with respect to confirming the proceedings of the meeting held on August 22, 2016.)