



## **CITY COUNCIL AGENDA**

**Thirtieth Meeting, Regular, Monday, November 12, 2012**

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

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

Page

- 1. Invocation**
- 2. Opening Remarks, Mayor McMullan**
- 3. Declarations of Interest**
- 4. Adoption of the Agendas as Presented**
- 5. Public Meetings Pursuant to the Planning Act (Commencing at 7:30 p.m.)**

3-15

- a) Application for Draft Plan of Condominium Approval at 284 Vine Street; Applicant: Semcor Properties Inc.; Agent: John Perry; File: 60.46.379 Vol. 3 (Approved on Consent, General Committee Minutes, October 29, 2012, Item No. 3) (Report Attached)

16-22

- b) Application to Amend Zoning Area By-Law 64-270 (Zone 4) to Permit a three unit residential building at 42 Leeper Street; Owner: Karl Legault; File: 60.35.993 (Approved on Consent, General Committee Minutes, October 29, 2012, Item No. 3) (Report Attached)

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

- a) Twenty-Ninth Meeting of City Council, October 29, 2012
- b) Twenty-Eighth Meeting of General Committee, October 29, 2012

- 7. Presentations**

- 8. Delegations**

- a) Kate MacDonald, Chief Executive Officer, Ontario SPCA and Humane Society; Re: Lincoln County Humane Society

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**9. Call for Notices of Motion**

**10. Motions**

**11. Resolve into General Committee**

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

**13. Motion to Ratify Forthwith Recommendations**

**14. By-laws**

- a) Presentation of the By-laws

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

- a) Committee Minutes to Receive

**16. Adjournment**

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24-36

## Corporate Report

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### **Report from** Planning & Development Services, Implementation

**Date of Report:** October 15, 2012

**Date of Meeting:** October 29, 2012

**Report Number:** PDS-607-2012

**File:** 60.46.379 Vol. 3

**Subject:** Application for Draft Plan of Condominium Approval at 284 Vine Street;  
Applicant: Semcor Properties Inc.; Agent: John Perry

### **Recommendation**

That Council refer the report from Planning and Development Services, Implementation, dated October 15, 2012, regarding an application for draft plan of condominium approval to convert the tenure from rental to condominium, for lands municipally known as 284 Vine Street for consideration after the public meeting scheduled for November 12, 2012.

### **Staff Recommendation**

That the application for draft plan of condominium for the lands municipally known as 284 Vine Street, be approved, subject to the conditions of draft plan of condominium approval outlined in Appendix "5" 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 nine (9) unit apartment from rental to condominium tenure.

The proposal conforms to Provincial, Regional and local policies. Staff is recommending approval of the application for draft plan of condominium.

### **Background**

The applicant received draft plan of condominium approval (the previous approval) from Council on June 15, 2009. As one of the conditions of the previous approval, the applicant was required to register the final plans of condominium within three years of approval, being July 14, 2012. The final plans of condominium were not registered before July 14, 2012, and as such the previous approval lapsed. The applicant has submitted the current application to re-establish the draft plan of condominium approval, in order to finalize the process to convert the tenure from rental to condominium.

### **Report Proposal**

The applicant is proposing to convert the existing two and a half storey, nine (9) unit apartment building from rental to condominium tenure. The proposed draft plan of condominium is included in Appendix "1".

### **Site Analysis**

#### **a) Location**

The property is located on the east side of Vine Street, north of Carlton Street (Appendix "2").

#### **b) Existing Land Use**

- i. Site: The property has a lot area of 0.13 hectares (0.31 acres), with 30.48 metres (100 feet) of frontage on the east side of Vine Street.
- ii. Neighbourhood:
  - North: Mixed commercial/residential
  - South: Residential (apartment building)
  - West: Residential (single detached and semi-detached dwellings)
  - East: Parking lot (Royal Canadian Legion)

#### **c) Garden City Plan**

The property is designated Medium Density Residential by the Garden City Plan (GCP) (approved by Niagara Region and in full force as of July 31, 2012) (Schedule E3- North Planning District) (Appendix "3"). The Medium Density Residential designation permits a variety of housing types, including apartment dwellings, with a density range between 25 and 99 units per hectare. The existing development provides a density of 69.2 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.

#### **d) Zoning By-law**

The property is zoned Third Density Residential with site specific provisions (R3X) by Zoning By-law 64-207, as amended by By-law 67-186 (Zone 9)

(Appendix “4”). The R3X zone permits the existing nine (9) unit apartment building. 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. The Regional Policy Plan also requires that local municipalities adopt policies discouraging the conversion of rental housing to condominium ownership in situations where the vacancy rate is less than 3% and the ownership housing to be created is not considered to be affordable. Local policies regarding conversion from rental to condominium tenure are discussed in the Planning Considerations section of this report. Regional staff advise that the conversion is acceptable from a Provincial and Regional planning perspective.
- 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 enhanced front end dumpster service. Should the enhanced service be desired, the following must be met:
  - The enhanced service must be approved by the City (enhanced service is funded by the City);
  - The location of the bin must have appropriate access and turnaround for the collection truck (to Regional standards);
  - The owner/condominium corporation must sign an indemnity agreement.

The applicant has indicated that the enhanced service is desirable for the property. Regional staff recommend that a condition be included in any draft plan of condominium approval to address waste management requirements. (Appendix “5”)

- Planning and Development Services, Development Division staff advise that Vine Street is designated in the Garden City Plan as an Arterial Road, with an ultimate right-of-way of 26.2 metres (86 feet). A road widening dedication of approximately 3.0416 metres (10 feet) in width across the frontage of the subject parcel is to be conveyed gratuitously to the City in order to establish the road right-of-way.

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

### **Public Open House**

A Public Open House was hosted by staff on September 25, 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

## Agenda Item 5a) ...

decisions are made. Only the applicant and agent attended. No written or verbal comments have been received from the public.

### Planning Considerations

The existing, two and a half storey apartment building was constructed in 1968. There are nine (9) dwelling units, comprised of four (4) one bedroom units and five (5) two bedroom units. The site plan is included as Appendix "1".

### Conversion from Rental to Condominium

The Garden City Plan (GCP) contains policies regarding affordable housing, including seeking a balance of housing tenure. In an effort to protect the loss of affordable housing, the GCP states 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,
  - 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 latest report from CMHC (Fall 2011) indicates vacancy rates are at 3.2% within the region. More recent data from CMHC (April 2012) indicates vacancy rates are at 3.4% for one bedroom units and 3.2% for two bedroom units within St. Catharines. These rates are above the 3% threshold required by the GCP, and as such the proposal complies with the first criteria.

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

| OUTSTANDING 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<br>(extended to 10/21/2012) | 12              | 3.9%  |
| 159 Main Street                         | 10/21/08                    | 10/21/2011<br>(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%  |
| 240 Lakeshore Road                      | Decision pending            | Decision pending                       | 98              | 3.2%  |

These applications have a combined total of 389 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 7,856

units when registered; however, CMHC reports that new rental unit starts in 2011 were 108, thus yielding a total rental housing stock of approximately 7,964 units. The proposed conversion of an additional nine (9) rental units under the present application will lower the rental stock to 7,955 units. As such, staff is of the opinion that the new decrease of 9 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 (PPS) definition, being housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the region. The average purchase price of a resale unit 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- \$80,000;
- Two-bedroom units- \$85,000

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 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 the previous approval, the applicant was 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 applicant submitted the condominium conversion agreement application, and is in the final stages of that process. Many of the requirements from City departments and agencies outlined in the Circulation Comments section of this report, including waste collection, have been addressed or will be addressed through the condominium conversion agreement. As such, staff recommend that the requirement to enter into a condominium conversion agreement continue to be included as a condition of draft plan of condominium approval. (Appendix "5")

### **Building Condition**

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. This was also a condition of the previous approval, and the applicant

submitted the required study as part of the condominium conversion agreement process. The study confirmed that the building is well built and maintained, and did not identify any necessary repairs or improvements. A professional engineer has confirmed that the building is safe for its intended use and occupancy. As such, staff do not require that the standard condition for a building and property condition study be included as a condition of the draft plan of condominium approval.

### **Road Widening**

Part C, Section 5.2 (Roads) of the Garden City Plan (GCP) sets out road classifications according to the type of service each class is intended to provide. Vine Street is designated as an arterial road, which shall accommodate relatively high volumes of traffic and act as transit corridors. The GCP states that “sidewalks shall be provided on both sides of the road. Bicycle lanes and facilities shall be provided, except where the road platform is not wide enough, in which shared road use will be promoted in keeping with Regional and local municipal cycling policy and plans.” (Part C, Section 5.2.1(B)(c))

The requested road widening of 3.0416 metres (10 feet) in width along Vine Street is not necessarily to facilitate the physical widening of the road pavement, but to increase the road allowance in which all utilities, street trees, bike lanes and sidewalks are located, as outlined in the GCP. Roadways that have a less than standard road allowance generally do not have sufficient width to allow sidewalks that are not located directly at the curb or asphalt roadway (curb faced sidewalks), street trees, bike lanes, utility corridors and pavement widening (if future demand requires additional traffic lanes). The requirement for the road widening is consistent with direction in the GCP, and as such staff recommend that the requirement for a road widening be included as condition of draft plan approval. (Appendix “5”)

### **Parking**

There are currently 11 parking spaces provided on the property, including 1 accessible space. The zoning by-law typically requires a ratio of 1.75 parking spaces for condominium units, which equates to 16 spaces. On August 11, 2009, the Committee of Adjustment approved a minor variance application to reduce the parking requirement from 16 spaces to 11 spaces, including 1 accessible space. As such, the property meets the required parking as varied.

### **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.



## ***Agenda Item 5a) ...***

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 nine (9) apartment units from rental to condominium tenure, subject to the condition outlined in this report and included as Appendix "5".

### **Notification**

It is in order to advise Semcor Properties Inc., 23 Marilyn Avenue, Toronto, ON, M1S 1B9, and John Perry.

### **Submitted by:**

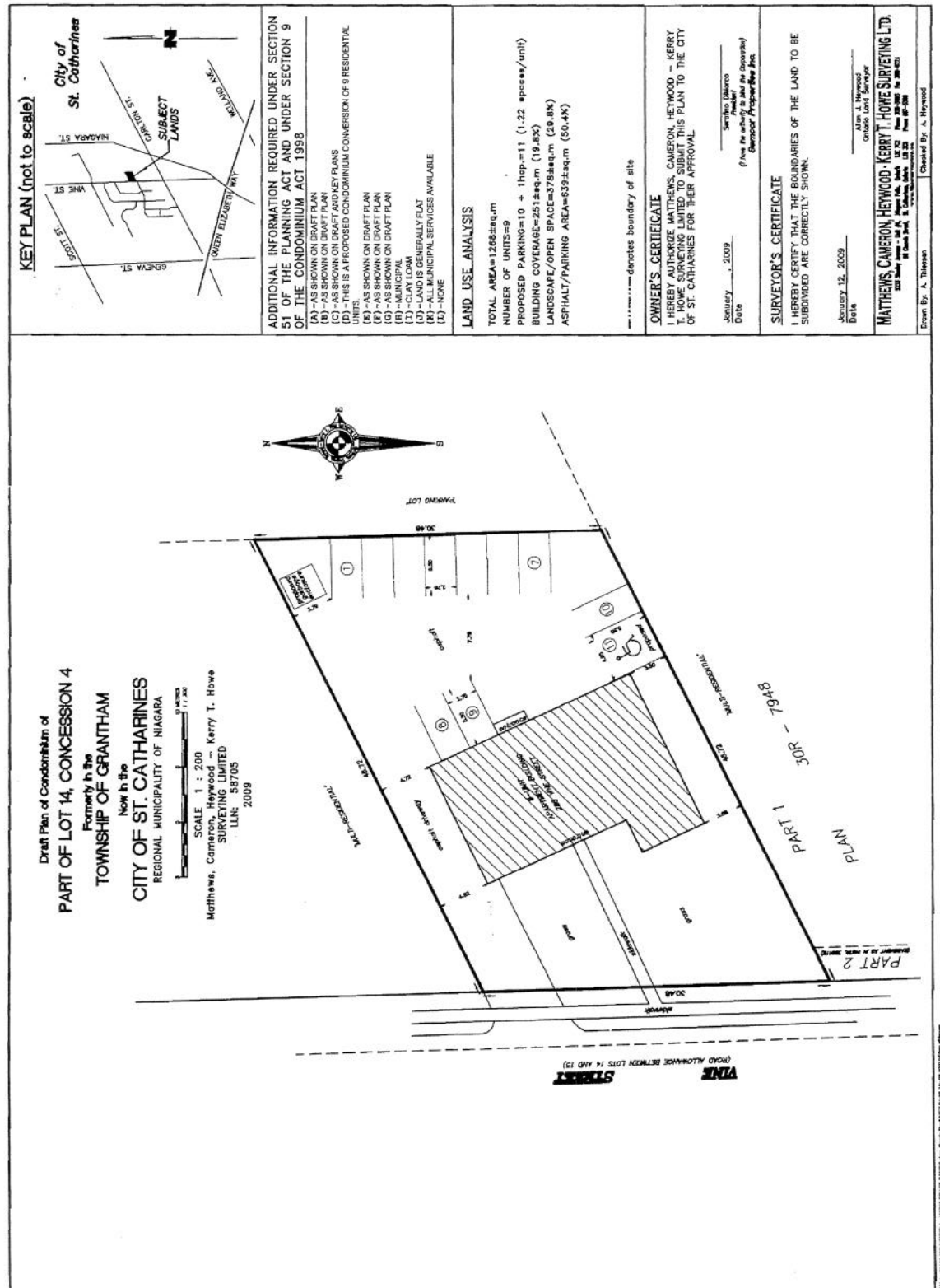
Judy Pihach, M.C.I.P, R.P.P  
Manager of Planning Services

### **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

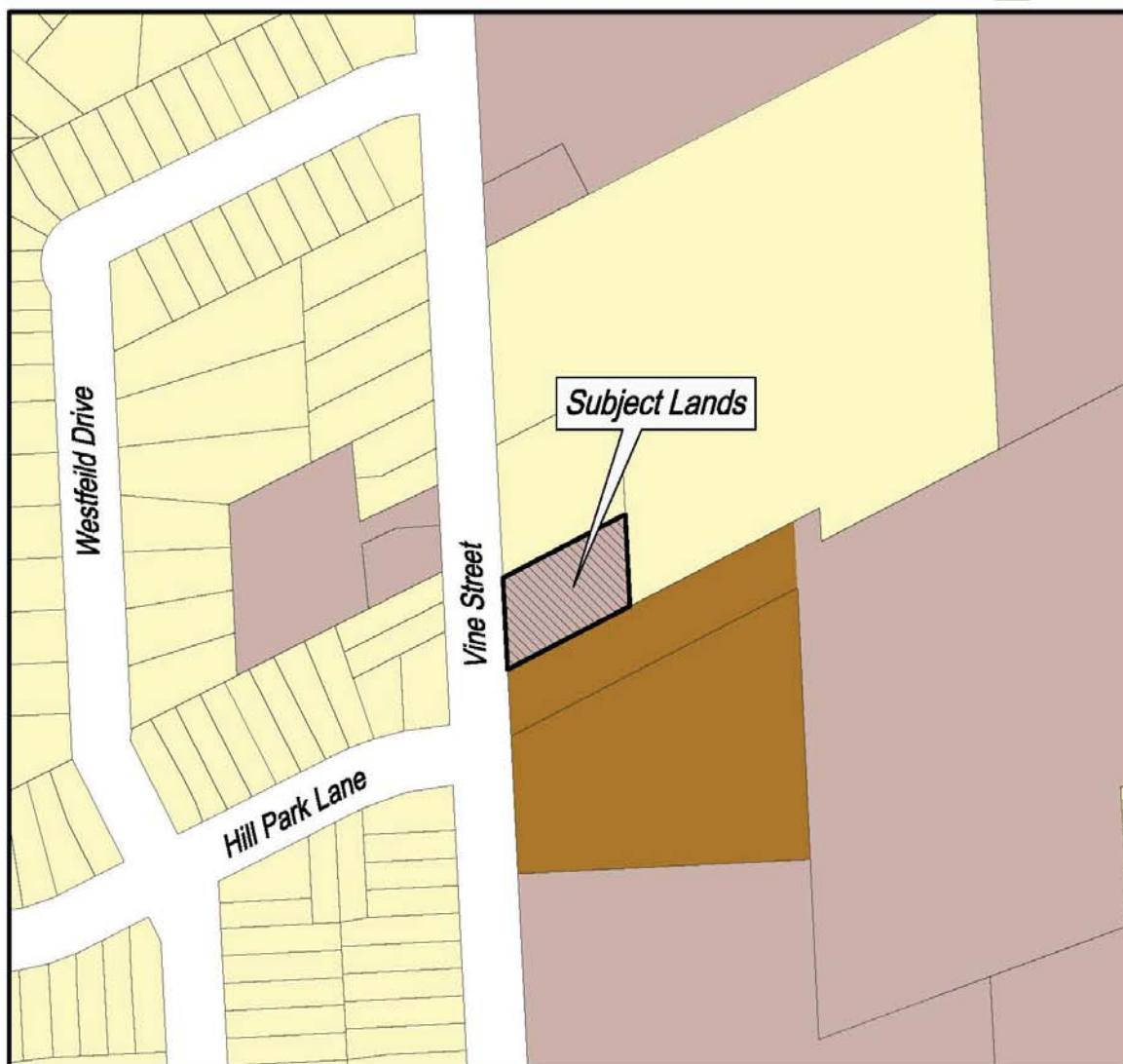


# LOCATION MAP







SUBJECT LANDS KNOWN AS  
284 VINE STREET

Location: 284 Vine Street  
File #: 60.46.379 Vol. 3



## GARDEN CITY PLAN

### LEGEND

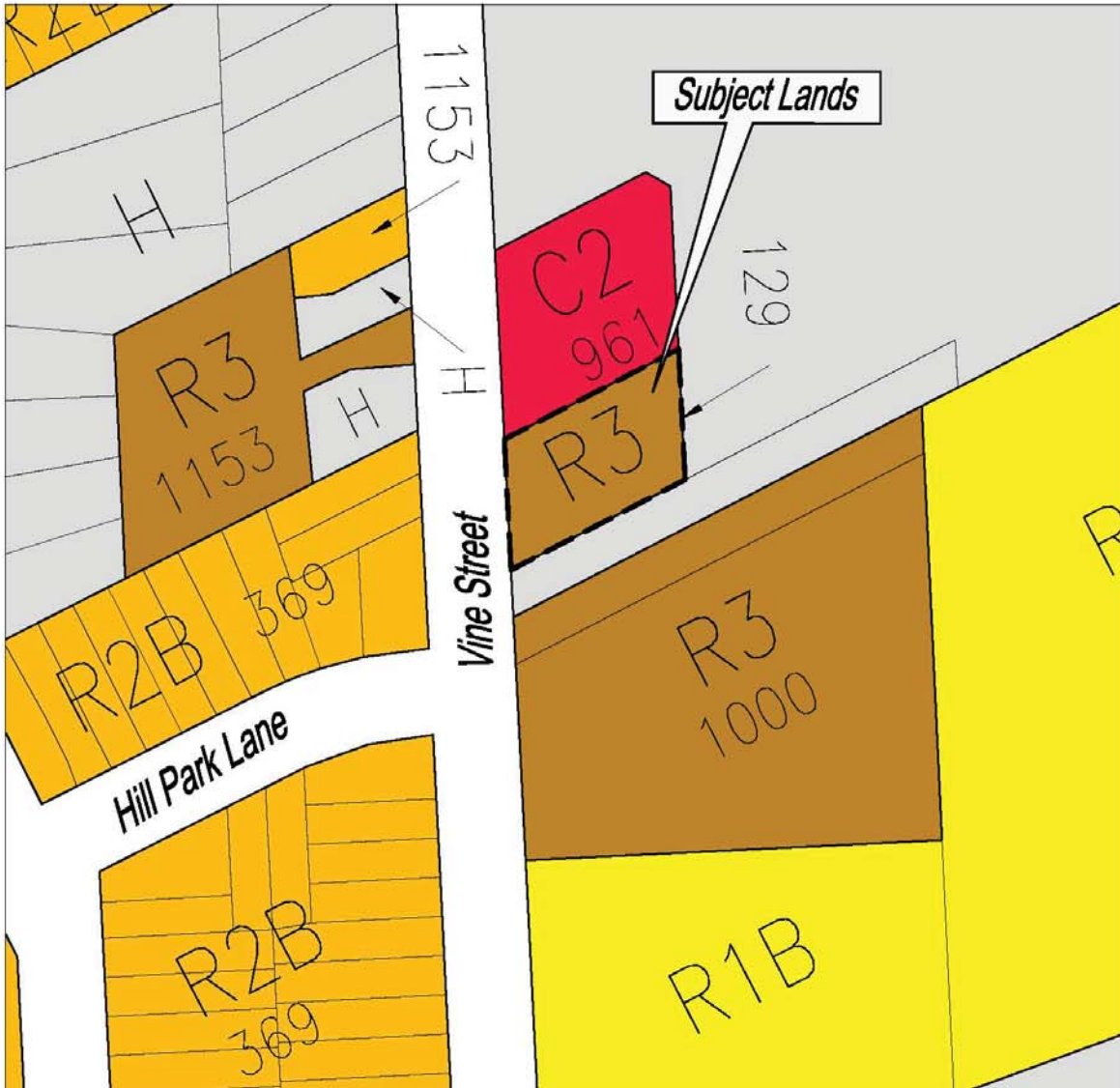
-  Subject Lands
-  High Density Residential
-  Low Density Residential
-  Medium Density Residential

### Notes:

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

OFFICE CONSOLIDATION

*Location: 284 Vine Street*  
*FILE #: 60.46.379 Vol. 3*



## ZONING BY-LAW

| LEGEND |                                |
|--------|--------------------------------|
|        | SUBJECT LANDS                  |
|        | R1B FIRST DENSITY RESIDENTIAL  |
|        | R2B SECOND DENSITY RESIDENTIAL |
|        | R3 THIRD DENSITY RESIDENTIAL   |
|        | C2 COMMERCIAL GENERAL          |
|        | H HOLDING                      |

**CONDITIONS OF DRAFT PLAN OF CONDOMINIUM APPROVAL  
284 VINE STREET  
FILE NO. 60.46.379 VOL. 3  
SUBMISSION NO. 26CD-10-09003**

**General Approval**

1. That this approval applies to lands described as Part of Lot 14, Concession 4, municipally known as 284 Vine Street, prepared by Matthews, Cameron, Heywood-Kerry T. Howe Surveying Ltd., dated September 12, 2012, for a total of 9 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 and landscaping. (City of St. Catharines, Planning Division)
3. That if enhanced front end dumpster service is approved by the City, the Owner shall modify the plan to conform to Niagara Regional Waste collection policy and the owner shall enter into an indemnity agreement with Niagara Region for service.

Should the owner fail to design the site to conform with this policy, the owner shall provide a written undertaking to the Niagara Region Public Works Department (Development Services Division) acknowledging that because the site design does not meet Regional Waste Policy, garbage/recycling pick-up for the development will not be provided on-site by the Region. The following warning clause shall be included in the Condominium Conversion Agreement and inserted in all Agreements of Purchase and Sale or Lease for each dwelling to survive closing:

*"Purchasers/Tenants are advised that due to the site layout, garbage/recycling pick-up for the development will be provided by the condominium corporation through a private contractor and not the Region."*

Alternatively, this building is eligible for curbside collection of waste management materials by the Region in compliance with the Regional Waste Policy (limit of one garbage bag per unit and recycling service using boxes or carts at the curb). (Regional Municipality of Niagara, Public Works)

**Road Widening**

4. That a road right-of-way widening dedication of approximately 3.0416 metres (10 feet) be conveyed gratuitously to the City across the Vine Street frontage of the property free and clear of any mortgages, liens or encumbrances, prior to registration of the condominium conversion agreement. (City of St. Catharines, TES)

**Administration**

5. 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.



## Corporate Report

### Report from Planning & Development Services, Implementation

**Date of Report:** October 15, 2012      **Date of Meeting:** October 29, 2012

**Report Number:** PDS-617-2012      **File:** 60.35.993

**Subject:** Application to Amend Zoning Area By-Law 64-270 (Zone 4) to Permit a three unit residential building at 42 Leeper Street. Owner: Karl Legault

### Recommendation

That Council refer the report from Planning and Development Services, Implementation, dated October 9, 2012 regarding the proposal to amend Zoning Area By-law 64-270 (Zone 4) for lands known municipally as 42 Leeper Street, to City Council for consideration after the public meeting scheduled for November 12, 2012. FORTHWITH

### Staff Recommendation

That Council approve an amendment to Zoning By-law 64-270 (Zone 4) for lands described as CP 2, Pt. Lot 1878, known municipally as 42 Leeper Street, as follows:

That the existing Second Density R2B zone be amended to permit a triplex dwelling as an additional permitted use for those lands identified on Appendix 1 of this report subject to the following special provisions:

- |       |  |                    |
|-------|--|--------------------|
| (i)   | Parking spaces                                     | 2                  |
| (i)   | Front yard setback                                 | 2.0m               |
| (ii)  | Maximum encroachment of a verandah into front yard | 2.0m               |
| (iii) | Minimum side yard setback                          | 2.0m               |
| (iv)  | Maximum driveway width                             | 9.0m               |
| (x)   | Minimum dwelling unit area                         | 55.0m <sup>2</sup> |

For the purposes of this amendment only, a triplex shall be defined as a building that is divided horizontally or vertically into three separate dwelling units.

And that the City Solicitor be directed to prepare the necessary By-laws to give effect to Council's decision;

And that the Chief Building Official confirm that building permits may be issued.



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 proposed zoning by-law if any appeals are received;

And further that the Clerk be directed to make the necessary notifications.  
FORTHWITH.

### **Summary**

The purpose of this application is to recognize an existing three unit residential building. No new development is proposed. Staff is recommending approval of the application.

### **Background**

Application is made pursuant to Section 34 of the Planning Act which provides the authority to pass and amend zoning by-laws. Currently there is a three (3) unit residential building on the lands. This is not a permitted use in the zoning by-law which zones the land as Second Density Residential (R2B). This application seeks to recognize the existing development on the subject lands.

### **Report**

#### **Site Analysis**

##### **a) Location**

The subject lands are located in the West Planning District, more specifically, on the west side of Leeper Street, between Chetwood Street and Rykert Street (see Appendix "1").

##### **b) Existing Land Use**

###### **(i) Site:**

There is a two (2) storey building on the subject lands. The site has a lot area of 863 m<sup>2</sup> (9,289 square feet) and frontage of 17.98 m (60 feet) on the west side of Leeper Street.

###### **Neighbourhood:**

North: Residential (detached dwelling and six unit apartment building)

South: Residential (detached dwelling)

East: Residential (detached dwelling)

West: Residential (detached dwelling)

##### **c) Official Plan**

At the time this application was made the former Official Plan was in effect. The former Official Plan designates the land as Neighborhood Residential, which allows all forms of residential development, subject to the policies of the plan.

## ***Agenda Item 5b) ...***

The Garden City Plan (GCP) was approved by the Region of Niagara and was in full force and effect as of July 31, 2012, after this application was submitted. The policies of the GCP provide guidance in assessing this application. This plan designates the lands as Neighbourhood Residential and Schedule E7 (West Planning District) further designates the lands as Low Density Residential permitting a general density of 20-32 units per hectare. This application complies with the density requirements of the Plan.

The proposal complies with the City's Official Plan and GCP. Amendments are not required.

### **d) Zoning**

Zoning By-law 64-270 (Zone 4) zones the subject lands as Second Density Residential (R2B) permitting single detached dwellings, semi-detached dwellings, and duplex dwellings. An amendment to the by-law is required to permit this three unit residential dwelling.

### **Circulation Comments**

The application was circulated to all departments and agencies for their comments and requirements. No opposition to this application was raised.

Regional Development Services staff has no objection to the proposed Zoning By-law amendment from a Provincial or Regional perspective and note that the proposed amendment will facilitate residential intensification in the built up area of the City.

### **Public Open House**

A public open house was hosted by Planning and Development Services staff on September 6, 2012. The purpose of the meeting was to present the applicant's proposal and allow an opportunity for questions to be asked and comments to be received by City staff before decisions are made. There was one member of the public in attendance. He commented that he was in support of the application and noted that the existing building on the subject lands had been used as three residential units since at least 1967.

After the open house, one additional concern was presented to staff relating to a periodic shortage of on street parking on Leeper Street.

### **Planning Considerations**

The lands under review are zoned for residential purposes which allow single detached dwellings, semi-detached dwellings, and duplex dwellings. An amendment to the zoning by-law is required to allow the subject lands to be used for a three unit residential dwelling. The existing building is comprised of one unit on the main floor and two units on the second floor.

The surrounding area is characterized by residential uses. The immediate neighborhood has a variety of single detached dwellings, duplexes, and low rise apartment buildings.

### **Provincial Policies**

Residential intensification in existing mature neighbourhoods with full urban services is mandated by the Provincial Policy Statement (2005) and in the Growth Plan for the Greater Golden Horseshoe (2006). As well, it is supported by the Regional Policy Plan. The Provincial Policy Statement requires that the City provide for an appropriate range of housing types and densities to meet the requirements of current and future residents. Increased housing densities are to take advantage of existing infrastructure and public transit facilities.

Full urban services are available at this location. Further, Rykert Street is on a bus route served by St.Catharines Transit. The proposal complies with Provincial land use policies.

### **Regional Policy Plan**

The subject lands are within the City's Urban Area defined by the Niagara Region Policy Plan (NRPP). Similar to the Province's growth objectives, the Region's Plan also promotes the efficient use of serviced land through infilling, redevelopment and increased densities, as well as the efficient use of existing infrastructure and community resources. Regional staff has confirmed that the proposed use is compatible with the NRPP.

### **City of St. Catharines Official Plan**

Both the Official Plan and new Garden City Plan (GCP) designate these lands as Neighborhood Residential. The Garden City Plan further designates the lands as Low Density Residential permitting detached, semi-detached, duplex and ground oriented multiple attached dwellings including tri-plexes at a density range generally between 20 and 32 units per hectare (Schedule E7, West Planning District). At 33 units per hectare, the density is just slightly above the 32 unit per hectare threshold for low density residential uses. This increment is considered negligible and staff conclude the density is generally in accordance with the low density residential range. Since the building form is ground related this application complies with the general density requirements and policies of the Plan.

### **Zoning**

The lands are zoned Second Density Residential (R2B), a zone which does not permit, as of right, a 3 unit residential building in this form. In this case, staff conclude that this use is well established in this neighbourhood, possibly dating back to the 1950's. The City has no records of building permits being issued for a third dwelling unit on this site. There is no history of land use issues relating to the additional unit within this building, other than a periodic concern regarding the shortage of on street parking on Leeper Street.

Staff recommends that the existing three unit residential building be added as a permitted use in the R2B zone, subject to site specific provisions to reflect the existing building and parking situation on the lot. In this specific application, the 3 unit residential building shall be defined as a tri-plex which is divided horizontally or vertically into three separate dwelling units.

With respect to the amount of parking that the use generates, the plan submitted with the application provides for two parking spaces. Staff is prepared to support a minimum parking requirement of 2 spaces for the three units, in this instance. The parking policies of the new Garden City Plan (Section 5.4.2) provide that the City may consider reducing or eliminating parking requirements when shared parking is possible or transit is readily available. Transit service is available on Rykert Street and the lands are in close proximity to downtown. Staff is not aware of any parking issues (eg. spillover) generated by the existing three units and the applicants have advised that due to the small size of the units, it is common for some tenants not to require a parking space. The remaining site specific provisions recommended relate to the existing building context.

### **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 supports the proposed zoning amendment to recognize the three unit residential building which is specifically defined as a tri-plex. The proposal is consistent with the City's Official Plan policies as well as those of the Province and Region regarding intensification and efficient use of serviced urban land.

Recommended site specific provisions reflect the existing building location. There will be no impacts on neighbouring and nearby uses as a result of this application. No concerns were identified by City departments or external commenting agencies.

### **Notification**

It is in order to notify Karl Legault.

**Submitted by:** Judy Pihach, MCIP, RPP, Manager, Planning Services

**Prepared by:** Jessica Button, Planner 1

**Approved by:** James N. Riddell, MPI, MCIP, RPP Director of Planning and  
Development Service

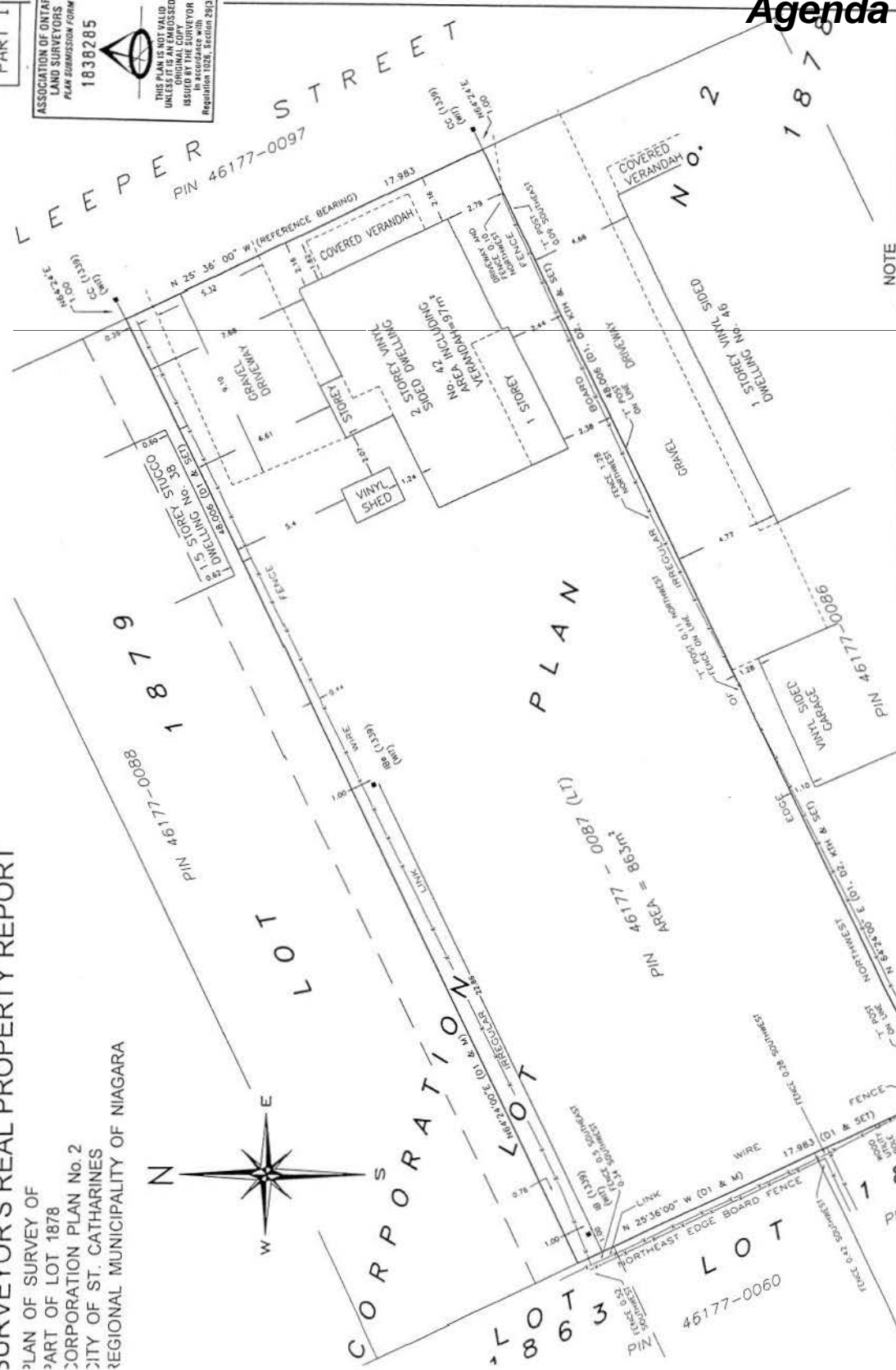
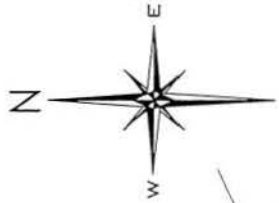
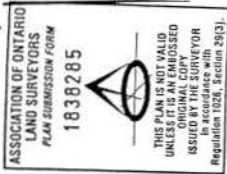


SUBJECT LANDS KNOWN AS  
42 LEEPER STREET  
FILE: 60.35.993

# SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY OF  
PART OF LOT 1878  
CORPORATION PLAN No.2  
CITY OF ST. CATHARINES  
REGIONAL MUNICIPALITY OF NIAGARA

PART 1



## SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEY REGULATIONS AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 29TH DAY OF JUNE, 2012.  
DATE: JUNE 29, 2012  
WILLIAM A. MASCOE  
ONTARIO LAND SURVEYOR

## LEGEND

- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- 1359 DENOTES W. A. MASCOE, O.L.S.
- KTH DENOTES KERRY T. HOWE SURVEYING LTD. 1986 SURVEY.
- N DENOTES MEASURED
- AS IN REG06347 DENOTES PIN 46177-0087, AS IN REG06347
- CC DENOTES PIN 46177-0086, AS IN REG06347
- WIT DENOTES WITNESS

**CAUTION**  
THIS PLAN IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL.

**METRIC NOTE**  
DIMENSIONS SHOWN ON THIS PLAN ARE METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**NOTE**  
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF WILLIAM A. MASCOE SURVEYING LTD.

PART 2 OF THE SURVEYOR'S REAL PROPERTY REPORT IS CONTAINED IN A LETTER DATED JUNE 29, 2012 AND MUST BE READ IN CONJUNCTION WITH THIS PLAN. THIS REPORT WAS PREPARED FOR PAT LEGAULT AND UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR THE FUTURE USE BY OTHER PARTIES.

**WILLIAM A. MASCOE  
SURVEYING LTD.**  
49 EASTCHESTER, AV.  
ST. CATHARINES, ONTARIO

Agenda Item 5b) ...

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**By-laws to be considered November 12, 2012**

- (a) A By-law to authorize an Agreement with Rockwell Development Corporation and W.J.S. Environmental Limited. (Three readings – with respect to public access to Gary Road. Delegation By-law No. 2004-277, as amended.)
- (b) A By-law to amend By-law No. 64-270 entitled “A By-law to establish Zoning Area No. 4 and to regulate the use of land and the character, location and use of buildings and structures therein.” (Three readings – with respect to permitting commercial parking lot expansion at 98 Martindale Road. Council, August 27, 2012, Item No. 350.)
- (c) A By-law to provide for the collection of taxes for all property classes and to authorize an interim tax levy for the Year 2013. (Three readings – with respect to 2013 property tax due dates and interim billings. General Committee, October 29, 2012, Item No. 3.)
- (d) A By-law to amend By-law No. 89-2000 entitled "A By-law regulating traffic and parking on City Roads". (Three readings – with respect to All-way Stop Controls at Marsdale Drive and Lockhart Drive and Northcliff Road and Lockhart Drive. General Committee, October 29, 2012, Item No. 4.2)
- (e) A By-law to amend By-law No. 89-2000 entitled "A By-law regulating traffic and parking on City Roads". (Three readings – with respect to All-way Stop Control at York Street and Louisa Street. TO BE CONSIDERED BY GENERAL COMMITTEE, NOVEMBER 12, 2012.)
- (f) A By-law to amend By-law No. 2012-253 entitled “A By-law to authorize a Development Agreement with Glenbrook Homes Ltd. and Lynn Valley Properties Limited”. (Three readings – with respect to construction of a sidewalk around the perimeter of 168 Martindale Road, Phase 5 Village on the Twelve. TO BE CONSIDERED BY GENERAL COMMITTEE, NOVEMBER 12, 2012.)
- (g) 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 12th day of November, 2012. (Three readings – with respect to ratification and adoption of City Council Minutes of October 29, 2012, and General Committee Minutes of October 29, 2012.)



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**Agenda Item 15a) ...**

Culture Committee Minutes  
Oct 2, 2012  
Committee Room #1 City Hall 3<sup>rd</sup> Floor

**Present:** Mark Elliott, Angie Harris, Rick Rachon, Peter Vietgen, Andrea Wilson, Laurie Sadowski, Kathy Summers

**Regrets:** Tracy Cotton, Sue Morrison, Wynne Nicholson, Jen Wallace, Melenie Neamtz, Brian Narhi, Kathy Powell, Debbie Slade, Steve Solski, Lilita Stripnieks

**Staff:** Jason Cadieux, Rebecca Cann

## 1. Welcome and Introductions

R. Cann welcomed the committee noting that until a new vice-chair was selected she would be chairing the meeting in T. Cotton's absence. R. Cann noted that until A. Wilson arrived the committee did not have quorum.

## 2. Approval of Agenda

Motion to approve the Agenda

Made by: P. Vietgen

Seconded: M. Elliott

\*All motions reviewed and carried upon A. Wilson's arrival and establishment of quorum.

## 3. Review of Minutes from Sept 4, 2012

Motion to approve minutes of Sept 4, 2012 as amended

Made by: M. Elliott

Seconded: P. Vietgen

\*All motions reviewed and carried upon A. Wilson's arrival and establishment of quorum.

## 4. Business Arising

None

## 5. Correspondence

R. Cann reviewed the letter from Ministry of Citizen & Immigration announcing the call for nominations for the **June Callwood Outstanding Achievement Award for Volunteerism in Ontario**. After some discussion the committee agreed to think on it and revisit the issue of nominations at the November meeting.





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## **6. Nomination and appointment of a new Vice Chair for Culture Committee**

R. Cann asked for nominations and/or volunteers for the position of Vice Chair of the Committee. K. Summers volunteered to accept the position.

Motion to approve K. Summers as Vice-chair of the Culture Committee

Made by P. Vietgen

Seconded: R. Rochon

\*All motions reviewed and carried upon A. Wilson's arrival and establishment of quorum.

## **7. Subcommittee Reports**

Arts Awards Committee – L. Sadowski reported that the committee met on Sept 22<sup>nd</sup> to review and update the Arts Awards work-plan and critical plan for upcoming event. Subcommittee is currently putting together a draft of the nomination forms and sponsorship packages to raise necessary funds for the event. J. Cadieux noted that committee is still awaiting guidance from R. Cann before soliciting financial support from the community. L. Sadowski noted that the viewing room at the St. Catharines Museum at Lock Three has been booked for June 8<sup>th</sup> 2013 for the awards. It was noted that A. Wilson has obtained a sketch of the purposed Arts Award concept from Barrie Casement and will be presenting it to the committee upon her arrival.

\*A. Wilson arrived at approximately 5:25pm. All motions were reviewed and carried with the establishment of quorum.

SCCIP Committee – R. Rochon reported that the committee received 25 applications to the 2012 St. Catharines Cultural Investment Program. R. Rochon was pleased to note that the Culture Builds Community Program received a total of 7 applications – a significantly higher number than previously received to the Artist in the Community Program. The committee is in receipt of their various SCCIP Applications for review and will be meeting on October 16<sup>th</sup> and 17<sup>th</sup> to review the all applications and make funding recommendations. R. Rochon suggested the committee consider moving the November Culture Committee Meeting earlier time so as to provide staff with the necessary time to prepare a report for Council.

Action: J. Cadieux to send out a doodle poll to establish an earlier time for next Culture Committee meeting.



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Culture Committee Minutes  
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The financial break-down is as follows:

Total SCCIP Budget for 2012: \$150,000.00

Total SCCIP Budget including returned funds: \$155,768.60

**Total SCCIP funds available** for distribution LESS pre-approved funds for sustaining applicants: **\$110,268.60**

| <b>Program</b>                   | <b># of Applicants</b> | <b>Requests for 2012</b> | <b>Requests for 2013</b> | <b>Requests for 2014</b> |
|----------------------------------|------------------------|--------------------------|--------------------------|--------------------------|
| Sustaining Program               | 5                      | \$92,000                 | \$25,000                 | \$25,000                 |
| Cultural Development Program     | 13                     | \$55,335                 |                          |                          |
| Culture Builds Community Program | 7                      | \$32,165                 |                          |                          |
| <b>Total</b>                     | <b>25</b>              | <b>\$179,500</b>         | <b>\$25,000</b>          | <b>\$25,000</b>          |

CP 2020 Cross-Sectoral Steering Committee – R. Cann provided an update on the Culture Planning process in J. Wallace’s absence. Orit Sarfaty is no longer with Lord Cultural Services and from here on out staff will be working with Dov Goldstein and Brad King. After two initial meetings and multiple correspondences with the new consultants (which included a much improved draft of the Internal Analysis Report) R. Cann is confident in their ability to navigate the final phase of planning process and deliver a strong culture plan.

Rebecca led the committee through a short review of the executive summary of the Internal Draft Analysis Report and all agreed that this document provided some excellent direction for the new plan. R. Cann highlighted the section on Committee’s reviewed, bringing the committee’s attention to the suggestion of streamlining the Culture Committee’s compliment of staff in favour of annual interdepartmental meetings to review activities related to culture. The concept of an annual cultural report card is also recommended and, if adopted would ultimately become the responsibility of the Culture Committee. Committee members are



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**Agenda Item 15a) ...**

Culture Committee Minutes  
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welcome to review the Draft Internal Analysis in its entirety – those interested can request a copy from J. Cadieux.

Staff are in the process of confirming a date for the Culture Plan Charrette with the Consultants. This is an opportunity for the Culture Committee to meet with members of the CP Cross-sectoral committee and invited members of the cultural community to review and discuss strategic direction and actionable priorities for the new plan.

## **8. Reports:**

Report from Cultural Services Office – R. Cann was excited to report that cNiagara.ca – an online events calendar and cultural portal for the entire region is set to launch at the Marketing the Arts of Niagara Summit on October 16<sup>th</sup> with a wider promotional campaign launching on October 25<sup>th</sup>. Promo activities will include the region wide distribution of ultra-cool swag and ads on virtually every type of local media. This website project is the final piece of the Culture In Niagara project - a capacity building initiative partnership between the City, Carousel Players and the Centre for the Arts at Brock University. Other updates included:

- Kernel Memory, a new piece of public art by Laura Moore has been installed on the front lawn of City Hall.
- Club LaSalle's War of 1812 Public Art Project grant application to the Department of Canadian Heritage was unsuccessful. Staff will meet with representatives from Club LaSalle to determine next steps for this project.
- J. Tupling and J. Cadieux are putting the finishing touches on the fourth issue of Culture Ink, expected to arrive in your in-box this week!
- St. Catharines cenotaph is currently being dismantled and early examinations of the core of reveal that it is in good condition. Staff is investigating the feasibility of completing restorations by this coming Remembrance Day. Staff is in receipt of 2/3 of the quotes for restoring Port Dalhousie.
- Niagara Nights of Art: Art City event took place on Sept 15<sup>th</sup> along the east end of St. Paul Street (From Carlisle to Court St.). Congratulations to the Downtown Association on the success of this event.

Public Art Advisory Committee – P. Vietgen noted that the Club LaSalle public art project has been time consuming for the committee as they've moved forward with other planning elements of this project to ensure readiness should the DCH funding come through. The committee has chosen the theme of "streetscapes" for the City's 2013 juried art exhibit. Steve Remus (director of Niagara Artists Centre) will be drafting a description and call for submissions. Emblematta, a public art joint project between the City and Niagara Artists Centre, will have its official opening during the upcoming the 2013 Harvest Festival at Centennial Gardens – Oct 13<sup>th</sup> an all-day event.



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User Group Committee – M. Elliott reported that the committee has yet to meet however a new committee made up of members of the oversight committee and design committee as well as co-chairs of the UGC has been meeting to review value engineering and space sharing solutions of the re-design. There is a process of give and take with the architects, however there have been some excellent solutions that have come out of the re-design process and M. Elliott is confident that in the end the City will have an attractive and functional design for Performing Arts Centre.

Heritage Committee – *B. Narhi: None*

Report from Museum – K. Powell: In K. Powell's absence J. Cadieux distributed posters for the Museum's first Fundraising event the Shipman's Shindig taking place Oct 13<sup>th</sup>. Tickets are \$39 and are available at the Museum front desk or by calling (905) 984-8880.

## 9. Other Business

A. Wilson shared the to-scale drawing of Barrie Casement's design for the 2013 Arts Award. Some discussion of cost and various aesthetic aspects of the award followed. R. Cann cautioned that since the committee did not seek input from the local arts community there may be some criticism with regard to single source procurement. R. Cann explained the City's policy to obtain at least three quotes with any project costing over \$500. R. Cann asked the committee about their vision for future arts awards – is Mr. Casement's design for year one only or is it intended for future use? If the latter, what's the specific time commitment to this award concept and what is the nature of Mr. Casement's commitment in terms of carving the awards? A. Wilson confirmed that the design concept was intended by the subcommittee as the permanent design for future awards however Mr. Casement has only committed to carving the 2013 set of awards. The committee asked for clarification on each of the 6 award concept art.

**Action:** Jason to circulate detailed description of the concept art for all 6 awards.

A Wilson asked if it would be better to put out a call for artists to design the award. Is there enough time to turn this process around? P. Vietgen suggested the current design be approved in the short term with a call for artists circulated (perhaps through PAAC) for a future design. Some discussion followed as to the difference between the concept and the manufacturing of the actual award. R. Cann thanked A. Wilson for her hard work on the award so far. It was agreed that A. Wilson would ask for a time estimate for completion of all six awards.



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R Cann reminded A. Wilson that Mr. Casement should hold off on beginning any work on awards until official approval from Management has been obtained.

**Action:** R Cann to follow up with Management on next steps for the 2013 Arts Awards Program.

## 10. Round Table

P. Veitgen - Dennis Tourbin: The Language of Visual Poetry is a city-wide celebration of the St. Catharines-born artist's life and work. Click here for more details

<http://nac.org/programs/show-room-gallery/show-room-schedule.html>

A Harris – Primavera concerts is presenting Fall Fundraiser “Wine and all that Jazz”

Friday, October 19, 2012 6.30 pm -9.30 pm for more information visit

<http://primaveraconcerts.ca/index.php?page=2011-season> Chorus Niagara presents an

Enchanted Evening of Rodgers and Hammerstein Sunday, November 4, 2012 @ 2:30 pm Centennial Secondary School, Dr. J.M. Ennis Auditorium in Welland. Visit

[http://www.chorusniagara.ca/page/best\\_of\\_broadway](http://www.chorusniagara.ca/page/best_of_broadway) for further details.

Motion to Adjourn

Made by: P. Vietgen

Seconded: A. Wilson

Carried

*Meeting terminated at 6:11pm*



## St. Catharines Museum Advisory Committee

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FOR: 2012 / 5<sup>th</sup> Meeting

HELD: Tuesday, September 25, 2012

PRESENT: Alan R. McEwen, Chair; Irene Romagnoli; Vaughn Stewart; Edwin Wand;  
Brenda Zadoroznij

REGRETS: Matt Harris, Councillor; Lesley Seaborne

CIRCULATED TO: Dan Carnegie, Director Corporate Support Services

IN ATTENDANCE: Kathleen Powell, Supervisor Museum Operations/Curator;  
Eugene Todd, Interim Manager Programs & Cultural Services  
Karen Cockerham, Secretary

### MINUTES

#### 1. **Call to Order**

The meeting was called to order at 6:35 pm by the Chair

#### 2. **Confirmation of Minutes**

**MOTION:** ROMAGNOLI/STEWART

THAT the Minutes of the meeting held May 22, 2012 be approved.

Carried.

#### 3. **Reports**

##### a. **Chair's Report** – A. McEwen

The Chair informed the Committee that he will be relocating out-of-province, but a date has not been set.

##### b. **Director's Report**

There was no report at this time.

##### c. **Museum Report** – K. Powell

## ***Agenda Item 15a) ...***

Handouts: May-August Stat Report; Potential Acquisition Report

d. **Council Report**

There was no report at this time.

4. **Ongoing Discussion Items**

a. **Public Transit**

Deferred to the next meeting.

b. **Outdoor Signage**

Deferred to the next meeting

5. **Special Funds Report**

The Special Funds Report was received as presented.

6. **Sub-Committee Reports**

a. **Collections Advisory Sub-Committee**

Sub-Committee Meeting resulted in:

- 8 items approved for accession
- 288 items approved for de-accession
- Progress on a pamphlet describing criteria for acquisition

Discussion re potential acquisition: 1905 Oldsmobile Touring Runabout

- 1<sup>st</sup> car manufactured in St. Catharines
- Owner is offering to sell vehicle to the Museum
- Research re value, authenticity, provenance is on-going
- Challenges would include: cost to acquire; determination of whether to store or display; potential costs for storage and maintenance

b. **Programs Advisory Sub-Committee**

Sub-Committee resulted in:

- Review of future exhibition plans
- Discussion re increasing scope of 2014 Law and Order exhibit through borrowing of local and related items

c. **Public Relations/Fundraising Advisory Sub-Committee**

Upcoming Event: Shipman's Shindig

- Tickets are available for sale
- MAC members are requested to distribute posters

Potential 2013 Event: Car Rally

- Scavenger Hunt with history theme
- Suggested: participants could be on bicycles rather than in cars

d. **Dragon Boat Festival Ad Hoc Committee**

Report was received as presented.

***Agenda Item 15a) ...*****7. Other Business**

- a. **Mayor's Advisory Committee for Black History**  
MAC representatives gave a verbal update.

**8. Next Meeting**

The next meeting has been scheduled for Tuesday, Oct. 23, 6:30 pm, at the Museum.

**9. Adjournment**

The meeting was adjourned at 7:35 pm

Certified Correct (Secretary): \_\_\_\_\_

Confirmed by (Chair): \_\_\_\_\_



**Public Art Advisory Committee  
Meeting Minutes**

Wednesday September 16, 2012

4:00pm – 5:30pm

Anteroom – 3rd Floor – City Hall

**Present:** Councillor Mark Elliott, Lesley Bell (Co-Chair), Peter Vietgen, Michael Zuberec

**Regrets:** Marcie Bronson, Sandra Merk

**Absent:** Stephen Remus (Co-Chair)

**Staff:** Rebecca Cann, Scott Ritchie, Eugene Todd, Jennifer Tupling

**1. Welcome and Introductions**

L. Bell welcomed Eugene Todd, Interim Manager of Programs and Cultural Services, leading everyone in a roundtable introduction.

**2. Approval of Agenda**

**Motion:** To approve the agenda for Wednesday September 16, 2012.

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

**3. Approval of Minutes**

**Motion:** To approve the meeting minutes from Thursday August 16, 2012.

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

**4. Business Arising from the Minutes**

Nothing at this time.

**5. Correspondence**

R. Cann shared a letter from The Works International Visual Arts Society offering a commemorative sculpture of Lester B. Person. The group discussed whether the work responds to the scope of the Civic Art Collection, and the national relevance rather than specifically local relevance to St. Catharines. They also considered possible St. Catharines locations of relevance to the subject matter. Finally they considered the feasibility of such an acquisition (\$14,915 - \$125,000) within the Public Art budget.

**Motion:** That a response is sent to The Works International Visual Arts Society thanking them for the opportunity, however, there are no funds available for such an acquisition and the work does not meet the scope of the St. Catharines Civic Art Collection within the Public Art Policy.

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

**6. Community Public Art Initiatives**

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

R. Cann reported that the Pre-Qualification submissions have been received with 15 out of 40+ plan-takers responding. The selection committee is currently scoring the submissions and will be finalizing their marks at the next meeting. R. Cann and E. Todd met with representatives from Club LaSalle to discuss a final agreement for the project. Club LaSalle should receive a funding decision from the Department of Canadian Heritage before the end of the month. R. Cann reported that the selection committee has not made a final decision regarding the site of the work and have been considering alternate locations to those that were originally selected. R. Cann expressed that there will be more to share with the Public Art Advisory Committee at their next meeting.

**7. Public Art Initiatives**

**a. City Hall Exhibits**

**i. Exhibit outside Mayor's office**

The exhibit installation has been postponed until December because of the recent challenges faced by the Arts Centre project and scheduled renovations at City Hall. R. Cann explained that there will be a monitor with a PowerPoint presentation displaying multiple images. Emma will be returning to complete the exhibit and the new display schedule will be closer in date to the completion of Brock University's 50<sup>th</sup> year.

**ii. 2013 Juried Exhibit – Finalize Theme**

J. Tupling shared the theme suggestions provided to date. The committee discussed the relationship of the street theme with the development timeline of the Transportation Master Plan process. The group decided that this theme would work best in 2014 and the idea of Walls would be best for 2013.

**Action:** J. Tupling will draft the call with help from S. Remus to release in October.

**b. City Hall Sculpture Program**

R. Cann reported that Laura Moore will be installing **Kernel Memory** on Monday October 1, 2012. Earlier in September **Circle of Friends** and its pad were removed. She also noted that staff is working to arrange artists talk at Rodman Hall with Laura and Naoko Matsubara.

**c. 1812 Public Art - Richard Pierpoint**

L. Bell discussed the notes on the Pierpoint homestead that she received from Allen Hughes which indicates the site was closer to the former Knifeworks site. Confirming the location is the next step in this project in order to discuss type of art project and needed budget.

**Action:** L. Bell will share Richard Pierpoint homestead information with the committee.

**d. Centennial Gardens (emblemata) Exhibit**

R. Cann announced that the exhibit is now installed at Centennial Gardens. The exhibit will be celebrated at the Harvest Festival occurring in the park on Saturday October 13, 2012 from 11:00am to 3:00pm – all are invited.

**e. Downtown Performing Arts Centre Public Art**

Nothing to discuss at this time. The committee will wait on the results of the building changes before moving forward.

**f. Spectator Facility Public Art**

The group discussed the various ways that this project could be accomplished and how it could relate to the surrounding area. The committee will discuss the project more in the New Year and review the designs as they are made available.

**8. Art Collection**

**a. Collection Updates**

**i. Cenotaphs**

R. Cann reported that the cap has been removed from the St. Catharines Cenotaph, which is now surrounded by scaffolding. She shared the mason's findings regarding the brick core of the structure. There will be more details outlined in a report to Council. R. Cann also reported that the RFQ for the work on the Port Dalhousie Cenotaph is currently out and she should have the responses in the next week. The goal is to have this work completed by next spring. R. Cann also explained that she will be reviewing the information regarding the lead lettering and creating recommendations based on the findings.

**ii. Other**

R. Cann reported that the Civic Art exhibit is now on display at City Hall and that the acquisition process is complete for the works selected from the 2012 Juried Exhibit. The committee was asked if they wanted to present the new works to City Council as in the past. L. Bell and P. Vietgen volunteered to make the presentation in December or January.

**Action:** Staff will share dates and set up the presentation at Council.

**b. Twinning Artwork – Photos from Visit – Deferred**

**9. Development of Public Art Procurement Process – Deferred**

**10. Review the Public Art Advisory Committee Terms of Reference**

**• Role of PAAC in work to date**

R. Cann asked the group what they felt was their most meaningful contribution to date, what would they like the committee to accomplish in the next 10 years and if there is anything that they feel they should not be

focusing on. There was discussion around whether the committee should be as focused on heritage-specific issues. They group discussed how the division between heritage and public art is currently not clear, referring to the Lakeside Park Carousel, the cenotaphs, and plaques, primarily. The committee agreed to continue this discussion at the next meeting.

- **Review role of PAAC as described in Public Art Policy - Deferred**

### **11. Reports**

#### **a. Culture Committee – P. Vietgen**

P. Vietgen reported that sub-committee reports were the main focus of the last Culture Committee meeting. The Arts Awards will be held on June 7, 2013 at the St. Catharines Museum – Save the Date! The SCCIP committee is currently reviewing the 25 applications that were received for the 2012 programs. They will be presenting their funding recommendations at the November meeting.

#### **b. Joint Mural Task Force – S. Merk**

The group has not met since the last meeting.

#### **c. Cultural Services – R. Cann**

R. Cann reported that a first condition review of the Lakeside Park Carousel has been completed with Bonnie Cameron of the Friends of the Carousel. Animals in the greatest need of restoration were identified and more review will occur for the winter restoration. cNiagara.ca is moving along and looking great. There will be an industry launch on October 16 at the St. Catharines Museum – all are welcome. R. Cann explained that marketing of the site will increase in the weeks following the launch with a larger celebration in the New Year. She also announced that there has been a staffing change in relation to the Culture Plan consultants and they are now completing work on the internal analysis. R. Cann noted that the Culture Plan will be drafted this Fall and there will be meetings related to it that this committee can, and ideally should, participate in.

### **12. Other Business**

Nothing at this time.

**Motion:** To adjourn the meeting of Wednesday September 16, 2012.

**Moved:** P. Vietgen

Meeting Adjourned at approximately 5:31 pm

**Next Meeting:** Thursday October 18, 2012 – 4:00pm, Ante Room - City Hall