



**The Corporation of the City of St. Catharines
CITY COUNCIL AGENDA
Regular, Monday, April 10, 2017
Council Chambers, City Hall, 6:30 PM**

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

Page

- 1. Mayor's Report**
- 2. Adoption of the Agendas**
- 3. Adoption of the Minutes (Council and General Committee)**

3.1 Regular Meetings of Council, Minutes of [March 20, 2017](#), and [March 27, 2017](#)

3.2 General Committee, Minutes of [March 20, 2017](#), and [March 27, 2017](#)

- 4. Declarations of Interest**

- 5. Public Meetings Pursuant to Planning Act**

5.1 Applications for Zoning By-law Amendment and Draft Plan of Vacant Land Condominium, 168 and 170 Lakeshore Road; Owner: 2274846 Ontario Inc.; Agent: Upper Canada Consultants

- 6. Delegations**

6.1 Elizabeth Thiessen
Re: Supplemental Report - Proposed Amendment to Zoning By-law 2013-283, 115 Martindale Road, 117 Martindale Road, and 14 Grapeview Drive
([see General Committee Agenda, April 10, 2017, Item 3.2](#))

6.2 Chris Millar, Agent
Re: Supplemental Report - Proposed Amendment to Zoning By-law 2013-283, 115 Martindale Road, 117 Martindale Road, and 14 Grapeview Drive
([see General Committee Agenda, April 10, 2017, Item 3.2](#))

6.3 Tom Richardson, Sullivan Mahoney LLP
Re: 101 South Drive Property Task Force Report and Recommendations
([see General Committee Agenda, April 10, 2017, Item 3.4](#))

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- 6.4 Don Walker, President of Grantham Optimist Club
Re: Special Event Parking Request: Grantham Optimist Club
([see General Committee Agenda, April 10, 2017, Item 4.2](#))
- 6.5 **Public Meetings (Pursuant to Notice By-law)**
Prohibition of Nuisance Parties
([see General Committee Agenda, April 10, 2017, Item 3.5](#))

7. Presentations

8. Call for Notices of Motion

9. Motions

- 9.1 Niagara Region's Transit Service Delivery and Governance Strategy
(see [Background Information from Niagara Region, General Committee Agenda, April 10, 2017, Item 4.3, Sub-item 1](#))

Whereas St. Catharines City Council unanimously endorsed the principle of a consolidated transit system at a special Council meeting on February 22, 2017, and directed staff to work with the cities of Niagara Falls, Welland and the Regional Municipality of Niagara to develop a Memorandum of Understanding (MOU) including a governance framework, communication and implementation plan and specify how key issues are to be addressed by all parties along with next steps and timelines by the end of 2017; and

Whereas Niagara Falls City Council and Welland City Council each unanimously endorsed the principle of a consolidated transit system in February 2017, and together requested the Regional Municipality of Niagara to initiate the legislated "triple majority" process to become formally and directly involved in the provision of public transit as recommended by the Inter-municipal transit working group; and

Whereas, on March 23, 2017, Niagara Regional Council voted to endorse in principle the creation of a consolidated public transit system in partnership with the City of Niagara Falls, the St. Catharines Transit Commission, the City of Welland, and the Region of Niagara in order to develop a regionally integrated transit system; and

Whereas Niagara Regional Council adopted a bill to provide Niagara Council with the non-exclusive authority to establish, operate and maintain an inter-municipal passenger transportation system for the Region, and such Bill, if adopted, to come into force and effect on June 1, 2017, provided that:

- a) a majority of the councils of the local area municipalities pass resolutions consenting to the by-law; and

- b) the total number of electors in the local municipalities that have passed resolutions in support of the Bill form a majority of all electors in the Region of Niagara as established in the revised list of electors for the municipal election held in the year 2014; and

That St. Catharines City Council consents to the passage of By-law No. 2017-021 of the Regional Municipality of Niagara, being a by-law to provide Niagara Region with the non-exclusive authority to establish, operate and maintain an inter-municipal passenger transportation system for the Niagara Region. FORTHWITH

10. Resolve into General Committee

11. Motion Arising from In-Camera Session

12. Motion to Ratify Forthwith Recommendations

13. By-laws

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13.1 Reading of By-laws

14. Agencies, Boards, Committee Reports

14.1 Minutes to Receive:

- [Canada 150 Anniversary Task Force, February 2, 2017](#)
- [Public Art Advisory Committee, February 21, 2017](#)
- [Arts and Culture Advisory Committee, February 7, 2017](#), and [March 7, 2017](#)

14.2 Appointment to St. Catharines Downtown Association Board of Management

That Council approve the appointment of Sarah Jarvis to the St. Catharines Downtown Association Board of Management for the remainder of the present Board's term. FORTHWITH

15. Adjournment



CITY OF
ST. CATHARINES

Corporate Report

Report from Planning and Building Services, Planning Services

Date of Report: March 24, 2017

Date of Meeting: April 10, 2017

Report Number: PBS-079-2017

File: 60.35.1022, 60.46.425

Subject: Applications for Zoning By-law Amendment and Draft Plan of Vacant Land Condominium, 168 & 170 Lakeshore Road; Owner: 2274846 Ontario Inc.; Agent: Upper Canada Consultants

Recommendation

Zoning By-law Amendment

That Council approve an amendment to Zoning By-law 2013-283 for the lands described as Part Lot 16 Concession 1 Grantham Parts 1, 2, 3 & 4 30R 14754, municipally known as 168 & 170 Lakeshore Road, as follows:

- a) That Section 15.1, Schedule A (A2), Zoning Maps, be amended by changing the zoning for a portion of the subject lands from Conservation/Natural Area (G1) to Low Density Residential – Suburban Neighbourhood (R1), as outlined in Appendix 2 of this report; and

That the Mayor and City Clerk be authorized to execute the necessary By-law to give effect to Council's decision; 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 approval; and

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

Draft Plan of Condominium

That Council defer the recommendation for Draft Plan of Vacant Land Condominium to a meeting of Council on April 24, 2017, at least 14 days after the Public Meeting of April 10, 2017, pursuant to Section 51(20) of the Planning Act. FORTHWITH

Recommendation for Draft Plan of Condominium for Consideration April 24, 2017

That Council approve a Draft Plan of Vacant Land Condominium for the lands described as Part Lot 16 Concession 1 Grantham Parts 1, 2, 3 & 4 30R 14754, municipally known as 168 & 170 Lakeshore Road, prepared by Upper Canada Consultants, dated October 31, 2016, showing 14 units (3 townhouses blocks consisting of 10 units and 2 semi-detached dwellings consisting of 4 units) on a common element area (private road, visitor parking, landscaping and servicing), as outlined in Appendix 3, subject to the conditions outlined in Appendix 4; and

That Draft Plan of Vacant Land Condominium approval shall lapse after 3 years from the date of Council approval, unless a request for extension has been submitted, reviewed and approved prior to the lapsing date; 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 approval; and

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

Summary

Approval of the subject applications would facilitate a residential development consisting of 10 townhouse dwellings and 2 semi-detached dwellings (4 units) fronting on a new private road. The subject property, which is 0.82 ha (2.03 ac) in size, is located on the south side of Lakeshore Road, between Geneva Street and Clifford Street (see Location Map attached as Appendix 1). The proposed development has a net density of 20.50 units/ha. The gross density (including the lands to be dedicated to the City and Region) is 17.04 units/ha. The City's current Interim Control By-law does not apply to the subject development since the applicant had completed a formal pre-consultation with the City within one year prior to the By-law coming into effect.

Staff are recommending approval of the proposed Zoning By-law Amendment (illustrated in Appendix 2) as well as the Draft Plan of Vacant Land Condominium (Appendix 3), subject to conditions (Appendix 4). The proposed Site Plan, Landscape Plan and Elevations are attached as Appendix 5 for Council information.

Report Proposed Development

A portion of the property is impacted by a steep slope as well as a regulatory floodplain area associated with the Spring Garden Creek, which traverses the lands near the westerly property boundary. The Zoning By-law amendment is requested to adjust the boundary between the Low Density Residential – Suburban Neighbourhood (R1) Zone and the Conservation/Natural Area (G1) Zone to reflect these physical conditions of the

property. The floodplain area continues to be located wholly within the G1 Zone. All G1 lands will be dedicated to the City as a condition of Site Plan approval.

The Draft Plan of Vacant Land Condominium application proposes to create 14 residential units, as well as a common element area for a private road, visitor parking, landscaping and servicing.

The City has also received an application for Site Plan Agreement which has been circulated concurrently with the Zoning By-law Amendment and Draft Plan of Condominium applications. The Site Plan Agreement is for the construction of 3 blocks of bungalow townhouse dwellings (10 units) and 2 semi-detached dwellings (4 units). The four townhouse dwellings which back onto the Creek lands have walkout basements. This private road development will have a net density of 20.50 units/ha. Staff have been working closely with the Developer to incorporate comments received from the public with regard to the Site Plan application.

Location and Site Description

The subject lands are located in the City's North Planning District, on the south side of Lakeshore Road, between Geneva Street and Clifford Street. The total site area is approximately 0.82 ha (2.03 ac). The site slopes down towards Spring Garden Creek, which traverses a portion of the site near the westerly property line.

The neighbourhood consists of low density residential uses (detached, semi-detached and townhouse dwellings). A Location Map and Aerial Photograph are attached as Appendices 1 and 6, respectively.

Surrounding land uses include:

North:	Low Density Residential (detached, semi-detached and townhouse dwellings)
South:	Low Density Residential (detached dwellings)
East:	Low Density Residential (detached dwellings)
West:	Conservation lands (Spring Garden Creek) Low Density Residential (detached dwellings)

Circulation of Application

The applications were circulated to all relevant departments and agencies in accordance with the Planning Act. Overall, there were no objections received. Recommended conditions of Draft Plan of Vacant Land Condominium address City requirements. The majority of site development comments are dealt with through the review of the Site Plan Agreement application. Further detail regarding circulation comments is provided in the Planning Analysis section of this report, including comments received from the public regarding the proposed Site Plan.

Planning Analysis

Provincial and Regional Policy Context

The subject lands are within a settlement area under the 2014 Provincial Policy Statement (PPS) and within the Built-Up Area for St. Catharines as delineated by the Provincial Growth Plan for the Greater Golden Horseshoe (Growth Plan), 2006. The PPS and Growth Plan contain policies that direct growth and development to settlement areas, encourage the development of complete communities, support intensification, and require the provision of an appropriate range of housing types and densities to meet the social, health and well-being requirements of current and future residents. Land use patterns shall be based on densities and a mix of land uses that efficiently use land, resources, infrastructure, and public service facilities which are planned or available to settlement areas.

Similarly to the Growth Plan, the Regional Official Plan (ROP) directs development to take place in urban areas and supports intensification where appropriate servicing and infrastructure exists. The ROP establishes a residential intensification target of 95% for the St. Catharines Built-Up Area. The subject Zoning By-law Amendment and Draft Plan of Vacant Land applications are consistent with Provincial and Regional policy and plans.

Official Plan (Garden City Plan)

The City's Official Plan, The Garden City Plan (GCP) designates the lands as Neighbourhood Residential and Natural Area (see Appendix 7), providing for a range of housing opportunities, types, forms and densities. Schedule E2 of the GCP (see Appendix 8) provides additional direction for the North Planning District and designates the lands as Low Density Residential and Natural Area, with a Natural Area Extent Line.

The Low Density Residential designation permits a variety of residential uses, including detached, semi-detached, duplex, quadruplex, fourplex and townhouse dwellings generally at a density range between 20 and 32 units/ha. The proposed development has a gross density of 17.04 units/ha. The density policies of the Official Plan provide flexibility in calculating density, in that consideration may be given to excluding certain lands from the total area of the site (e.g., road widening, parkland dedication, natural areas). As such, the proposed development has a density of 20.50 units/ha with the natural area and road widening excluded from the calculation. Generally, the proposed development meets the density policies of the Official Plan.

The Natural Area designation is assigned to lands comprised of a natural feature or hazard that is environmentally significant, such as: rivers, streams, valleylands, wetlands, shoreline, woodlots, forests, floodplains, habitats and corridors. The Natural Area designation on the subject property contains the Spring Garden Creek, which traverses the site near the westerly property line, as well as the associated valley lands, floodplain area and fish habitat layer.

Section 13.2.1 4(iv) of the Official Plan does not require an amendment to the Plan in instances where minor boundary adjustments are made to the Natural Area line. This Section states:

...where more accurate mapping is available which may modify the location or extent of Natural Hazard Lands or Natural Heritage, Schedules F2, F3, F4 and the Natural Area Extent Line shown on the District Plans in Schedule E may be updated without amendment to this Plan.

This application provides more accurate mapping to reflect the exact grade of the 100-year floodplain. The subject Zoning By-law amendment proposes to adjust the Conservation/Natural Area (G1) Zone boundary to be along the floodplain line associated with the watercourse on site, reflecting more accurate mapping provided through the subject applications. The current Zone boundary between the Conservation/Natural Area (G1) Zone and the Low Density Residential (R1) Zone on the subject lands reflects the current Official Plan mapping.

The Niagara Peninsula Conservation Authority (NPCA) has reviewed the subject applications and is satisfied that the lands associated with the floodplain and watercourse will continue to be zoned appropriately (G1), and will be placed in public ownership. The proposal complies with the policies of the Official Plan in this respect.

Zoning By-law

Zoning By-law 2013-283 zones the majority of the lands as Low Density Residential (R1) Zone and the westerly portion of the lands as Conservation/Natural Area (G1) Zone (refer to Appendix 9). Uses permitted in the R1 Zone include detached, semi-detached, quadruplex and townhouse dwellings, as well as private road development. The G1 Zone does not permit development. The applicant has requested an amendment to the Zoning By-law to recognize site conditions between the developable area of the property and the natural area of the property. The amendment makes adjustment to the boundary between the R1 and G1 Zones. There are no other requested changes to the Zoning By-law and the proposed development is permitted.

Interim Control By-law

On December 5, 2016 Council passed an Interim Control By-law (ICB) to prohibit new development in the R1 Zone, while a review of residential infill and intensification policies, standards and process occurs. The subject applications were filed with the City on December 5, 2016, with additional materials submitted on December 21, 2016. The applications were considered to be complete on December 21, 2016.

Section 4. b) of the ICB states that the By-law does not apply to lands where:

Any planning application which is filed following the passage of this By-law that is deemed to be a complete application and in accordance with and filed within 1 year of a Pre-Consultation letter issued by the Planning and Building Services Department prior to the passage of this By-law.

The Pre-Consultation letter for this proposal was issued by the City on June 24, 2016. As such, the ICB does not apply to these lands for this development proposal.

Draft Plan of Condominium

The applicant has filed an application for Draft Plan of Vacant Land Condominium, for a total of 14 dwelling units (3 townhouse blocks consisting of 10 units and 2 semi-detached dwellings consisting of 4 units), plus common element areas, which include a private road, visitor parking, servicing, landscaped areas and access for maintenance. The condominium corporation will assume the responsibilities of the Site Plan Agreement to be registered on title of the lands.

Section 51(24) of the Planning Act directs the matters to be considered in recommending approval for a Draft Plan of Condominium:

- The development does not have a detrimental effect on matters of provincial interest, it is not premature and is in the public interest.
- The proposal complies with the Official Plan, and the lands are suitable for development as proposed.
- The proposed lots are of appropriate size and shape, and adequate for the development of detached dwellings in accordance with the Zoning By-law and proposed amendment.
- The proposed development is compatible with the surrounding residential neighbourhood.
- The existing utilities and services are adequate to support the development.
- The size, elevation, grading and adequacy of the proposed road has been reviewed by staff and is acceptable.

Staff are satisfied that the proposed vacant land condominium development fulfills these criteria, subject to the Conditions of Draft Plan Approval outlined as Appendix 4.

Site Plan Control

The proposed development of the site will be subject to the Developer entering into a Site Plan Agreement with the City, which will address matters such as access, parking, lighting, buffering, servicing, stormwater management, tree preservation, tree planting, building elevations, and securities to be posted to ensure that the development is completed as approved. The applicant has submitted an application for site plan approval. The drawings are currently undergoing their second round of detailed review.

Adjustments to the Site Plan drawings have been made based on City, agency and Staff comments, as well as feedback received from the public at the Open House and subsequent submissions. Detailed comments received from the public mainly deal with Site Plan matters and are addressed in the 'Public Open House' section of the report, below. Staff has received very valuable input from the public during the Site Plan process, which has resulted in adjustments being made to the plan with regard to grading, fencing, landscaping, tree preservation and stormwater management. Staff will continue to work together with the public to ensure this infill development is sensitively

integrated into the existing area. Hence, Site Plan Agreement approval is included as a condition of Condominium approval. The future condominium corporation will assume the responsibilities of the Site Plan Agreement.

Public Open House

Planning and Building Services hosted a public open house on Wednesday, February 8, 2017 at City Hall. The purpose of the meeting was to present the applicant's proposal and provide an opportunity for questions to be asked and comments to be received by City staff before formulating a recommendation. Input was also received regarding the Site Plan Agreement application. There were 17 members of the public in attendance. Written comments were received from three members of the public, whom were also in attendance at the Open House meeting. Comments received are summarized below, with corresponding Staff responses.

Vegetation Associated with Spring Garden Creek

Comment: Will trees be removed from the Spring Garden Creek lands? Will there be disturbances in this area?

Response: The lands associated with the Spring Garden Creek, within the G1 Zone, are regulated by the Conservation Authority and will be transferred to City ownership. The main work that will take place within the creek area relates to the construction of the stormwater pipe outfall, which will be completed in accordance with City-approved engineering plans and work permits issued by the Conservation Authority. Staff will review this with respect to the site plan control application and limit the disturbances in the creek lands.

Privacy

Comment: The trees associated with the Spring Garden Creek afford a level of privacy for dwellings on the opposite side of the creek. What will be done to maintain this privacy?

Response: The trees within the creek will not be impacted as a result of the development, subject to a detailed review of the limited area where the pipe outfall is located. The applicant is required to buffer the development from surrounding properties through the use of privacy fencing and landscaping. The proposed Landscape Plan (Appendix 5) is quite extensive and will offer privacy for adjacent lands. Ultimately, this is a site plan control matter.

Maintenance of Spring Garden Creek lands

Comment: Will maintenance of the creek lands change now that they are being owned by the City?

Response: The City intends to maintain creek lands in their natural state. The intent of the City taking over ownership of the lands is to preserve and protect the lands.

Existing Spruce Trees on Site

Comment: There are existing spruce trees on site that appear to be within the area proposed to be zoned from 'G1' to 'R1'. Can these be preserved?

Response: As a result of this comment, the Developer has identified that these trees will be relocated from the 'R1' lands into the 'G1' lands. The exact location of the re-planting will be subject to the review and approval by the City and Conservation Authority. The trees would be placed in a manner so as to not compromise existing vegetation. This work will be covered under the Site Plan Agreement.

Drainage, Flooding and Erosion

Comment: How can it be ensured that water runoff will not cause the Creek to overflow and will not cause further erosion of the bank?

Response: The applicant has submitted a stormwater management report for review and approval by the City and Conservation Authority. The stormwater management is designed to ensure that post-development flows do not exceed pre-development flows (i.e., the rate that water currently flows into the creek will not be increased as a result of this development). The stormwater pipes on-site will be sized appropriately to store water until it ultimately outlets into the creek. This will ensure that the development does not cause impacts with regard to drainage, flooding and erosion.

Road Cleaning and Parking during Construction

Comment: Can the City ensure that public roads are kept tidy and parking from construction workers does not overflow onto adjacent streets?

Response: The City will take this comment will be taken into account when preparing the Site Plan Agreement to be executed by the Developer. The City can collect securities for road cleaning to ensure that public roads are cleaned in a timely manner. The City and the Developer can also develop a parking plan in an attempt to manage the location of spillover parking during the construction process.

Existing Boundary Fencing and Trees

Comment: How will the perimeter of the site be treated with regard to fencing and landscaping? Will existing trees be preserved?

Response: The Developer is required to install privacy fencing along the perimeter of the entire development site, save and except for property lines adjacent to Lakeshore Road and adjacent to the Spring Garden Creek. The applicant

has submitted a Tree Preservation Plan to be adhered to during the development of the site. This Plan is available for members of the public to view. While there are trees which will be removed as a result of building construction and site grading/servicing, the applicant is proposing to install extensive landscaping in the front yard and rear yards of the proposed units. Additionally, there are a number of trees proposed to be saved and protected during construction. Most notably, the applicant has altered their servicing plan to preserve one mature maple tree at the northeast corner of the site. There are a number of boundary trees along the perimeter of the site which cannot be removed without the consent of each property owner. Tree Protection Zones will be established on-site to protect these trees, which involves demarcation by erosion and sediment control fencing. Fencing, tree preservation and new planting will be dealt with in the Site Plan Agreement.

Lakeshore Road Intersection

Comment: How will the new Lakeshore Road intersection be treated?

Response: The new private road on the south side of Lakeshore Road has been designed to align with Tanner Circle, on the north side of Lakeshore Road. The new private road will have a stop sign at the intersection of Lakeshore Road.

Parking

Comment: Concerned that parking from the development will overflow onto surrounding streets.

Response: The City's Zoning By-law requires a total of 18 parking spaces on-site for this 14 unit development. The proposal provides for 30 parking spaces, which includes at least 2 parking spaces for each unit as well 4 spaces dedicated for visitor parking. Some units have 3 parking spaces.

Building Setbacks and Perimeter Landscaping

Comment: Setbacks should be increased adjacent to 166 Lakeshore Road property Line to provide further separation and increased landscaped area.

Response: Staff have met on-site with the residents to understand their concerns. The proposed building setbacks comply with the Zoning By-law requirements for a private road development. The proposed Landscape Plan shows 9 trees (deciduous and coniferous) to be planted along the subject property line, in addition to the existing hedges on the property of 166 lakeshore Road. Staff will continue to work closely with the applicant and the residents of 166 Lakeshore Road to ensure that adequate landscaping and screening are provided along this property line. There is space for additional landscaping in the area in question.

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

There are no direct costs to the City by approving these applications. Any costs incurred by this development are the responsibility of the developer.

Relationship to Strategic Plan

Economic Sustainability

The approval of this Zoning By-law amendment will serve to support the goals for economic sustainability by:

- Facilitating private investment through development in the City (Goal 1).

Conclusion

In summary, staff is supportive of the proposed Zoning By-law Amendment and Draft Plan of Vacant Land Condominium applications, to facilitate the private road development consisting of 10 bungalow townhouse dwellings and 2 bungalow semi-detached dwellings (4 units). The proposal makes efficient use of the lands, will be compatible with the surrounding neighbourhood and protects the Spring Garden Creek lands to the west. The applications are consistent with provincial, regional and municipal planning policies.

Notification

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

Prepared by:

Aaron Butler, MCIP, RPP
Planner I

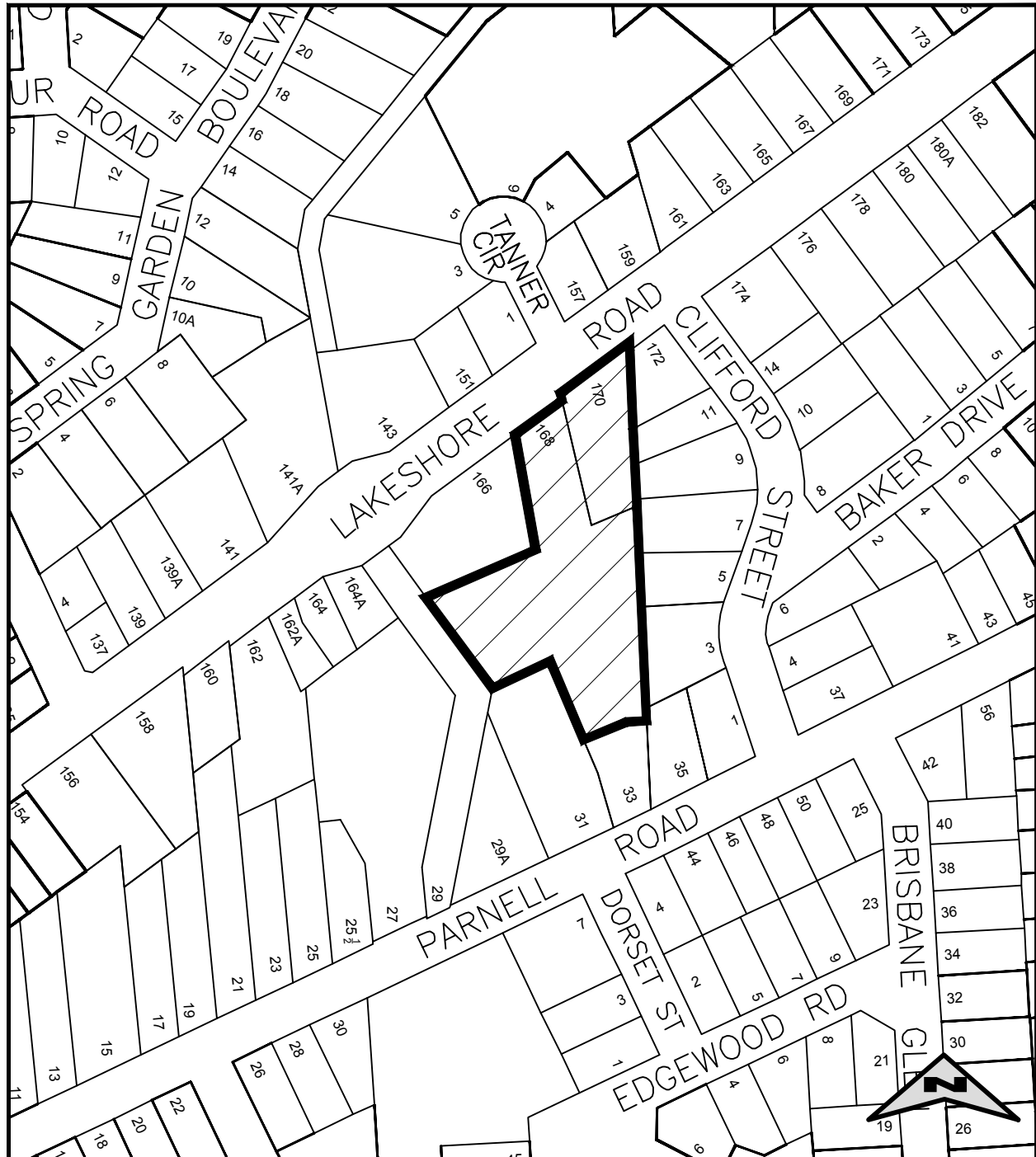
Submitted by:

Judy Pihach, MCIP, RPP
Manager of Planning Services

Approved by:

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

Location Map

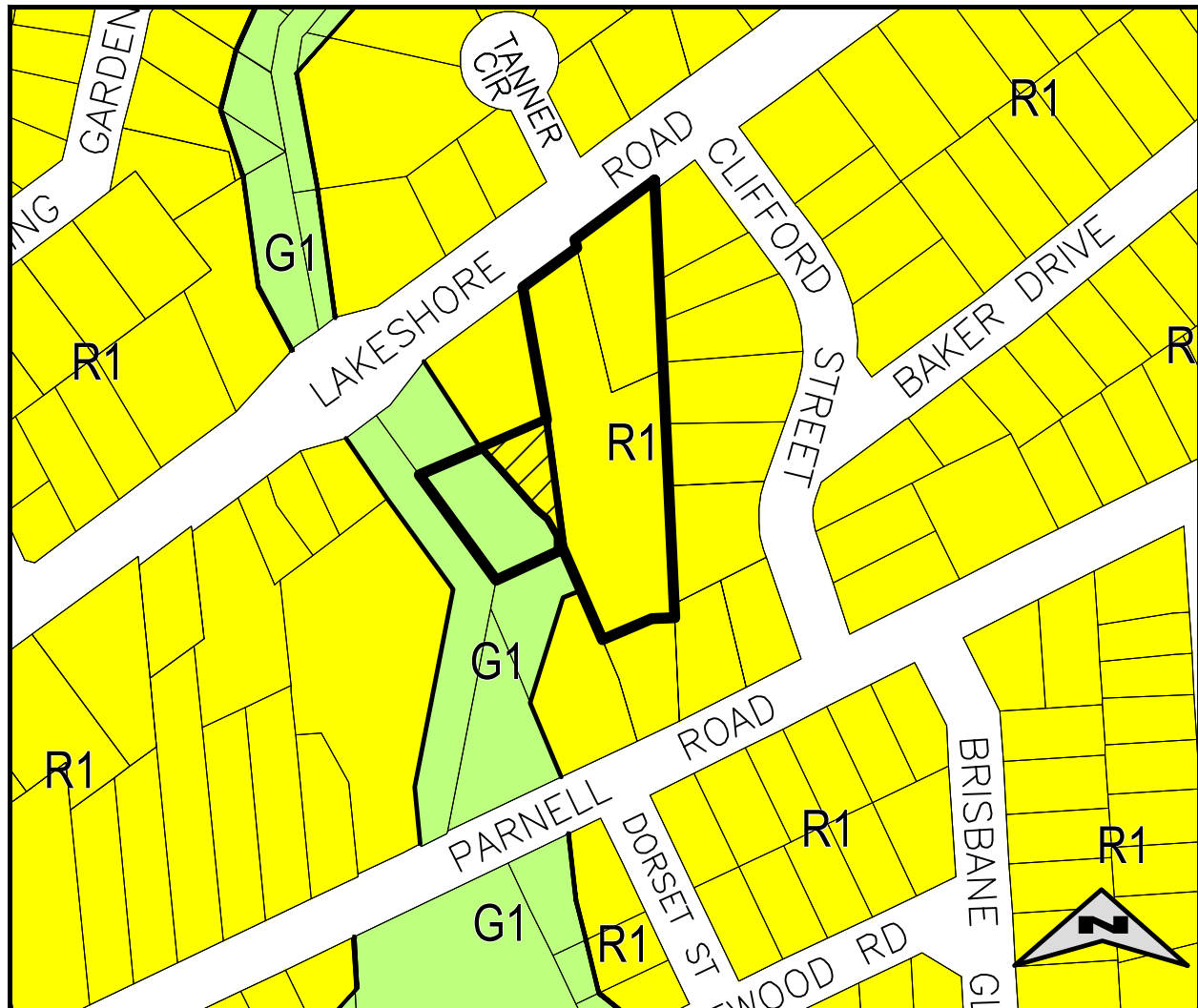




Subject Lands



168 & 170 Lakeshore Road

File: 60.35.1022 & 60.46.425

Proposed Amendment to Zoning By-Law 2013 - 283 (Schedule A - Zoning By-law 2013-283)



-  168 & 170 Lakeshore Road
-  Area to be rezoned from
Conservation / Natural Area (G1) to
Low Density Residential - Suburban Neighbourhood (R1)

Zones	
 R1	Low Density Residential - Suburban Neighbourhood
 G1	Conservation / Natural Area

Files: 60.35.1022 & 60.46.425



DRAWING TITLE	DRAFTING		M.C.
	DATE		OCTOBER 31, 2016
	SCALE		1:250
	DWG No.		REV.
	1408-DP		0

UNIT #	LOT AREA	EXCLUSIVE USE AREA—DRIVEWAYS
1	337.83m ²	9.16m ²
2	325.86m ²	12.11m ²
3	311.9tm ²	10.03m ²
4	251.96m ²	10.70m ²
5	277.32m ²	13.98m ²
6	286.99m ²	19.24m ²
7	279.43m ²	15.03m ²
8	294.79m ²	10.24m ²
9	268.35m ²	9.74m ²
10	295.56m ²	9.64m ²
11	292.58m ²	8.78m ²
12	300.28m ²	8.38m ²
13	302.42m ²	13.56m ²
14	354.27m ²	14.31m ²
TOTAL LOT AREA		4179.55m ²
TOTAL EXCLUSIVE USE (TOTAL DRIVEWAY AREA)		164.87m ²
TOTAL COMMON ELEMENT AREA		3867.94m ²
TOTAL AREA		8212.36m ²

**168 & 170 Lakeshore Road
Conditions of Draft Approval
File No. 60.46.425**

General Approval

1. That this approval applies to lands described as Part Lot 16 Concession 1 Grantham Parts 1, 2, 3 & 4 30R 14754, municipally known as 168 & 170 Lakeshore Road, prepared by Upper Canada Consultants, dated October 31, 2016, showing 14 units (3 townhouses blocks consisting of 10 units and 2 semi-detached dwellings consisting of 4 units) on a common element area (private road, visitor parking, landscaping and servicing).

Zoning

2. That prior to approval of the final plan, any necessary Zoning By-law Amendments be approved and finalized by the Council.

(City of St. Catharines)

Site Plan Agreement

3. That prior to final approval of the plan of condominium, the owner shall enter into a Site Plan Agreement with the City of St. Catharines, which shall be registered against the title of the lands. The Site Plan Agreement shall address certain matters including, but not limited to landscaping, fencing, parking, lighting, waste collection, noise mitigation, servicing and securities.

(City of St. Catharines)

Common Elements

4. That prior to final approval of the plan of condominium, the Owner shall deposit securities in the amount of 100% of the estimated cost for all works that are incomplete, and which comprise part of a common element. The deposit shall be secured under the Site Plan Agreement.

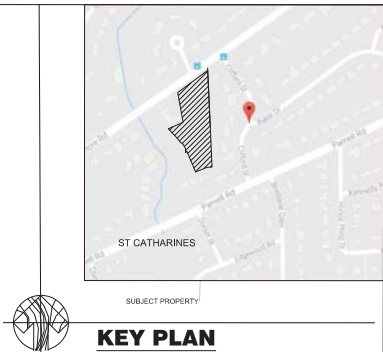
(City of St. Catharines)

Administration

5. That if final approval is not given 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 must be received by the City prior to the lapsing date. An updated review and revisions to the conditions of approval may be necessary at that time.

(City of St. Catharines)

AGENDA ITEM #5.1



LEGEND:

 TREES TO REMAIN

 SIGN

NOTE: THE DIMENSIONS, AREAS AND LOCATION SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN THE FINAL DESIGN, PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH. FURTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO THE CONTRARY, ALL SITE SERVICING, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS FILED IN THE CITY ENGINEER'S OFFICE AND APPROVED BY THE ENGINEER.

LANDSCAPE PLAN

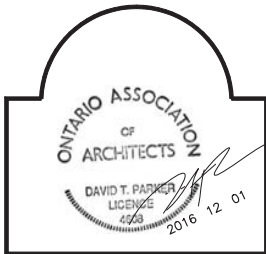
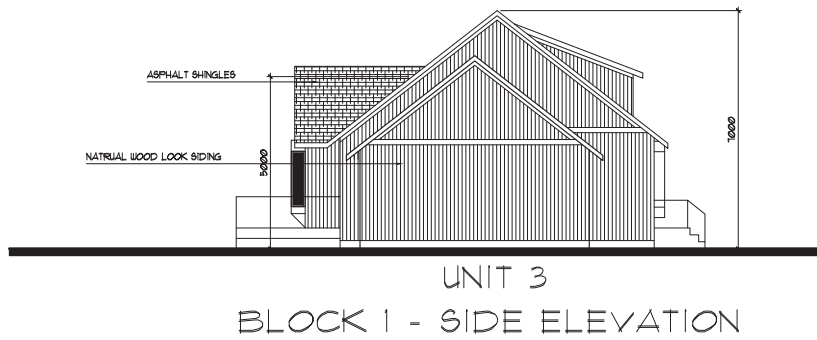
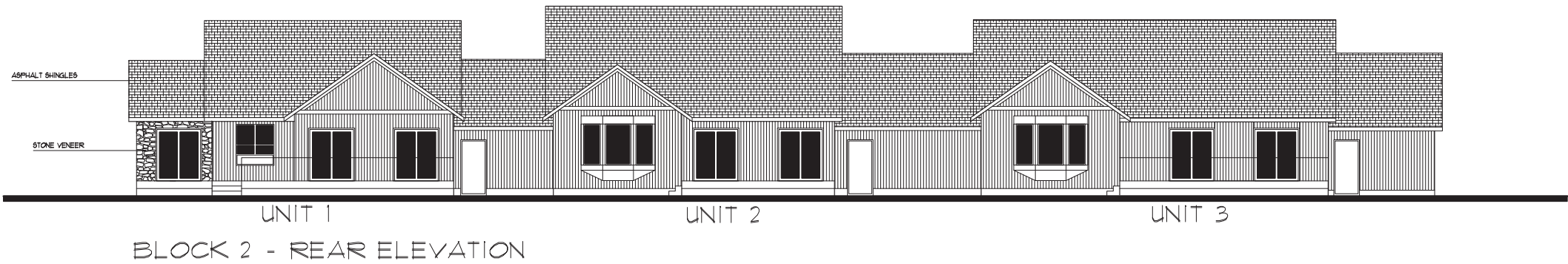
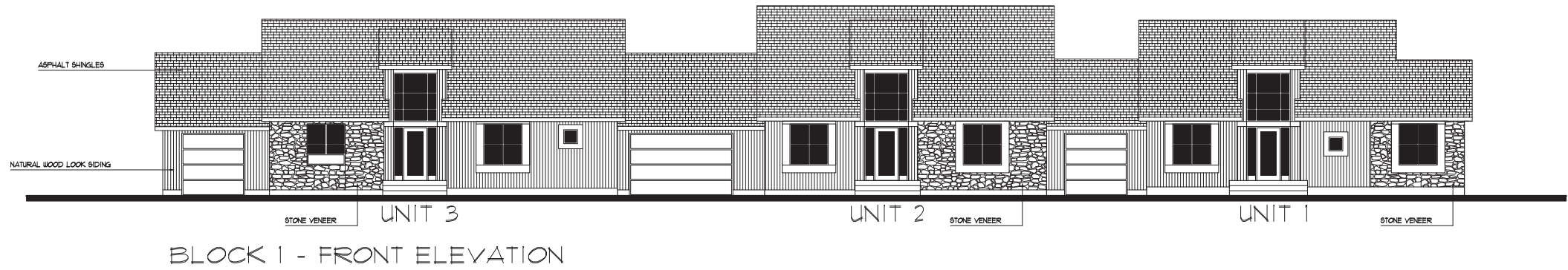
1 : 300



4655 Fifth Avenue . Niagara Falls . Ontario
phone . fax 905 . 357 . 1947

CONCEPT LANDSCAPE PLAN

DESIGN: D.M.	DRAFTING: D.M.	
DATE: 12.05.16	SCALE: 1:300	
DRAWING No: 120516-LP	SHEET No. L-1	REV. .2

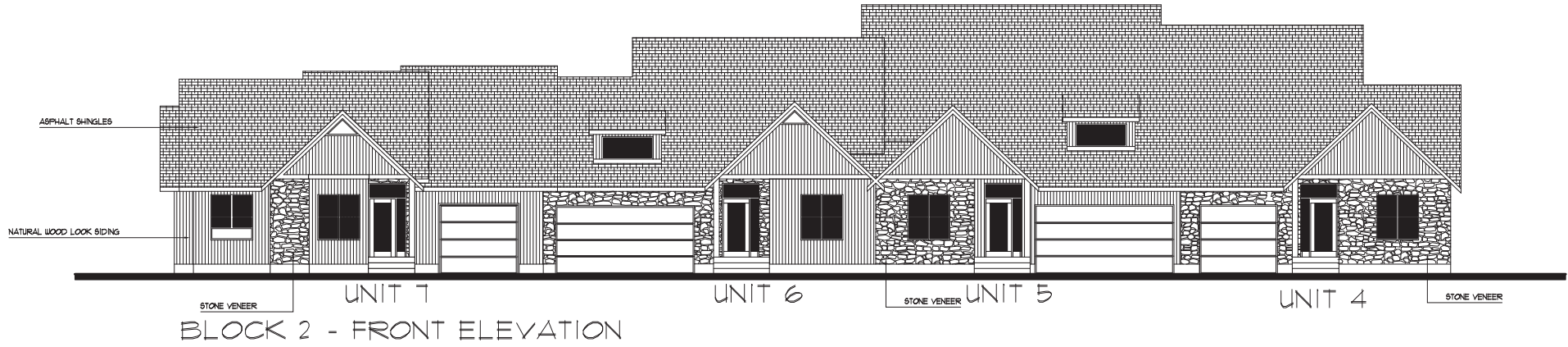


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ST. CATHARINES, ONTARIO

Parker Architects Inc.
156 St. Paul Street
St. Catharines, ON, L2R 3M2
tel: 905-687-6881
email: info@parkerarchitects.ca

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checked	DTP
scale	1 : 100
NL 16-107	date NOVEMBER 28, 2016

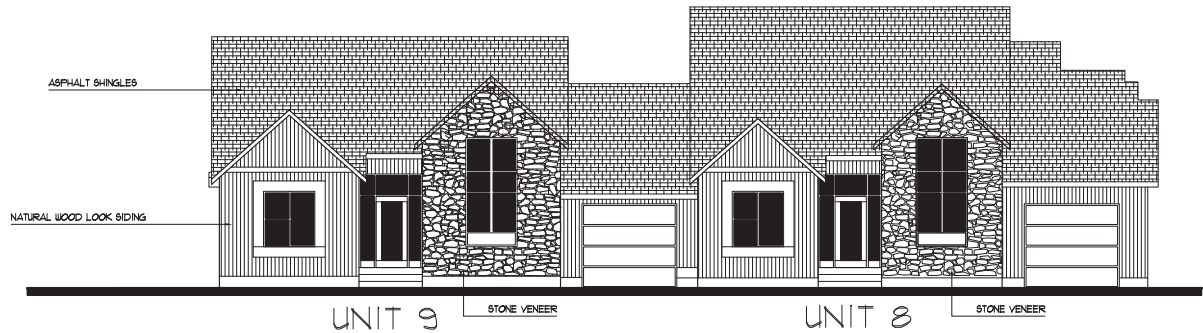


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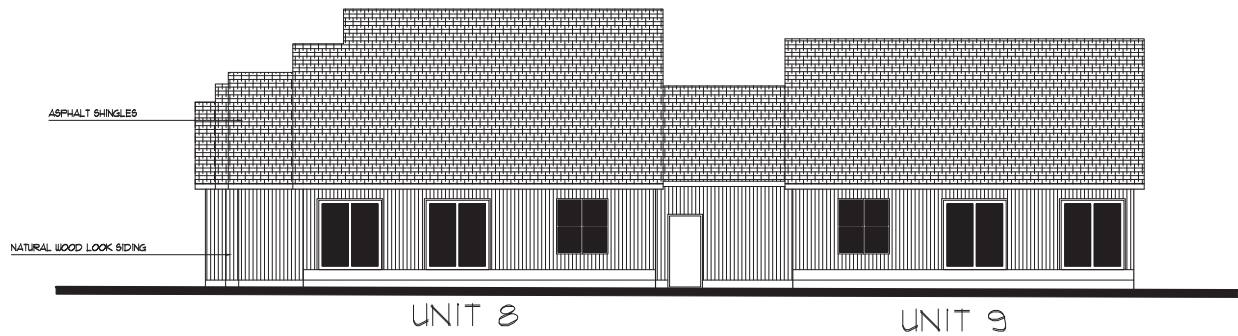
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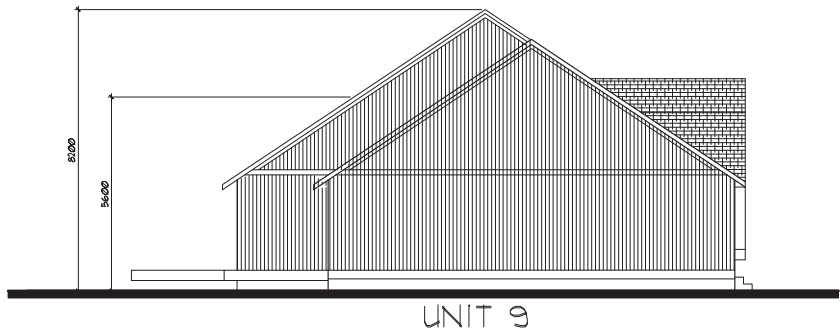
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NL 16-101	date NOVEMBER 28, 2016



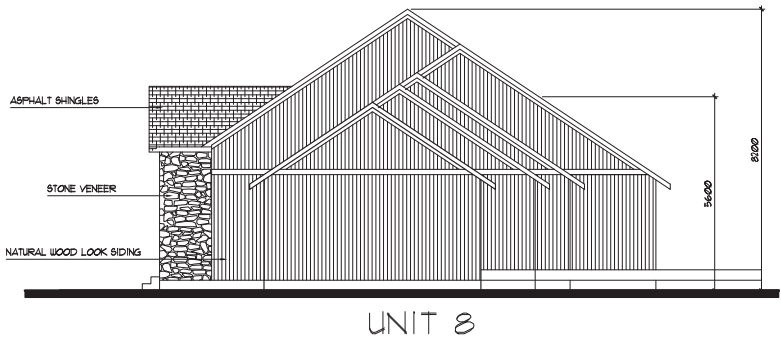
BLOCK 3 - FRONT ELEVATION



BLOCK 3 - REAR ELEVATION



BLOCK 3 - SIDE ELEVATION



BLOCK 3 - SIDE ELEVATION



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Inc.

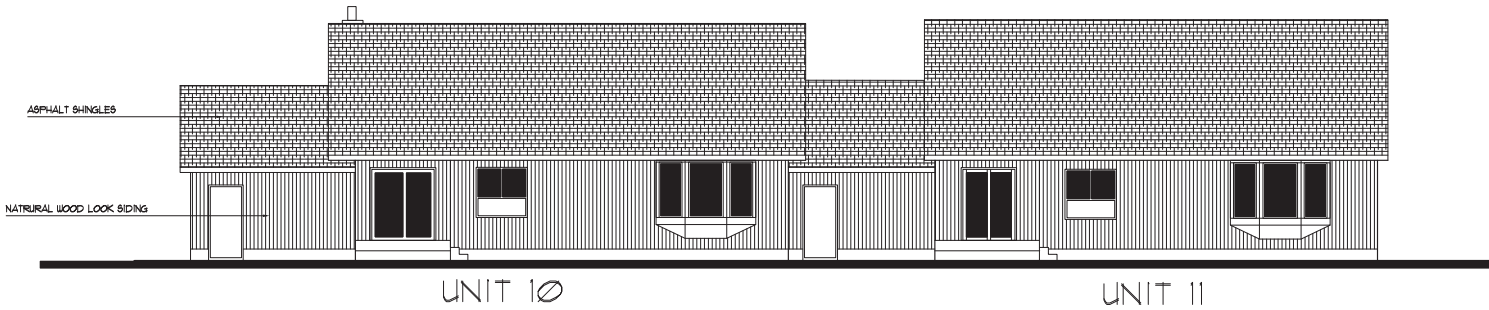
156 St. Paul Street
St. Catharines, ON, L2R 3M2
tel: 905-687-6681
email: info@parkerarchitects.ca

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checked	DTP
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NL 16-101	date NOVEMBER 28, 2016

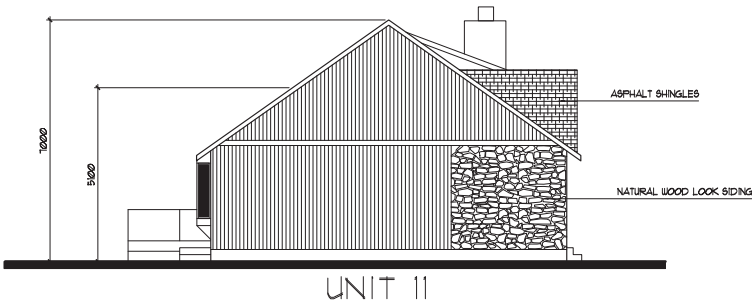
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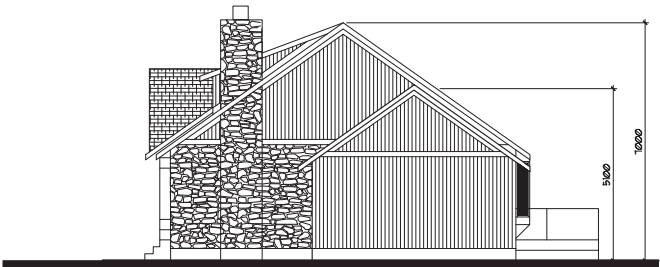
BLOCK 4 - FRONT ELEVATION



BLOCK 4 - REAR ELEVATION



BLOCK 4 - SIDE ELEVATION



BLOCK 4 - SIDE ELEVATION



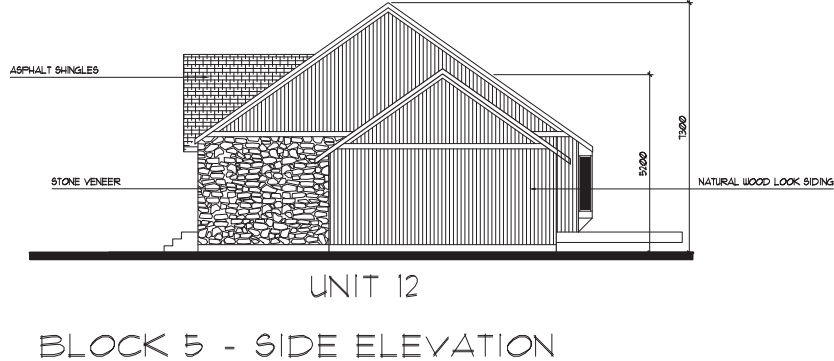
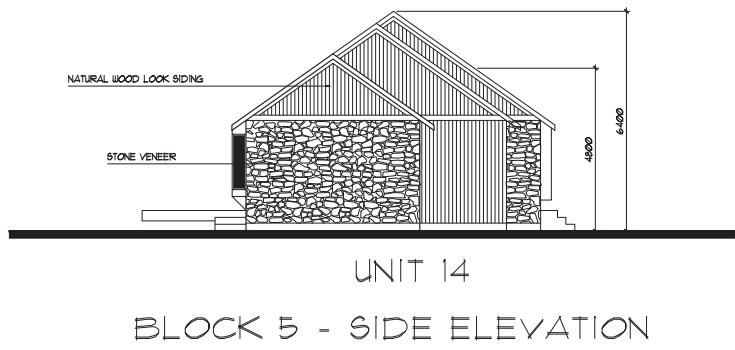
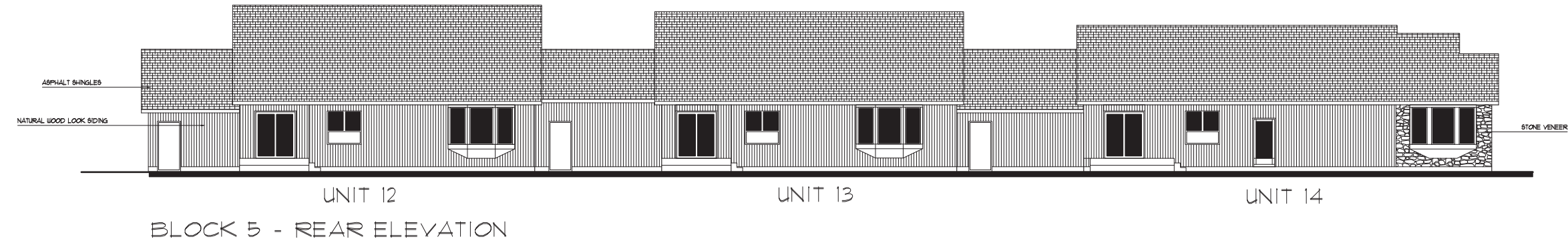
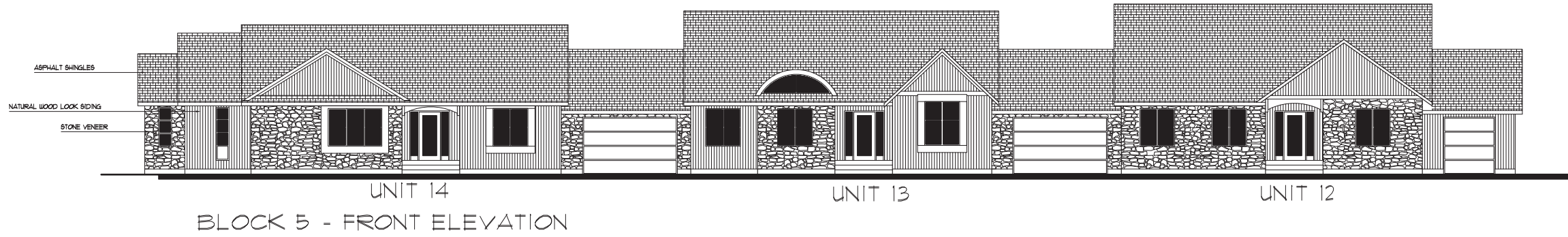
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Parker Architects Inc.
156 St. Paul Street
St. Catharines, ON, L2R 3M2
tel: 905-687-6681
email: info@parkerarchitects.ca

A3.4	
drawing	BLOCK 4 ELEVATIONS
drawn	DTP/AS
checked	DTP
scale	1:100
NL 16-101	date NOVEMBER 28, 2016

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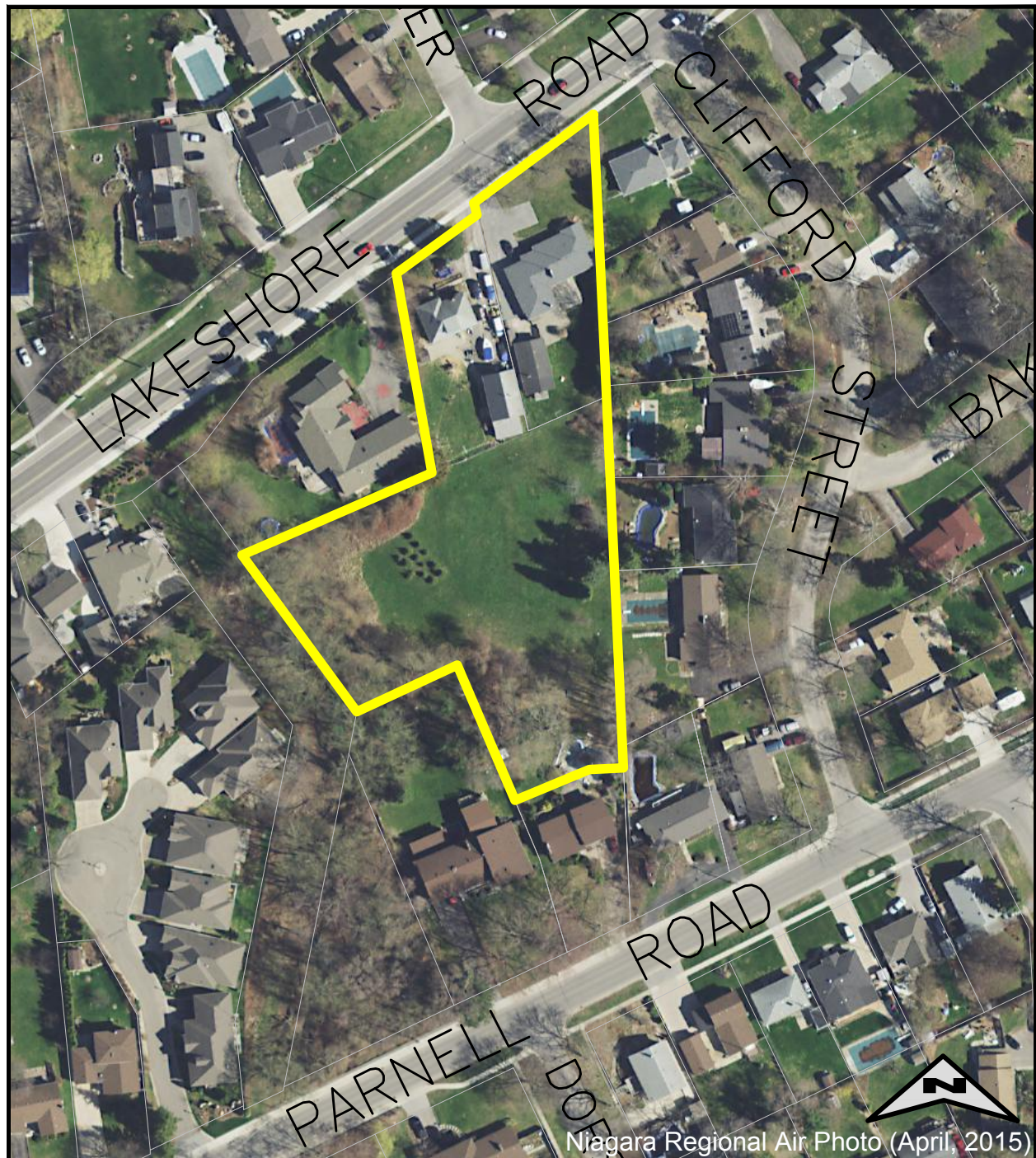
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156 St. Paul Street
St. Catharines, ON, L2R 3M2
tel: 905-687-6681
email: info@parkerarchitects.ca

A3.5	
drawing	BLOCK 5 ELEVATIONS
drawn	DTP/AS
checked	DTP
scale	1:100
NL 16-107	date NOVEMBER 28, 2016

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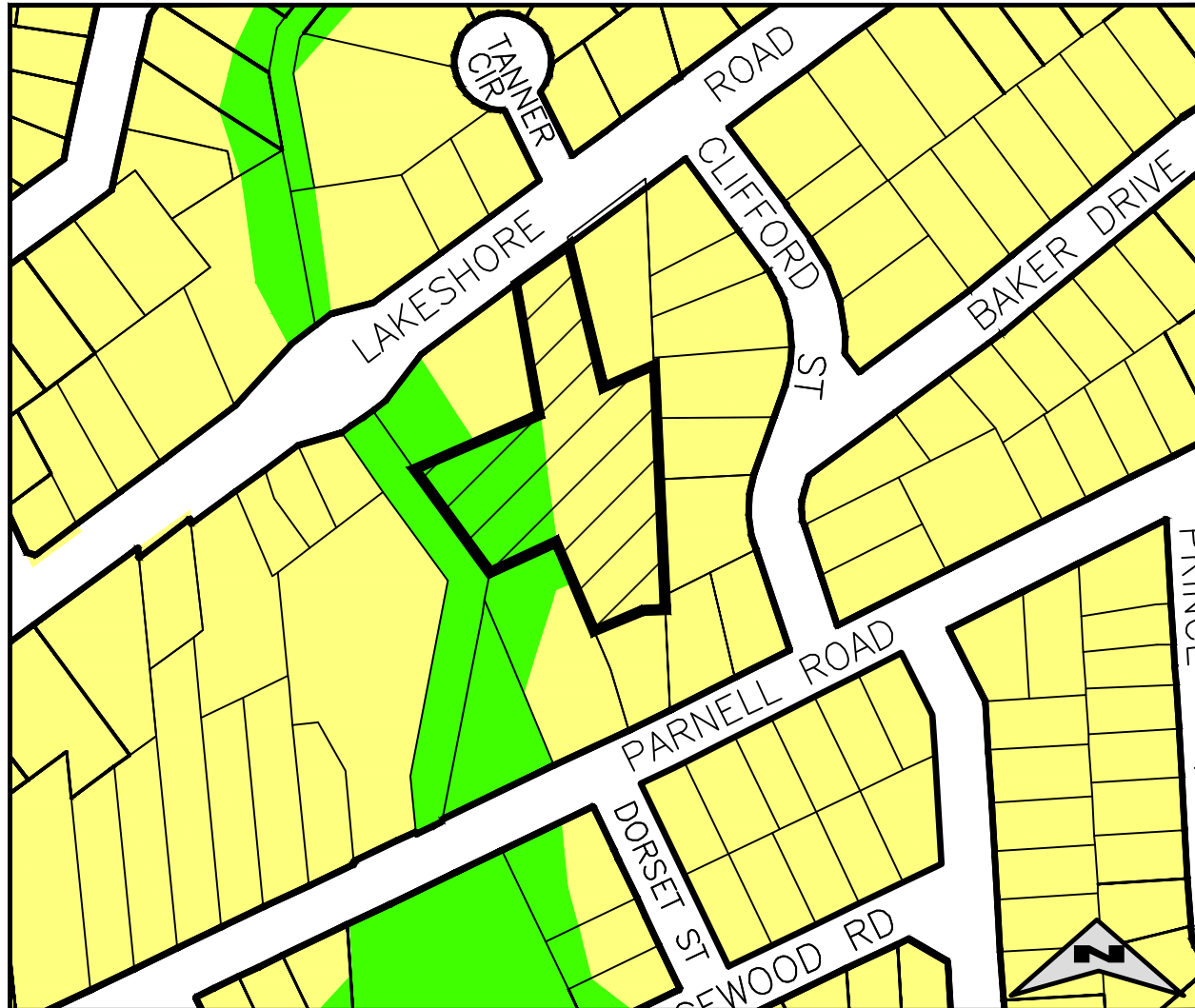
Aerial Photo of Subject Lands



 Subject Lands
168 & 170 Lakeshore Road

Existing Land Use Designation

(General Land Use Plan D1 - Garden City Plan)



 168 Lakeshore Road

Land Use Designations

 Neighbourhood Residential

 Natural Heritage Areas

File: 60.35.1022 & 60.46.425

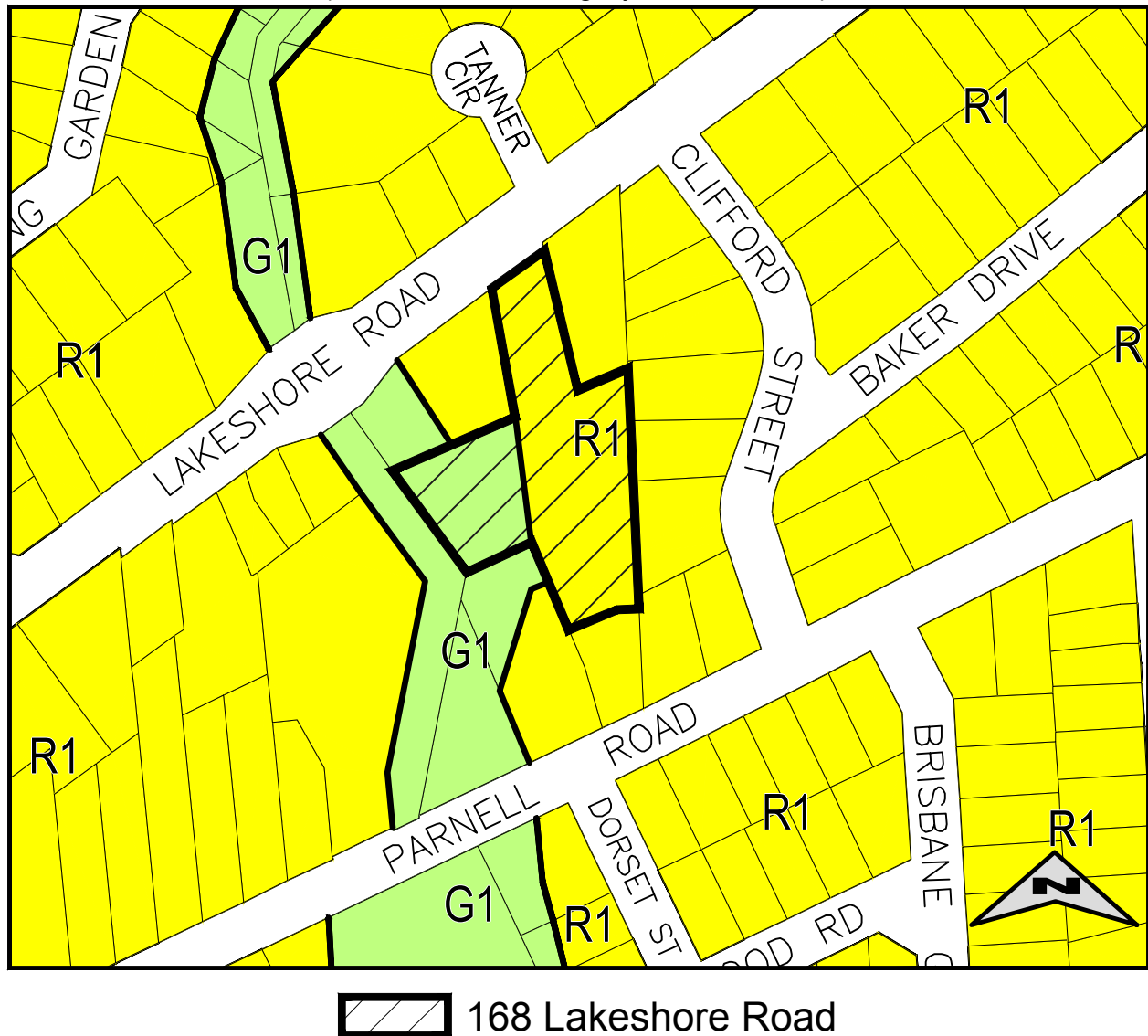
Existing Land Use Designation (North Planning District - Garden City Plan)



Files: 60.35.1022 & 60.46.425

Existing Zoning

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



Zones	
R1 Low Density Residential - Suburban Neighbourhood	G1 Conservation / Natural Area

By-laws to be considered Monday, April 10, 2017

- (a) A By-law to authorize the acceptance of a conveyance of certain lands from Shane Richard Webber for the widening of Henley Drive. (One reading – with respect to 56 Henley Drive. Delegation By-law No. 2004-277, as amended.)
- (b) A By-law to authorize the acceptance of a conveyance of certain lands from Matteson Amadeo Deluca for the widening of Capner Street. (One reading – with respect to 7 Capner Street. Delegation By-law No. 2004-277, as amended.)
- (c) A By-law to authorize a Servicing Agreement with Frank Robert Bracken and Susan Lee Bracken. (One reading – with respect to 360 Martindale Road. Delegation By-law No. 2004-277, as amended.)
- (d) A By-law to authorize a Servicing Agreement with 1473941 Ontario Limited. (One reading – with respect to 67 Martindale Road. Delegation By-law No. 2004-277, as amended.)
- (e) A By-law to authorize a Demolition Agreement with Frank Robert Bracken and Susan Lee Bracken. (One reading – with respect to demolition of the single detached dwelling at 360 Martindale Road. Delegation By-law No. 2004-277, as amended.)
- (f) A By-law to authorize a Condominium Conversion Agreement with Semcor Properties Inc. (One reading – with respect to 7 Riverview Boulevard. Delegation By-law No. 2003-277, as amended.)
- (g) A By-law to authorize a Transfer Payment Agreement with Her Majesty the Queen in right of Ontario as represented by the Minister of Economic Development and Growth. (One reading – with respect to the 2017 Summer Company Program. Delegation By-law No. 2003-277, as amended.)
- (h) A By-law to amend By-law No. 2004-277 entitled “A By-law to authorize delegation of certain matters to staff.” (One reading – with respect to the applications and funding agreements for the Waterfront Investment Program. General Committee, March 27, 2017, Item No. 3.8.)
- (i) A By-law to authorize an agreement with the Rick Hansen Foundation/Canada 150 for the receipt of funding under its Access4ALL grant. (One reading – with respect to the accessibility funding at Lakeside Park. General Committee, March 27, 2017, Item No. 3.7.)
- (j) A By-law to amend By-law No. 2015-291 entitled “A By-law to authorize an Agreement with Horizon Energy Solutions Inc.” (One reading – with respect to the contractor’s name change. General Committee, December 14, 2015, Item No. 4.4.)

- (k) A By-law to authorize certain projects and the issuing of debentures for Corporate Infrastructure – Technology Upgrades – Phase 1. (One reading – with respect to Payroll and HRIS system upgrade. General Committee, August 22, 2016, Item No. 3.3.)
- (l) A By-law to authorize certain projects and the issuing of debentures for Transit Commission 2017 capital commitments. (One reading – with respect to Project No. 420.467.000. General Committee, March 6, 2017, Item No. 3.2.)
- (m) 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 168 & 170 Lakeshore Road. To be considered by Council, April 10, 2017.)
- (n) 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 115 Martindale Road, 117 Martindale Road, and 14 Grapeview Drive. To be considered by General Committee, April 10, 2017.)
- (o) A By-law to amend By-law No. 2007-295 entitled “A By-law to address Public Nuisances.” (One reading – with respect to Prohibition of Nuisance Parties. To be considered by General Committee, April 10, 2017.)
- (p) 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 parking reinstatement at Manchester Avenue. To be considered by General Committee, April 10, 2017.)
- (q) A By-law to confirm the proceedings of council at its meeting held on the 10th day of April, 2017. (One reading – with respect to confirming the proceedings of the meeting held on April 10, 2017.)