



**The Corporation of the City of St. Catharines
CITY COUNCIL AGENDA
Regular, Monday, May 8, 2017
Council Chambers, City Hall, 6:30 PM**

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

1. Mayor's Report

- Introduction of Recipients of Athlete of the Year and Sportsperson of the Year Awards

2. Adoption of the Agendas

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

3.1 [Regular Meeting of Council, Minutes of April 24, 2017](#)

3.2 [General Committee, Minutes of April 24, 2017](#)

4. Declarations of Interest

5. Public Meetings Pursuant to Planning Act

- 5.1 Planning and Building Services, Planning Services
Public Meeting in accordance with the Planning Act
Proposed Amendment to Zoning By-law 2013-283, 141 Louth Street;
M. Mirabella, Owner; Leigh Whyte (Quartek Group Inc.), Agent

6. Delegations

7. Presentations

- 7.1 Diana Morreale, Manager of Community Planning, Niagara Region
Re: Go Transit Secondary Plan, Hub and Station Update

8. Call for Notices of Motion

9. Motions

9.1 Centennial Park

(Motion presented on April 24, 2017, and referred by Council to the meeting of May 8, 2017)

Whereas Centennial Park was the recipient of Federal funding in 1967, and this funding enabled this park to be a showcase for public participation and use.

Whereas a staff report of March 20, 2017, states that "Centennial Park fell into disrepair, in part, due to decades of underfunding the park's maintenance".

Whereas Centennial Park is located in the centre of our city and should be accessible to all citizens and from different locations.

Whereas, since 2010, Centennial Park has been the subject of budget deliberations for maintenance, restoration and development issues.

Whereas, in 2017, Centennial Park has once again received Federal funding for its maintenance and to assist in restoring its profile within the city.

Therefore Be It Resolved that the 2018 work plan and the 2018 Operating Budget include for Council's consideration lighting, access points, trail connections, and maintenance funding for Centennial Park and that this be a priority item. FORTHWITH

9.2 Elimination of Commercial and Industrial Property Tax Rebate Program

(Councillor Siscoe provided notice of the following motion at the meeting of April 24, 2017)

WHEREAS the provincial government recently introduced legislation that, among other things, will provide municipalities with the ability to additionally tax property owners who allow a residential property to remain vacant for a to-be-determined length of time;

AND WHEREAS the provincial government also forces municipalities to rebate property taxes to commercial and industrial property owners who allow a property to remain vacant for more than three months;

AND WHEREAS these two policy goals are completely at odds with one another, as the situation in both cases is the same; that is, that rent or lease rates are higher than the market can sustain;

AND WHEREAS the rebate program costs municipalities in Ontario millions in lost property tax revenue, revenue that then needs to be made up by residents in the community;

BE IT RESOLVED that the Ontario government take immediate steps to eliminate the provincially mandated commercial and industrial property tax rebate program, so as to remain consistent with its current proposed legislation on residential vacancies;

BE IT FURTHER RESOLVED that this resolution be forwarded to the following Provincial offices for endorsement: MPP Jim Bradley, MPP Cindy Forster, MPP Wayne Gates, MPP Sam Oosterhoff, and that the status of their endorsement will be reported back to this Council at the meeting of May 8th;

BE IT FURTHER RESOLVED that this resolution be forwarded to the following groups for endorsement: Niagara Region, all Niagara lower-tier municipalities, and the AMO;

BE IT FURTHER RESOLVED that this resolution be forwarded to the following: Premier Kathleen Wynne, The Minister of Municipal Affairs Bill Mauro, Ontario PC Leader Leader Patrick Brown and Ontario NDP Leader Andrea Horwath. FORTHWITH

9.3 Raymond Street Parking

This item has been withdrawn, at this time, by the mover.

9.4 Issuance of Debentures

(Councillor Siscoe will present the following motion)

Whereas it is deemed desirable to issue debentures in the amount of \$14,646,760 in accordance with the terms of the various authorizing by-laws applicable to such expenditures;

Now therefore be it resolved by the Council of the Corporation of the City of St Catharines as follows;

That the City Clerk be and is hereby directed to request the Council of the Regional Municipality of Niagara to issue debentures, on behalf of the said City, in the amount of \$14,646,760; and

That the City Clerk and Treasurer be and they are hereby directed to make available to the said Regional Municipality of Niagara certified copies of all By-laws and Orders of the Ontario Municipal Board applicable and all other information required in this connection, to ensure the issue of the said debentures in the amount of \$14,646,760. FORTHWITH

10. Resolve into General Committee

11. Motion Arising from In-Camera Session

12. Motion to Ratify Forthwith Recommendations

13. By-laws

13.1 Reading of By-laws

14. Agencies, Boards, Committee Reports

14.1 Minutes to Receive:

- Canada's 150th Anniversary Task Force - [March 2, 2017](#)
- Arts and Culture Advisory Committee - [April 4, 2017](#)
- Environmental Sustainability Committee - [April 18, 2017](#) draft
- Cultural Sustainability Committee - [April 20, 2017](#) draft (Date corrected from April 17, 2017 s/b April 20, 2017)
- Public Art Advisory Committee - [March 28, 2017](#)
- Master Fire Planning Committee - [April 13, 2017](#)
- Heritage Advisory Committee - [April 18, 2017](#)

15. Adjournment



CITY OF
ST. CATHARINES

Corporate Report

Report from Planning and Building Services, Planning Services

Date of Report: April 28, 2017

Date of Meeting: May 8, 2017

Report Number: PBS-117-2017

File: 60.35.1023

Subject: Public Meeting in accordance with the Planning Act
Proposed Amendment to Zoning By-law 2013-283, 141 Louth Street;
M. Mirabella, Owner; Leigh Whyte (Quartek Group Inc.), Agent

Recommendation

That Council approve an amendment to Zoning By-law 2013-283 for the lands municipally known as 141 Louth Street, as follows:

- a) That Section 15.1, Schedule A19, Zone Maps, be amended by changing the zoning of the subject lands from Low Density Residential (R1) and Local Community Commercial (C1) to Medium Density Residential (R3-141), as identified in Appendix 6 of this report.
- b) That Section 13.1, List of Special Provisions, be amended to add an additional special provision, as follows:

Special Provision	Zone	Schedule A	Location	By-law
141	R3	19	141 Louth Street	
For an apartment building up to 4 storeys, the following provisions shall apply:				
1.	Minimum required lot frontage			27.7 m
2.	Minimum required interior side yard (northerly)			4.2 m
3.	Minimum required rear yard			7 m
4.	Maximum building height			13.2 m

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 decision; and

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

Summary

The purpose of the application is to change the zoning of the subject lands from Low Density Residential (R1) and Local Convenience Commercial (C1) to Medium Density Residential (R3-141). A Special Provision is requested to permit reduced rear yard and interior side yards and lot frontage for the proposed development. Approval of the application would permit the construction of a 4-storey, 30-unit apartment building. Staff is recommending approval of this Zoning By-law amendment. The proposal conforms to Provincial, Regional and local Official Plan policies.

Report

Proposed Development

The applicant proposes to construct a 30-unit residential apartment with a height of 13.2 metres. The proposal includes interior parking on the first floor of the building. The proposal requires site specific exceptions to the R3 zone provisions as follows:

Regulation	By-law 2013-283	Proposal
Minimum required lot frontage	30 metres	27.7 metres
Minimum required interior side yard (northerly)	Half the height of the building – 6.6 metres	4.2 metres
Minimum required rear yard	Height of the building – 13.2 metres	7.0 metres

A conceptual site plan for the development is included in Appendix 7.

Location and Site Description

The subject lands are located in the West Planning District on the west side of Louth Street, north of Rykert Street (Appendix 1) and have a frontage of 27.7 metres along Louth Street and a depth of 83.2 metres. The area of the site is approximately 0.3084 ha. The lands are vacant (Appendix 2).

Surrounding land uses include:

North: Residential (two-storey apartment building)
 South: Commercial/Residential (plaza, retail store, detached dwelling)
 East: Residential (detached dwellings)
 West: Westdale Public School

Circulation of Application

The application was circulated to all relevant departments and agencies in accordance with the Planning Act. There were no objections to the proposed zoning amendment. No concerns were raised, except for the matters addressed in the Planning Analysis section of this report.

Planning Analysis

The Provincial Policy Statement (2014)

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

The approval of this application conforms to Provincial land use policy.

Regional Official Plan

The subject lands are within the Urban Area Boundary for the City of St. Catharines and within a Built-up Area according to the Regional Official Plan. The Regional Sustainable Community Policies establish a residential intensification target of 95% for the St. Catharines built-up area. The subject lands are located in the City's built-up area and within an established neighbourhood where infrastructure and services are available. Regional policy places emphasis on intensification and infill as the preferred form of development to help foster the development of complete communities that have a mix of uses, are active-transportation and transit supportive, and have high quality public open spaces.

The proposed zoning amendment will facilitate the intensification of the subject lands, and support the complete community concept. Therefore, these applications are consistent with the Regional Official Plan.

Local Official Plan (Garden City Plan)

The lands are designated Neighbourhood Residential on the General Land Use Plan (Appendix 3), and further designated Low Density Residential in the West Planning District (Appendix 4). The Low Density Residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex, and townhouse dwellings at a density range generally between 20 and 32 units per hectare.

The Medium Density Residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex, townhouse and apartment dwellings at a density range

generally between 25 and 99 units per hectare. The proposed development has a density of 97 units per hectare.

Redesignation

Part D, Section 8.2.2 of the Garden City Plan permits new medium density residential development within the Neighbourhood Residential designation by way of a Zoning By-law Amendment, provided certain criteria are met. The site is to be evaluated using a number of criteria, as follows:

- a) *The subject lands are located on arterial or collector roads.*
The site is located on a Regional arterial road (Louth Street).
- b) *The lands are in close walkable proximity and accessibility to commercial centres, community facilities and parks.*
There is a Local Neighbourhood Convenience Commercial Centre abutting the site to the south, and there is a mixed use area with several commercial uses located within walking distance at the intersection of Louth Street and St. Paul Street West, to the north. West Park is located within walking distance to the south. The Seymour-Hannah arena complex is less than 10 minutes walking distance to the north, and there are two schools nearby.
- c) *The site is well served by public transit.*
There are two transit routes with stops that are within a 5 minute walk of the site, located on Rykert Street and Chetwood Street. The routes provide service to the Pen Centre, the Fourth Avenue SmartCentre, and downtown.
- d) *The site is located in close proximity to existing medium density residential sites.*
The site is located directly south of a Medium Density Residential apartment building, and in proximity to another Medium Density Residential apartment building further north along Louth Street.

Staff consider this application to meet the criteria outlined in the Garden City Plan, permitting the rezoning of this site from Low Density Residential to Medium Density Residential. No Official Plan Amendment is required.

Zoning By-law 2013-283

The subject lands are split zoned as a result of a previous boundary adjustment involving a commercial property to the south. By law 2013-283 zones a piece of the lands, acquired through the boundary adjustment, as Local Convenience Commercial (C1) which permits a variety of commercial uses. The majority of the lands are zoned Low Density Residential – Suburban Neighbourhood (R1) (Appendix 5). The R1 zone does not permit the construction of an apartment building and, therefore, there must be a change to the R3 zone to permit the proposed apartment building at a proposed density of 97 units per hectare. The R3 zone permits a variety of residential uses including detached, semi-detached, duplex, triplex, fourplex, quadruplex, and

townhouse dwellings, private road developments, apartment buildings and long term care facilities.

As proposed, the application requires site specific provisions to allow for reduced rear and interior side yard setbacks, and minimum lot frontage.

The requested northerly interior side yard is proposed at 4.2 metres rather than the required yard, being half the height of the building (6.6m). The existing two-storey apartment building to the north has a number of windows along the wall facing the subject property. The proposed apartment building also has windows along the wall facing this common property line. The first floor contains interior parking with small windows; a board fence is proposed along the property line, relieving any privacy concerns with the first-storey of the adjacent building. With respect to the second storey, the setback would be most appropriate if measures are taken to buffer the development from the adjacent building. Through the site plan process, staff will ensure that landscaping along the north property boundary includes tall vegetation and trees to adequately buffer the existing building from the proposed use. The third and fourth storeys are of less concern, since they will overlook onto the roof of the existing building, without presenting privacy concerns.

The applicant should be aware that, should the reduced yard be approved, in order to obtain a building permit the Chief Building Official must be satisfied that the building meets the requirements of section 9.10.14 and 9.10.15 with regards to spatial separation and number of glazed openings.

Staff note that the lot is irregular in shape, and that the width, in particular, is a development constraint. In order to accommodate adequate drive aisles, standard parking spaces and meet the parking requirement for the proposed building, the 4.2 m setback is necessary. It is considered to be a minor reduction that is preferable to reduced traffic aisle widths. Effort has been made to maximize the space onsite by providing indoor parking. As well, a boundary adjustment was approved in 2016, when the rear of an adjacent property was purchased to add some land area to the site. As proposed, the reduced setback helps to allow a functional site and parking design without negatively impacting use of the neighbouring apartment building. Staff consider the proposed yard to be appropriate and compatible with surrounding uses.

The requested rear yard is 7 m, a 6.2 m reduction from the required yard, which is equal the total building height (13.2m). The rear yard is adjacent to the Westdale Public School property. The proposed building will not overwhelm the neighbouring play area, which is set back from the property line a distance of approximately 11 m. The actual school is set back a distance of 25 m from the subject lands, thus not being impacted by the requested yard reduction. Tree planting and additional landscaping and fencing will further buffer the proposed building from the school. Details will be addressed through the concurrent site plan application.

The requested reduction in lot frontage of the existing property from 30 m to 27.7 m simply recognizes and existing situation that does not impact the quality of development. Staff is supportive of all requested site specific provisions since they are compatible with the surrounding area and allow for the appropriate and desirable use of the site.

It should be noted that the proposed reductions to yards and lot frontage have been reviewed as they relate to building with a height of 4 storeys (13.2 m). Should these reductions be approved, a provision should be included to limit the height of the building to which these setbacks can be applied.

Staff understands this development is intended as rental accommodation. An additional rental apartment building is a positive step towards providing an increase in the rental inventory in the City.

Regarding this development offering affordable housing options, staff understands the proposed rental rate for these units is not anticipated to fall within the affordable rental rates established by CMHC. Planning staff are currently investigating options the City can pursue in playing an active role in the provision of affordable housing. A report on these options is intended to be presented to Council in the coming weeks.

Site Plan Approval

The City's site plan control by-law requires that all residential development of four or more units be subject to site plan control. Site plan control is the City's principal tool through which staff can implement design considerations to maximize compatibility with the surrounding neighbourhood and ensure the long-term maintenance and functionality of the site. Site plan control also ensures that developments are designed to meet minimum municipal development standards. The site plan approval process addresses building elevations, landscaping, tree preservation, access, parking, lighting, site servicing, grading and drainage, stormwater management, waste collection, and similar site details. Once these designs are found to be acceptable, the applicant will be required to enter into a site plan agreement with the City and post securities to ensure the required works are satisfactorily completed.

The applicant has applied for site plan approval for the subject site, and staff is reviewing the application. Particular attention will be paid to the landscaping within the rear yard and northerly interior side yard where setbacks are proposed to be reduced. A conceptual rendering of the development is included in Appendix 8 for information purposes.

Circulation Comments

The application was circulated to various city departments and external agencies. No concerns or objections to the proposal were received. Comments were offered as follows:

Niagara Region – Planning and Development Services

Regional comments addressed concerns with noise from the abutting commercial uses, and waste collection. Both of these matters will be addressed through the site plan process. The Region has also requested a 0.9 metre road widening along the northerly portion of the property along Louth Street. This is in line with a previously acquired widening along the southerly portion of the frontage, and will not impact the compliance of any future development. The road widening will be conveyed as part of the site plan process. The Region has also noted that stormwater flows onto the Regional Road allowance will need to be demonstrated to not exceed pre-development flows. The stormwater management details will be worked out through the site plan process.

Traffic

City Traffic staff are supportive of the proposal. Provided that the requested reduced interior side yard setback is approved, there will be adequate space to accommodate functional aisle widths for both of the proposed parking areas.

Public Open House

Planning and Building Services hosted a public open house on April 12, 2017. 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. The two consultants and one (1) member of the public were in attendance. No concerns or objections have been received.

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, 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.

Financial Implications

Any improvements triggered by the proposal will be at the cost of the developer.

Relationship to Strategic Plan

Economic Sustainability

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

- Attracting private investment to the City, and supporting local businesses by increasing the density in proximity to commercial areas.

Conclusion

In summary, the proposed Zoning By-law Amendment conforms to Provincial and Regional planning policies, and meets the criteria and intent of the Official Plan to permit the establishment of a new medium density residential site. The proposed amendment will allow the lot to be developed at a medium density, which is appropriate and desirable on this property and in this location. The proposed amendment represents good planning and is supported by staff.

Notification

It is in order to advise Mr. Leigh Whyte, Quartek Group Inc, 88-91 St. Paul Street, Suite 100, St. Catharines, Ontario, of Council's decision.

Prepared by:

Charlotte McEwan
Planner I

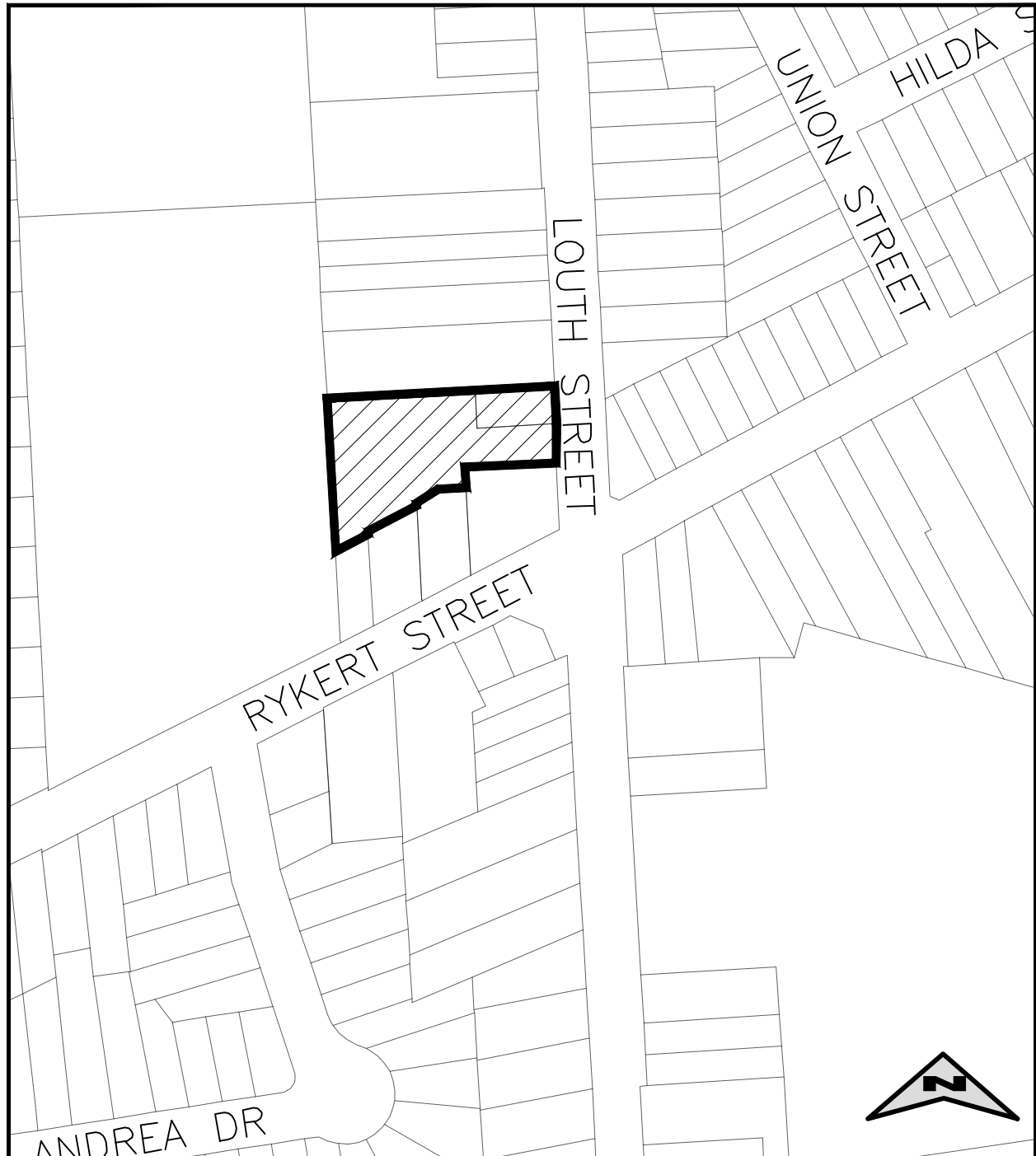
Submitted by:

Judy Pihach, MCIP, RPP, Manager
Planning Services

Approved by:

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

Location Map




Subject Lands

141 & 143 Louth Street

File: 60.35.1023

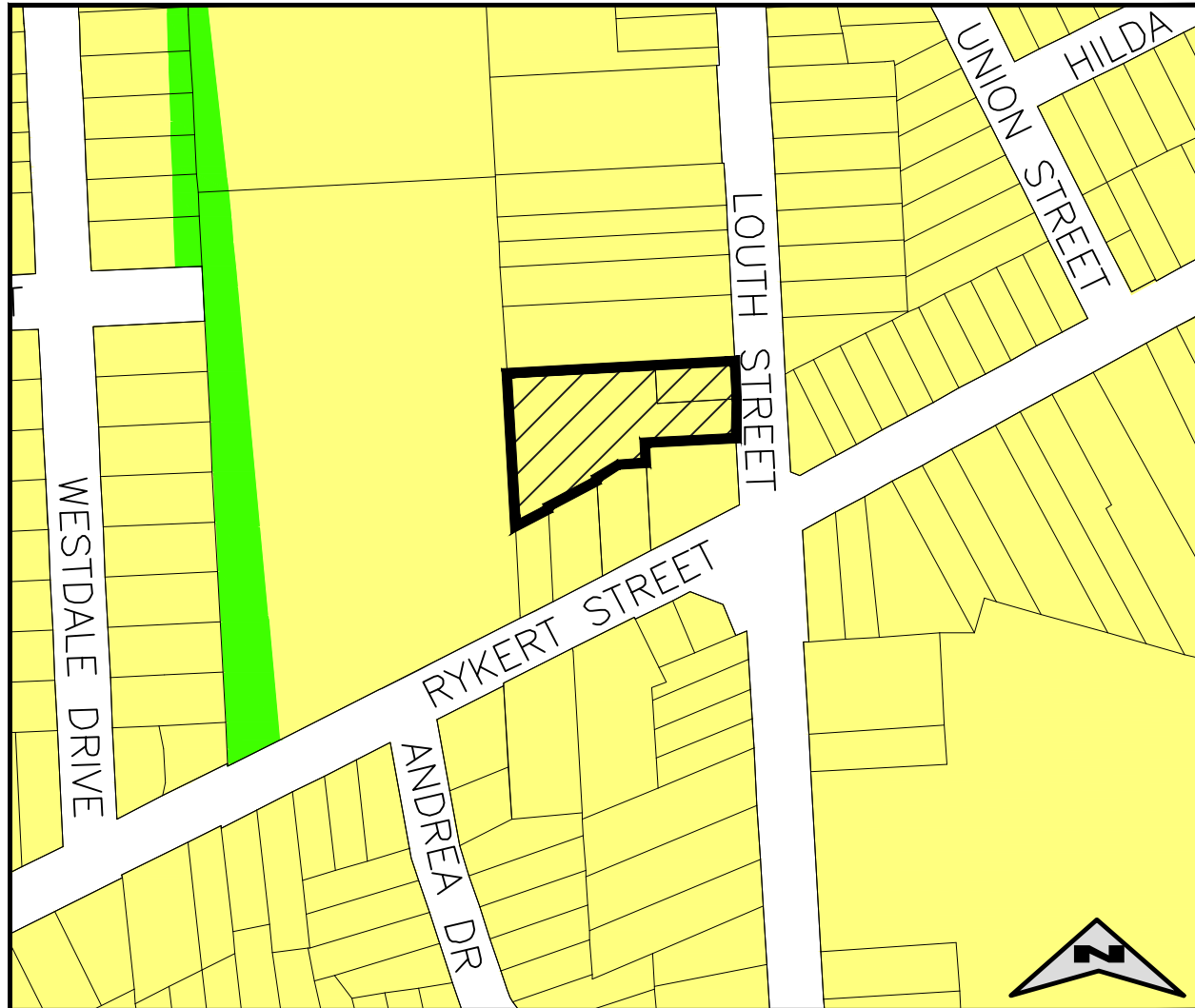
Aerial Photo of Subject Lands



 Subject Lands
141 & 143 Louth Street
File: 60.35.1023



Existing Land Use Designation

(General Land Use Plan D1 - Garden City Plan)



 141 & 143 Louth Street

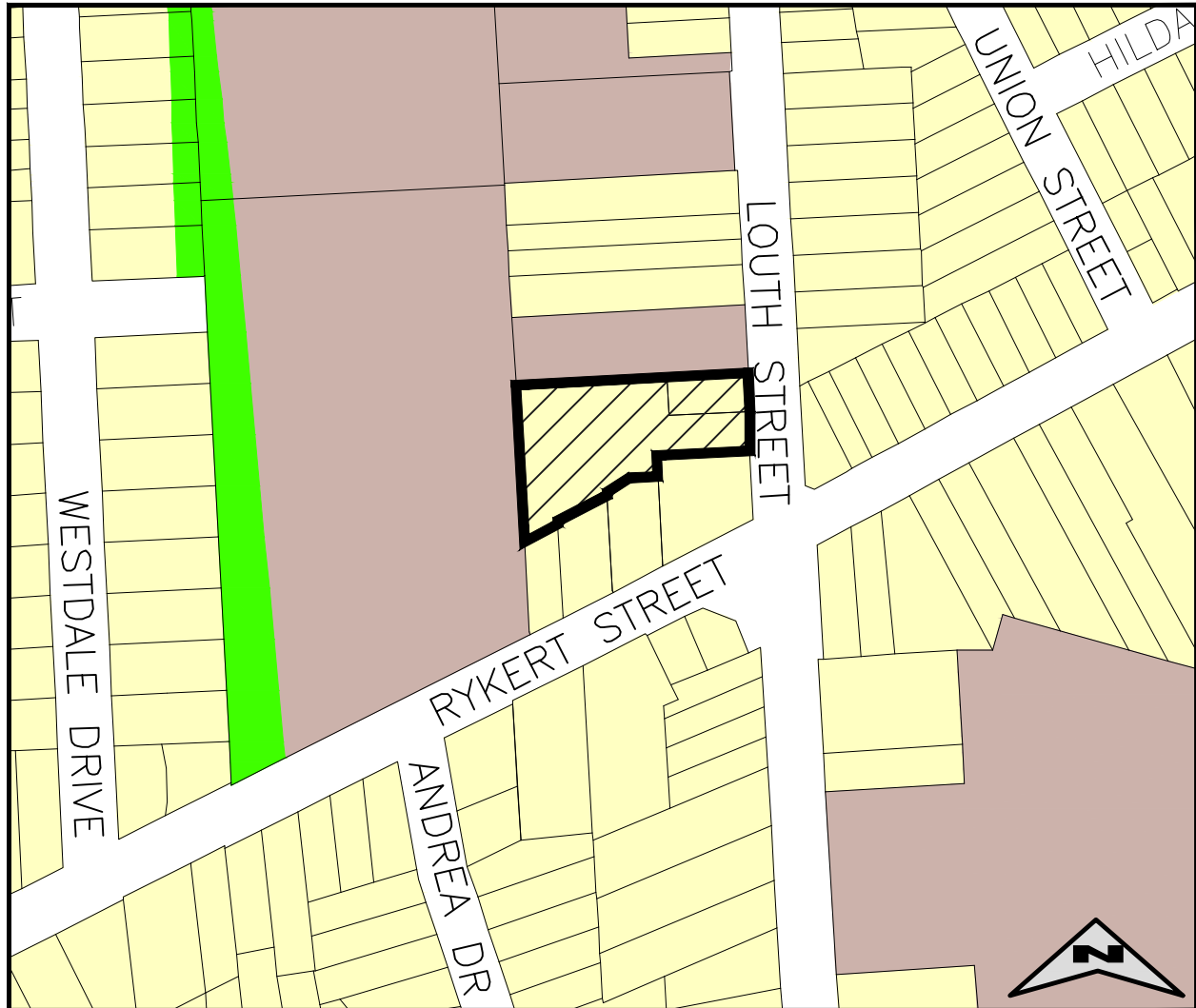
Land Use Designations

-  Neighbourhood Residential
-  Natural Areas

File: 60.35.1023

Existing Land Use Designation

(District Plan E7 - Garden City Plan)



141 & 143 Louth Street

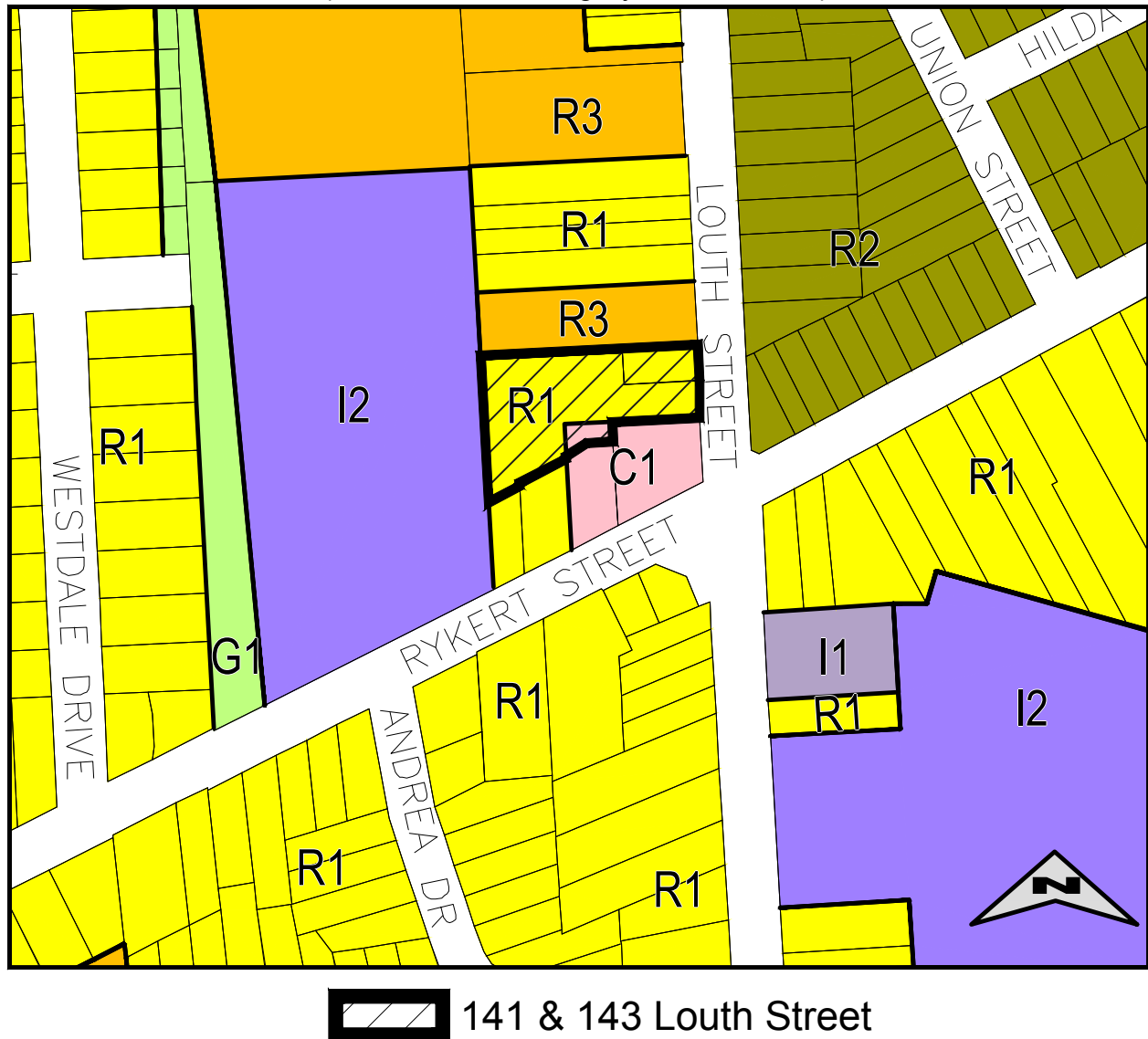
Land Use Designations

- Low Density Residential
- Medium Density Residential
- Natural Areas

File: 60.35.1023

Existing Zoning

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



Zones

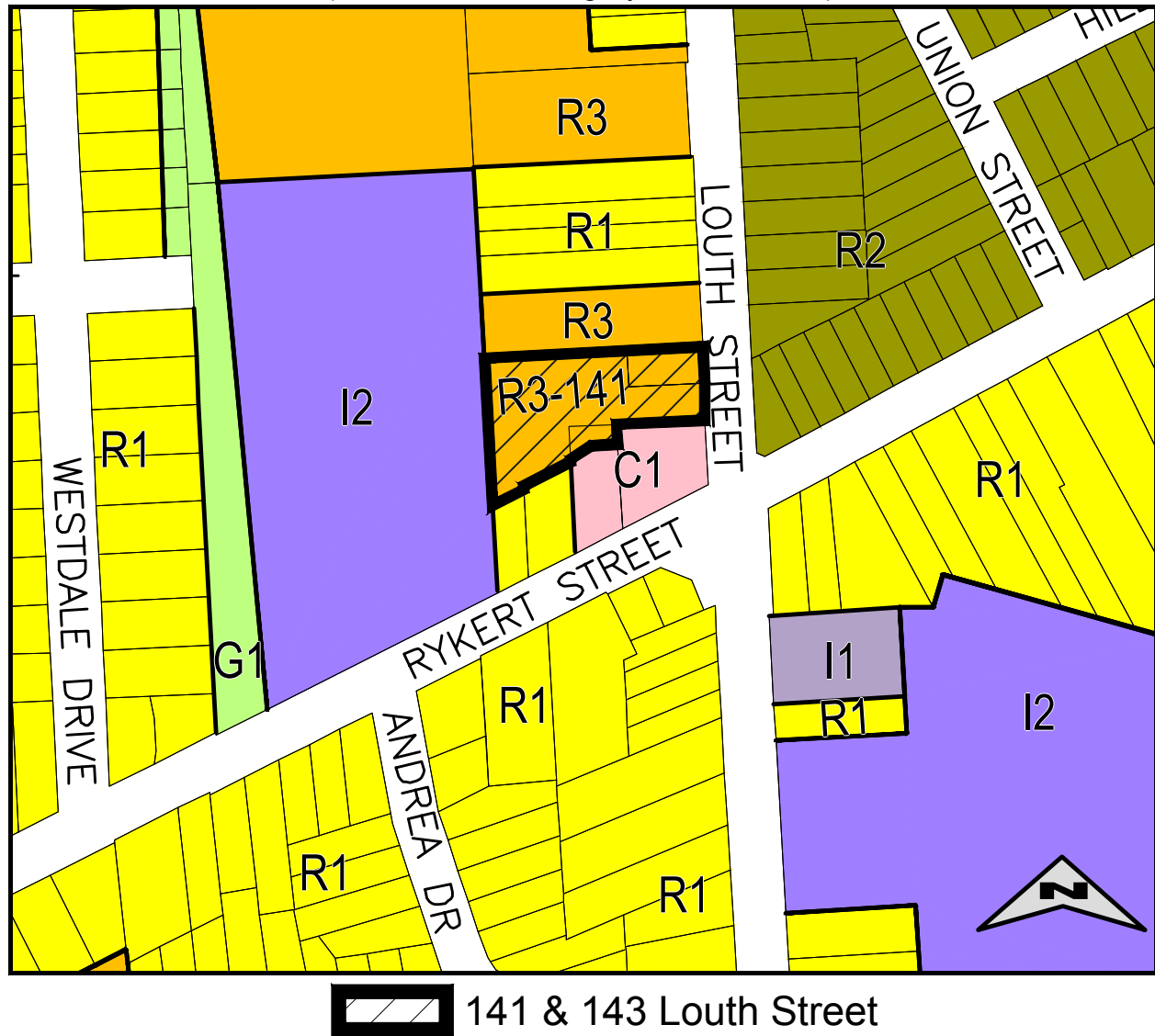
- R1** Low Density Residential
- Suburban Neighbourhood
- R2** Low Density Residential
- Traditional Neighbourhood
- R3** Medium Density Residential

- C1** Local Convenience Commercial
- I1** Local Neighbourhood Institutional
- I2** Community Institutional
- G1** Conservation / Natural Area

File: 60.35.1023

Proposed Amendment to Zoning By-Law 2013-283

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



Subject lands to be re-zoned from
Low Density Residential - Suburban Neighbourhood (R1) and
Local Convenience Commercial (C1)

to

Medium Density Residential with Special Provision 141 (R3-141)

Zones

- R1** Low Density Residential
- Suburban Neighbourhood
- R2** Low Density Residential
- Traditional Neighbourhood
- R3** Medium Density Residential

- C1** Local Convenience Commercial
- I1** Local Neighbourhood Institutional
- I2** Community Institutional
- G1** Conservation / Natural Area

File: 60.35.1023

Name of Project: LOUTH STREET APARTMENTS Location: 141 LOUTH STREET, ST CATHARINES, ON											
Item	Ontario's 2006 Building Code Data Matrix Parts 3 & 9						BCC Reference References are Division B unless noted [A] for Division A or [C] for Division C.				
1	Project Description: 4 STOREY APARTMENT			<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use	<input type="checkbox"/> Part 11 11.1 to 11.4	<input checked="" type="checkbox"/> Part 3 1.1.2. [A] 9.10.1.3	<input type="checkbox"/> Part 9 1.1.2 [A] 9.10.1.3				
2	Major Occupancy(s) GROUP "C" - RESIDENTIAL						3.1.2.1.(1)	9.10.2			
3	Building Area (m²)		Existing 0	New 1,375	Total 1,375	1.4.1.2 [A]	1.4.1.2 [A]				
4	Gross Area		Existing 0	New 5,275	Total 5,275	1.4.1.2 [A]	1.4.1.2 [A]				
5	Number of Storeys		Above Grade 4	Below Grade 0		1.4.1.2 [A] & 3.2.1.1	1.4.1.2 [A] & 9.10.4				
6	Number of Streets/Fire Fighter Access 1						3.2.2.10 & 3.2.5	9.10.20			
7	Building Classification 3.2.2.44. GROUP C, UP TO 6 STOREYS, SPRINKLERED						3.2.2.20-83	9.10.2			
8	Sprinkler System Proposed			<input checked="" type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floors <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not required		3.2.2.20-83 3.2.1.5 3.2.2.17 INDEX	9.10.8.2 INDEX				
9	Standpipe Required			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.2.9	N/A				
10	Fire Alarm required			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.2.4	9.10.18				
11	Water Service/Supply is Adequate			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.2.5.7	N/A				
12	High Building			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.6	N/A				
13	Construction Restrictions			<input type="checkbox"/> Combustible	<input checked="" type="checkbox"/> Non-combustible	<input type="checkbox"/> Both	3.2.2.20-83	9.10.6			
	Actual Construction			<input type="checkbox"/> Combustible	<input checked="" type="checkbox"/> Non-combustible	<input type="checkbox"/> Both					
14	Mezzanine(s) Area (m²) 0						3.2.1.1.(3)-(8)	9.10.4.1			
15	Occupant load based on			<input type="checkbox"/> m²/person	<input checked="" type="checkbox"/> design of building		3.1.17	9.9.1.3			
				Occupancy 60 BEDS	Load 120 persons						
16	Barrier-free Design			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Explain)		3.8	9.5.2				
17	Hazardous Substances			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.3.1.2 & 3.3.1.19	9.10.1.3(4)				
18	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours)			Listen Design No. or Description (SB-2)		3.2.2.20-83 & 3.2.1.4	9.10.8 9.10.9			
		Floors 1 Hours									
		Roof 0 Hours									
		Mezzanine N/A Hours									
		FRR of Supporting Members			Listed Design No. or Description (SB-2)						
		Floors 1 Hours									
		Roof 0 Hours									
		Mezzanine N/A Hours									
19	Spatial Separation - Construction of Exterior Walls						3.2.3	9.10.14			
	Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb. or Non-Comb.	Comb. Constr. Nonc. Cladding	Non-Comb. Constr.
	North		4.20	N/A	30		45	N/A			
	South		7.65	N/A	66		45	N/A			
	East*		>9.00	N/A	100		0	N/A			
	West		7.01	N/A	66		45	N/A			
20	Plumbing Fixture Requirements AS PER 3.7.4.5. PLUMBING FIXTURES FOR DWELLING UNIT										

*LIMITING DISTANCE SET TO CENTRELINE OF ROAD.

SITE STATISTICS

DESCRIPTION	AREA(m²)	PERCENT(%)
SITE TOTAL	3,084	100.00
BUILDING AREA (70 UNITS)	1,375	46
PARKING LOT / DRIVEWAY	521	17
OPEN LANDSCAPE	1,215	39

BUILDING INFORMATION
4 STOREYS / 15.5m TO PARAPET
TOTAL No. UNITS 30

PARKING	
REQUIRED SPACES	38 (2 BARRIER-FREE)
PROVIDED SPACES	39 (2 BARRIER-FREE)
SURFACE	7
UNDERGROUND	32
BICYCLE PARKING	6

LEGAL SURVEY INFORMATION PROVIDED ON A SURVEY BY
WILLIAM A. MASCOE, ONTARIO LAND SURVEYOR, DATED
DECEMBER 13, 2016:

SKETCH TO SHOW
LOT 4, PART OF LOTS 2 & 3
REGISTERED PLAN No. 262 and
PART OF LOT 21, CONCESSION 7
GEOGRAPHIC TOWNSHIP OF GRANTHAM
CITY OF ST. CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA

BARRIER FREE DESIGN NOTES

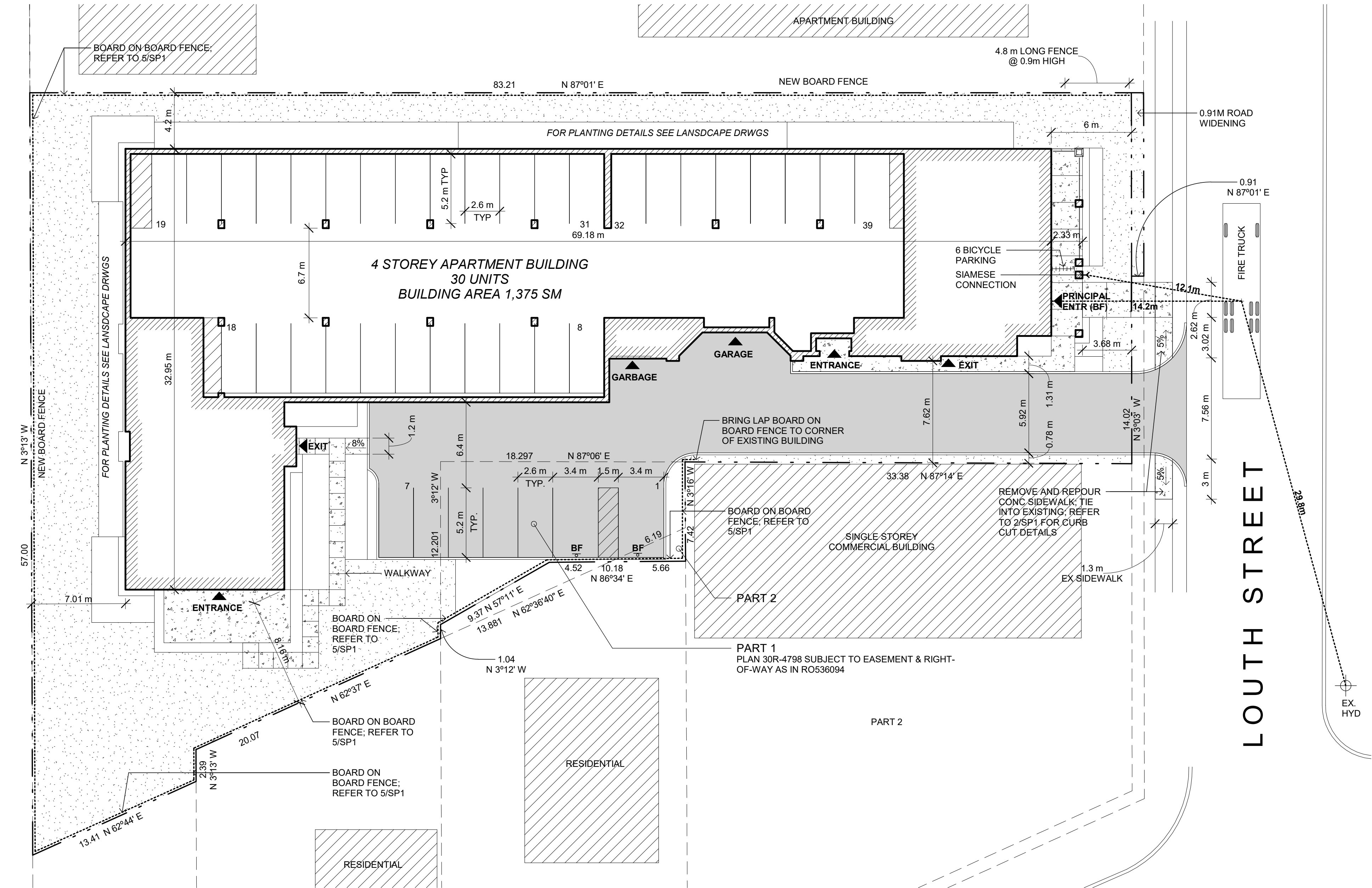
3.8.1.2 NUMBER OF BARRIER FREE ENTRANCES
-ONE (1) BARRIER FREE PEDESTRIAN ENTRANCE
PROVIDED (OUT OF 2 FORMAL ENTRANCES IN TOTAL)

3.8.2.2 ACCESS TO PARKING AREA
-INTERIOR PARKING ACCESSED BY ELEVATOR FROM THE
CORE SERVICES AREA

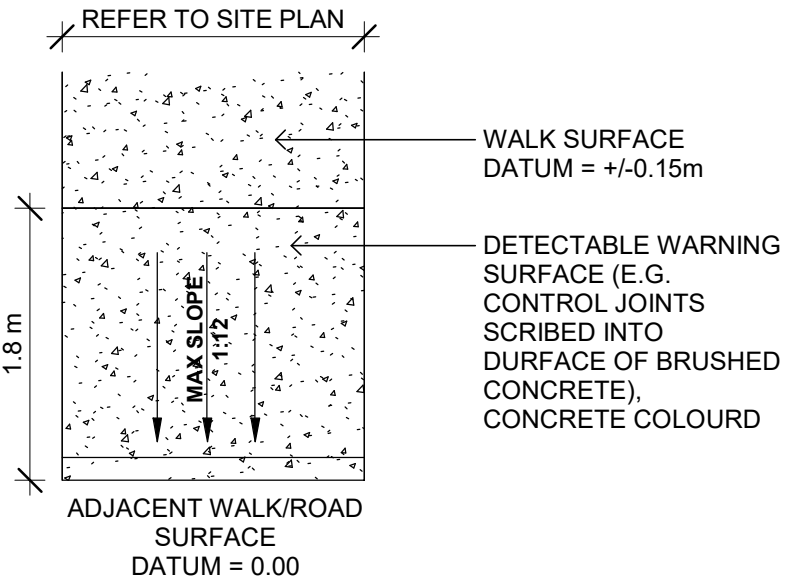
3.8.3.1 ACCESSIBLE SIGNS
-ACCESSIBLE SIGNS WILL BE INSTALLED IN
CONFORMANCE WITH THIS SECTION

3.8.3.2 EXTERIOR WALKS
-EXTERIOR WALKS SHALL EXCEED 1:20 SLOPE

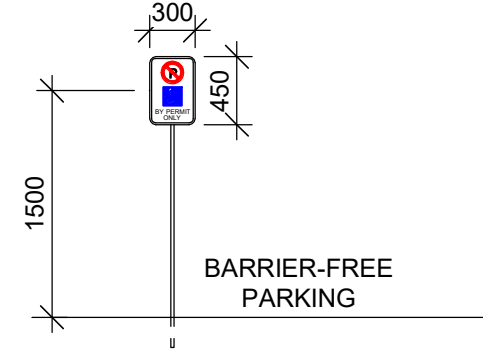
3.8.3.4 RAMPS
-RAMPS TO SLOPE BETWEEN 1:12 & 1:20 SLOPE, WITH
REQ'D GUARDS & CURBS



1 SITE PLAN
SP1 1:200



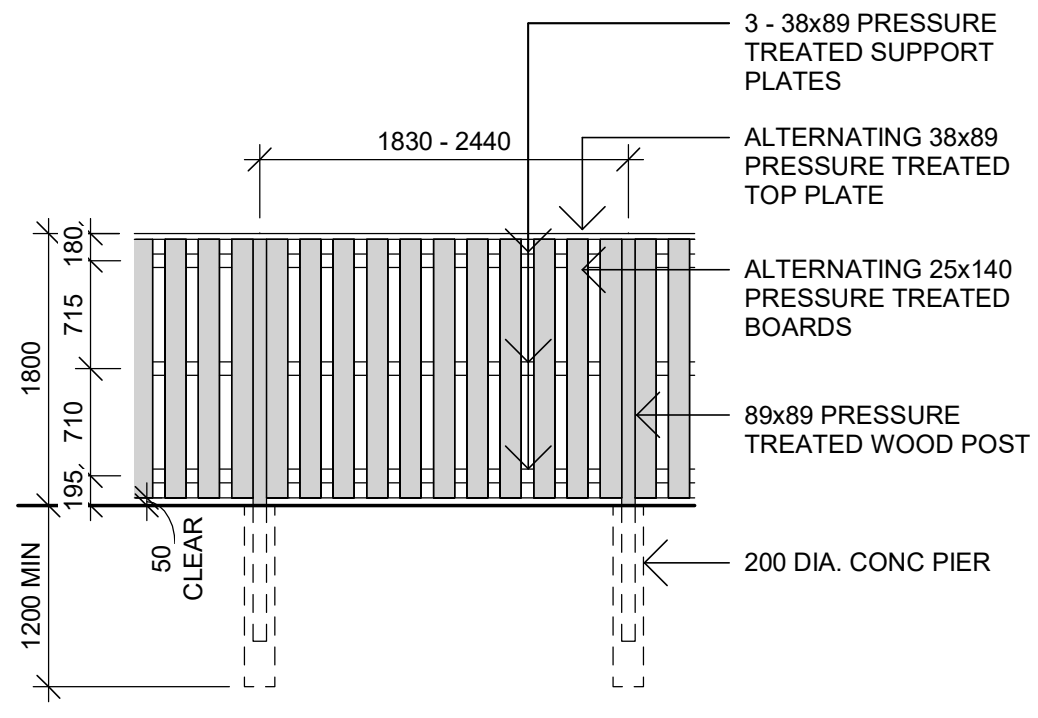
2 DETAIL - CURB CUT
SP1 1:50



3 SITE SIGNS
SP1 1:50



4 SIGN DETAIL
SP1 1:5



5 DETAIL - BOARD FENCE
SP1 1:50

F RE-ZONING REVS 13APR017 NY			
E RE-ZONING 10APR2017 NY			
D ZONING BYLAW AMENDMENT 15OCT2016 LC			
C TREE INVENTORY 13OCT2016 LC			
B PRE-CONSULTATION 21MAR2016 LC			
A CLIENT REVIEW 26NOV2015 NY			
Issue	Issued for	Date	Int.

Seal



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

**141-143 LOUTH STREET
DEVELOPMENT**

141 LOUTH STREET,
ST. CATHARINES, ONTARIO

Drawing Title

SITE PLAN

Drawn by LC/NY Designed by MG

Scale As indicated Date Created 08 SEP 2016

Job Number 15269 Issue F

Drawing Number SP1



P:\2015 Projects\15269 141 Louth St Apt Development\Drawings\Architectural\15269 MODL.rvt

Plotted on 11/04/2017 08:55:20

See

Quartek

- Architects
- Planners
- Engineers
- Project Managers

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Project Title

141-143 LOUTH STREET
DEVELOPMENT

141 LOUTH STREET,
ST. CATHARINES, ONTARIO

Drawing Title

VIEW FROM STREET

Drawn by NY Designed by NY

Scale	Date Created
	08 SEP 2016

Job Number	Issue
15269	A

Drawing Number

SP3

By-laws to be considered Monday, May 8, 2017

- (a) A By-law to amend By-law No. 2002-81 entitled “A By-law to appoint certain employees of the Canadian Corps of Commissionaires (Hamilton) as municipal law enforcement officers.” (One reading - with respect to change in personnel. Delegation By-law No. 2004-277, as amended.)
- (b) A By-law to authorize a contract with Anthony’s Excavating Central Inc. (One reading - with respect to Ball Avenue West – New Culvert, under Project No. P16-122. Delegation By-law No. 2004-277, as amended.)
- (c) A By-law to authorize a contract with Brennan Paving Limited. (One reading - with respect to 2017 Resurfacing Program - Part 1, under Project No. P17-080-1. Delegation By-law No. 2004-277, as amended.)
- (d) A By-law to authorize a contract with 788893 Ontario Ltd. o/a Niagara Crack Sealing. (One reading - with respect to 2017 Crack Sealing Program, under Project No. P17-083. Delegation By-law No. 2004-277, as amended.)
- (e) A By-law to authorize a contract with Mekker Construction Ltd. O/A Zero Defects. (One reading - with respect to Old Lincoln County Court House Stair Rehabilitation, under Project No. P16-143. Delegation By-law No. 2004-277, as amended.)
- (f) A By-law to authorize a contract with The Gordon Company. (One reading – with respect Supply, Delivery and Planting of Trees for 2017, under Project No. RFT 17-12. Delegation By-law No. 2004-277, as amended.)
- (g) A By-law to authorize the acceptance of a conveyance of certain lands from Shane Richard Webber. (One reading – with respect to natural lands, municipally known as 56 Henley Drive. Delegation By-law No. 2004-277, as amended.)
- (h) A By-law to authorize the partial release of agreement over certain lands municipally known as 585 Niagara Street. (One reading – with respect to the partial release from title of a Site Plan Agreement. Delegation By-law No. 2004-277, as amended.)
- (i) A By-law to authorize a Subdivision Agreement with PBG Properties Inc. (One reading – with respect to 388 Ontario Street. Delegation By-law No. 2004-277, as amended.)
- (j) 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 Development Agreements under section 45 of the Planning Act. To be considered by Council, May 8, 2017.)
- (k) A By-law to provide for the adoption of an amendment to the Official Plan of St. Catharines. (One reading – with respect to the Residential Infill and Intensification Development Review. To be considered by Council, May 8, 2017.)

- (l) 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 the Residential Infill and Intensification Development Review. To be considered by Council, May 8, 2017.)
- (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 141 Louth Street. To be considered by Council, May 8, 2017.)
- (n) A By-law to provide for the setting and levying of rates of taxation for City purposes for the year 2017, and to provide for the payment of taxes after interim taxes. (One reading – with respect to the 2017 Tax Rates. To be considered by General Committee, May 8, 2017.)
- (o) 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 a parking prohibition on Thorncliff Drive. To be considered by General Committee, May 8, 2017.)
- (p) A By-law to authorize a Servicing Cost-Sharing Agreement with 1891121 Ontario Inc. (o/a Fruitbelt Developments). (One reading – with respect to 45 Dorchester Boulevard. To be considered by General Committee, May 8, 2017.)
- (q) A By-law to authorize a contract with Rankin Construction Inc. (One reading – with respect to St. Paul St. / Carlisle St. Streetscaping – Phase 2, under Project No. P13-062-2. To be considered by General Committee, May 8, 2017.)
- (r) A By-law to authorize an Agreement for Contract Administration and Inspection Services with Upper Canada Planning & Engineering Limited (o/a Upper Canada Consultants). (One reading - with respect to St. Paul St. / Carlisle St. Streetscaping – Phase 2, under Project No. P13-062-2. To be considered by General Committee, May 8, 2017.)
- (s) A By-law to confirm the proceedings of council at its meeting held on the 8th day of May, 2017. (One reading – with respect to confirming the proceedings of the meeting held on May 8, 2017.)