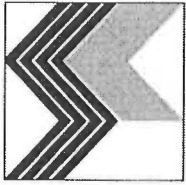

Agenda

1. Chair to call the Hearing to Order
2. Amendments/Additions to the Agenda
3. Declarations of Interest
4. Request for Withdrawal or Adjournment

Item # 1 – 110 – 112 Oakdale Avenue, Consent Application B-22/17SC – 60.84.2107, Minor Variance Applications A-37/17 – 60.81.5206 & Minor Variance Application A-61/17 – 60.81.5230.

A request from staff has been received to defer these applications due to recent discussion with the Ministry of Environment. There may be new issues that may impact the staff recommendation regarding the severance and right of way applications before the Committee of Adjustment. In order to clarify those issues and any impacts on the severance and right-of-way applications, it is requested that these applications be deferred pending additional discussions with the Ministry of the Environment that may better inform the staff recommendation to the Committee.

5. Adoption of the Minutes held May 10, 2017
6. Application:
 2. 12 Hampstead Place, Minor Variance Application, A-52/17, 60.81.5221
 3. 4 Manchester Avenue, Minor Variance Application, A-55/17 – 60.81.5224
 4. 65 Main Street, Consent Application, B-33/17SC, 60.84.2118
63 Main Street, Minor Variance, A-54/17, 60-81-5223
 5. 9 Ellis Avenue, Minor Variance Application, A-56/17 – 60.81.5225
 6. 30 Rockcliffe Road, Minor Variance Application, A-57/17 – 60.81.5226
 7. 50 Simpson Road, Minor Variance Application, A-58/17 – 60.81.5227
 8. 61 Niagara Street, Minor Variance Application, A-59/17 – 60.81.5228
 9. 72 Chaplin Avenue, Minor Variance Application, A-60/17 – 60.81.5229
7. New Business:
8. Date of next Hearing: June 21, 2017
9. Adjournment



CITY OF ST. CATHARINES

COMMITTEE OF ADJUSTMENT
P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715
TTY: 905-688-4889
Fax: 905-688-5873

COMMENTS

B-22/17SC, A-37/17 & A-61/17

112 OAKDALE AVENUE

DATE OF HEARING:
May 31, 2017

Munro, Elaine

Subject: RE: 110 Oakdale Public Meeting Part 4

From: Sandra Kite [mailto:]
Sent: Friday, May 26, 2017 12:03 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: 110 Oakdale Public Meeting Part 4

from..Sandra Kite 13 smythe St St Catharines On

Part 4 Land should never be developed as it contaminated area.. I use to work with same type of powder and bags had a warning on it as it can cause cancer... as for other land use I have no problem with development except for a few things

1..South side of property back to Abbot st garages which is filled with junk vehicles.. and wild animals...skunks, racoons possiums, rats

2. Lots of pest coming from this area.. Abbot st garage which is till a eye sore

3..Major concerns...Traffic on Oakdale has increased over past couple yreas and it going get worse...Could something be done asap as this is treated as one way traffic from Smythe st to Abbot...cars parked on west side of Oakdale most of day and overnight...(2 Hr time limit)

Click [here](#) to report this email as spam.

Munro, Elaine

From: Taya Devlin <tdevlin@npca.ca>
Sent: Tuesday, May 23, 2017 2:11 PM
To: Munro, Elaine
Cc: McEwan, Charlotte; 'craig.rohe@niagararegion.ca'; devtplanningapplications@niagararegion.ca
Subject: B22, A37 & A61/17 112 Oakdale Avenue, St. Catharines
Attachments: 112 Oakdale Avenue Map.pdf

Good Afternoon Elaine,

NPCA staff have reviewed applications B-22/17SC, A-37/17 & A-61/17 which have been made for the following:

B-22/17SC is made for consent to sever 10,489 m² of land (Parts 1, 2 & 3) creating a new lot for a future stacked townhouse development to be known as 112 Oakdale Avenue, subject to an easement, in perpetuity, over 691 m² of land (Part 2) for the benefit of the easterly abutting lot to be known as 110 Oakdale Avenue (Part 4) for ingress and egress access purposes. A 7,927 m² remnant parcel of land (Part 4) would be retained for a future residential development. The site has a Holding Provision which requires that a record of site condition be approved from the Ministry of Environment.

A-37/17 is made pertaining to the City of St. Catharines By-law 2013-283 for the following:

1. A reduction of the minimum front yard setback from 5 metres to 3 meters to the building.
2. A reduction of the minimum interior side yard setback from 5 metres to 4 metres (north side).
3. A reduction of the minimum interior side yard setback from 5 metres to 4 metres (south side).
4. A reduction of the minimum required parking spaces from 1.25 spaces/unit to 1 space/unit.
5. A reduction of the minimum landscaping strips of a parking area with greater than 100 spaces to lot line abutting Residential Zone from 4 metres to 3 metres.
6. A reduction of the minimum setback to the front line for a platform structure being greater than 1.2 metres above grade from 5 metres to 1.4 metres.
7. A reduction of the minimum front yard setback from 5 metres to 0 metres for the basement stairs.
8. A reduction of the minimum landscaping strips of a parking area with greater than 100 space to rear lot line abutting a Residential Zone from 4 metres to 2 metres.

The variances are requested for the proposed stacked townhouse development (Parts 1, 2 & 3).

A-61/17 is made pertaining to the City of St. Catharines By-law 2013-283 for a minor variance to vary Section 2.6 (a) of the Zoning By-law to permit the development or construction of a building or structure or otherwise permitted use on a lot with no frontage on a public road, with the westerly property line being considered the front lot line for the purposes of determining zoning by-law requirements.

NPCA mapping identifies a regulated watercourse adjacent to the rear (east) of the subject property. In accordance with Policy 3.6 of the Authorities Regulations (O.REG 155/06) a minimum setback of 15 metres shall be required from the bankfull channel of a regulated watercourse to all development and site alterations. A portion of the north east corner of the property is located within 15 metres of the identified watercourse. NPCA staff are satisfied no development is proposed within 15 metres of the identified watercourse and there will be no impact to the watercourse as a result of the subject applications.

In addition to commenting on proposals with respect to the Conservation Authority's regulations noted above, this agency has entered into a Memorandum of Understanding (MOU) with the Region of Niagara. In accordance with this MOU, the Conservation Authority has a responsibility to review and provide comments on planning applications as they relate to the Natural Environment on the Region's behalf. As such, the following comments pertain to the Core Natural Heritage System Policies within the Regional Official Plan.

Regional Core Natural Heritage mapping also identifies the regulated watercourse. In accordance with Policy 7.B.1.15 a minimum 15 metre buffer shall be required from the edge of a regulated watercourse to all development and site alterations. NPCA staff are satisfied no development is proposed within 15 metres of the watercourse and there will be no significant negative impact to the watercourse as a result of the subject applications.

Based on the above, the NPCA offers no objections to the subject applications.

Please contact me if you have any questions.
Thank you,

Taya Devlin
Watershed Planner
Niagara Peninsula Conservation Authority
250 Thorold Road West, 3rd Floor
Welland, Ontario L3C 3W2
Phone: 905 788 3135 (ext. 262)
Fax: 905 788 1121
Email: tdevlin@npca.ca

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112 Oakdale Avenue, St. Catharines



Legend

- Contours 2010 (1m)
- Corporate Watershed Divide N
- NIAGARA NATURAL ENVIRO INFORMATION SCREENING
- NPCA APPROXIMATE REGU
- Ontario Road Network
 - Major Highways
 - Arterial Roads
 - Local Roads
- Assessment Parcels
- 2K HydroPoly
- 2K Hydrography
- AIRPORTS
- Campsites
- SWOOP_2015
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

1: 2,000



101.6 0 50.80 101.6 Meters

NAD_1983_UTM_Zone_17N

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This map is for illustrative purposes only. Information contained hereon is not intended to constitute advice, is not a substitute for professional review or a site survey, and is subject to change without notice. The NPCA takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user. THIS IS NOT A PLAN OF SURVEY

Notes

Munro, Elaine

Subject: RE: Correction to NOH for MV A-37/17 - 112 Oakdale Ave. RE: City of St. Catharines Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

From: Aaron White [mailto:awhite@mapleonerail.com]

Sent: Tuesday, May 23, 2017 2:33 PM

To: Munro, Elaine <emunro@stcatharines.ca>

Subject: RE: Correction to NOH for MV A-37/17 - 112 Oakdale Ave. RE: City of St. Catharines Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

Hi Elaine,

Trillium doesn't have any opposition to any of these variance applications. Our requirements are the CN requirements for Secondary Branch Line, of which it appears that clause D is really the only one applicable, since this piece doesn't back directly onto our active right of way.

Thanks,

Aaron White, Bsc
Vice President Operations



MAPLE ONE RAIL CORP
89-91 St. Paul St
Suite 302
St. Catharines, ON
L2R3M3



SECONDARY BRANCH LINE REQUIREMENTS

- A. Safety setback of dwellings from the railway rights-of-way to be a minimum of 15 metres in conjunction with a safety berm. The safety berm shall be adjoining and parallel to the railway rights-of-way with returns at the ends, 2.0 metres above grade at the property line, with side slopes not steeper than 2.5 to 1.
- B. Ground-borne vibration transmission to be evaluated in a report through site testing to determine if dwellings within 75 metres of the railway rights-of-way will be impacted by vibration conditions in excess of 0.14 mm/sec RMS between 4 Hz and 200 Hz. The monitoring system should be capable of measuring frequencies between 4 Hz and 200 Hz, ± 3 dB with an RMS averaging time constant of 1 second. If in excess, isolation measures will be required to ensure living areas do not exceed 0.14 mm/sec RMS on and above the first floor of the dwelling.
- C. The Owner shall install and maintain a chain link fence of minimum 1.83 metre height along the mutual property line.
- D. The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way: "Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."
- E. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from the Railway and be substantiated by a drainage report to the satisfaction of the Railway.
- F. The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the safety berm, fencing and vibration isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.
- G. The Owner shall enter into an Agreement stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement.
- H. The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

Re: 112 Oakdale Ave
65 main St.

Munro, Elaine

Subject: RE: City of St. Catharines Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

From: Doug Crown [mailto:Doug.Crown@cogeco.com]
Sent: Wednesday, May 17, 2017 7:44 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: McEwan, Charlotte <cmcewan@stcatharines.ca>
Subject: RE: City of St. Catharines Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

Hello Elaine and Charlotte
Cogeco has no issues or concerns for this adjustment notices .

Just an FYI I will be away Friday May 19 for some RR and returning Thursday May 25 .
I will reply to the adjustment notices you send Friday on the Thursday when I return.
I hope this will work for you.

Enjoy this great Sunny day

DOUG CROWN

Network Planning and Design

T 289-296-6266 | C 905-401-9967

7170 McLeod Rd
Niagara Falls Ontario L2G 3H2 Canada
Doug.Crown@cogeco.com



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Munro, Elaine

Subject: RE: Correction to NOH for MV - A-37/17 - 112 Oakdale Ave. RE: City of St. Catharines Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

From: Doug Crown [mailto:Doug.Crown@cogeco.com]

Sent: Thursday, May 25, 2017 11:26 AM

To: Munro, Elaine <emunro@stcatharines.ca>

Subject: RE: Correction to NOH for MV - A-37/17 - 112 Oakdale Ave. RE: City of St. Catharines Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

Hello Elaine

No issues with the minor change

Thanks

DOUG CROWN

Network Planning and Design

T 289-296-6266 | C 905-401-9967

7170 McLeod Rd

Niagara Falls Ontario L2G 3H2 Canada

Doug.Crown@cogeco.com



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May 19, 2017

City of St. Catharines
City Hall
50 Church St
P.O. Box 3012
St. Catharine's, ON
L2R 7C2

Attention: Elaine Munro

File# 60.84.2107 & 60.81.5206

Re: 112 Oakdale Ave

In response to your correspondence date May 16, 2017, please be advised that our Engineering Design Department has reviewed the information concerning the above noted Consent Application and our comments are as follows:

- For Subdivision or Townhouse development, the Developer needs to contact our Engineering Design Department @ 905-521-4907.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alectra Utilities to facilitate this.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.
- Developers to acquire an easement, if required.

We would also like to stipulate the following:

- Do not excavate within two metres of hydro poles and anchors.
- Excavation within one metre of underground hydro plant is not permitted unless approval is granted by an Alectra Utilities representative and is present to provide direct supervision. Cost associated with this task shall be at the owner's expense.
- Alectra Utilities must be contacted if the removal, isolation or relocation of existing plant is required, all cost associated with this work will be at the owners expense.
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.

- Clearances from Overhead and Underground existing electrical distribution system must be maintained in according to:
 - Ontario Building Code (1997) Section 3.1 (3.1.18.1)
 - Electrical Safety Code Rule 75-312
 - Occupational Health and Safety Act (OH&SA) – Construction Projects (Electrical Hazards)
 - CAN/CSA-C22.3 No. 1-10, Overhead System
 - C22.3 No. 7-10 Underground Systems

We trust that you will find this information satisfactory and that the information contained within will be provided to the owner of this project. Should you have any questions regarding this response, please contact Scott Beaudrie at 905-522-6611 ext 4907 in our Engineering Design Department.

Sincerley,

A handwritten signature in dark ink, appearing to read 'Scott Beaudrie', with a stylized, flowing script.

Scott Beaudrie
Supervisor, Engineering Design

Munro, Elaine

Subject: RE: City of St. Catharines Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

From: Vasko, Dennis

Sent: Tuesday, May 23, 2017 2:14 PM

To: Munro, Elaine <emunro@stcatharines.ca>

Subject: RE: City of St. Catharines Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

Hi Elaine,

Seeing as the property requires a Record of Site Condition (RSC) from the Ministry of the Environment (MOE) the only other concern would be Clifford's Creek Park to the north which is a former landfill area. But it is a fair distance away and doesn't border the subject property. So all good there.

Another thing to keep in mind is that the development is occurring on a parcel of land that was once an industrial site before the School Board owned it, but the RSC that the MOE is requiring will address that situation.

Regards,

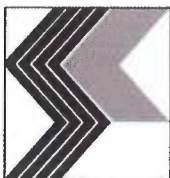
Dennis

Dennis Vasko

Fill Site Technician

Email: dvasko@stcatharines.ca

Tel: 905.688.5601 x2163



Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning and Building Services

Cc: B. Thiessen, Charlotte McEwan, Doug Pateman, Judy Pihach
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: May 22, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – May 31, 2017 hearing - File No.: 300-036

B-22/17SC – 112 Oakdale

Comment:

- Be advised that a permit is required for any proposed buildings forming part of the development on Part 1 and 3.
- Be advised that, as per the submitted 'Concept Site Plan' dated May 4, 2017, the permit application shall address the exposure conditions of the separate fire compartments shown at the interior corners of the 'U' shaped buildings.

Condition:

- No Comment

B-33/17SC – 65 Main Street

Comment:

- No Comment

Condition:

- The applicant shall satisfy the Chief Building Official for the City of St. Catharines that the spatial separation requirements for glazed openings and wall construction meet the requirements of subsection 9.10.14. and 9.10.15. of the 2012 Ontario Building Code for the southeast face of the existing dwelling on Parts 1.

Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-036



Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning and Building Services

Cc: B. Thiessen, Charlotte McEwan, Doug Pateman, Judy Pihach
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: May 22, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – May 31, 2017 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-37/17	112 Oakdale avenue	Be advised that a building permit is required for the proposed building and that reductions of yard setbacks may have spatial separation implications affecting the permitted area of unprotected openings and wall construction.
A-52/17	12 Hampstead Place	Be advised that a building permit is required for the 10 ft. by 30 ft. garage indicated to be demolished.
A-54/17	63 Main Street	No Comment.
A-55/17	4 Manchester Avenue	No Comment
A-56/17	9 Ellis Avenue	No Comment
A-57/17	30 Rockcliffe Road	Be advised that a building permit is required for the proposed 3 Unit Townhouse. Be advised that the proposed reduction of setbacks will impact the permitted percentage of glazed openings facing that yard. Be advised that combustible projections are not permitted within 1.2m of a property line.
A-58/17	50 Simpson Road	Be advised that a building permit is required for the proposed single-detached dwelling and proposed detached garage.
A-59/17	61 Niagara Street	Be advised that no glazed openings are permitted for the building face along the southerly interior side yard.
A-60/17	72 Chaplin Avenue	No Comment.
A-61/17	110 Oakdale	No Comment

Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2017\15 bcoa memo-mv-May31, 2017.docx

Munro, Elaine

To: Sullivan, Kristen
Subject: RE: Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

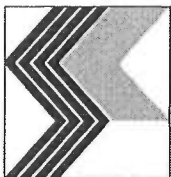
From: Sullivan, Kristen
Sent: Friday, May 19, 2017 3:45 PM
To: McEwan, Charlotte <cmcewan@stcatharines.ca>
Cc: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

Charlotte,

Please see attached comments. Comments are forthcoming for 30 Rockcliff. PRCS has no comments on the following applications:

- 112 Oakdale (ld)
- 12 Hampstead (mv)
- 65 Main (ld)
- 63 Main (mv)
- 9 Ellis (mv)
- 50 Simpson (mv)
- 61 Niagara (mv)
- 72 Chaplin (mv)

Kristen Sullivan
Project & Development Planner
Email: ksullivan@stcatharines.ca
Tel: 905.688.5601 x3145



Memorandum

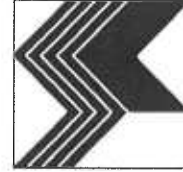
To: Charlotte Mcewan, Planning and Building Services
CC: Elaine Munro, Planning and Building Services
From: Kristen Sullivan, Parks, Recreation and Culture Services
Date: May 19, 2017
Subject: Notice of Hearing: Minor Variance
Address: 112 Oakdale Ave.
File No: 60.81.5206

Please be advised that we have reviewed the above-noted application and have no concerns with the proposed minor variances. Due to their condition we have no concern with the existing trees along Oakdale Ave. being removed and replaced through the site plan process.

If you would like to discuss this matter in greater detail, please do not hesitate to contact me at extension 3145.

Kristen Sullivan
Project and Development Planner
Parks, Recreation and Culture Services

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-22/17SC



May 19, 2017

ENGINEERING FILE 300-36

Hearing Date: May 31, 2017 (Revised Application)

Applicant: ASTA Gardens Inc.

Location: 112 Oakdale Avenue

MUNICIPAL SERVICES

Water: 300mm (12") P.V.C.

Sanitary Sewer: 300mm (12")

Storm Sewer: 600mm (24") Welland Canal Valley lands outlet

Sidewalks: Yes

Road Allowance Width: 17.4m (57') ±

**GENERAL COMMENTS AND ENGINEERING CONDITIONS TO BE IMPOSED IF
CONSENT GRANTED:**

Comment(s):

It is noted that the Owner proposes to consent to sever Parts 1, 2 & 3 on the submitted sketch creating a new lot for a future stacked townhouse development known as 112 Oakdale Avenue, subject to an easement in perpetuity over Part 2 for the benefit of the easterly abutting lot, Part 4, to be known as 110 Oakdale Avenue for ingress/egress and servicing purposes. A remnant parcel, Part 4 would be retained for future residential development purposes.

Roads

Oakdale Avenue is currently designated an Arterial road per the City's Official Plan, with a desired right-of-way width of 26.2m (86'). It is currently deficient at 17.4m (57') along the frontage of the subject property. Discussions with staff have concluded that Oakdale Avenue along this section would be satisfactory with a 22.0m (72') right-of-way width, therefore the City shall require a 4.80m (15.7') road widening along this section, dedicated gratuitously, free and clear of any encumbrances as Public Highway to be known as Oakdale Avenue.

Existing concrete entrance barriers exist along the property frontage, within the future right-of-way lands. The applicant shall be required to relocate the existing concrete barriers to outside of the future right-of-way limits.

Two existing entrances exist, which the Owner proposed to improve only one at the south limit. The Owner shall be responsible to pay to the City the fee for City crews to remove and reinstate the existing north entrance with 100mm topsoil and sod, the fee in accordance with the City's current Schedule of Rates and Fees.

The easterly and westerly development parcels propose to be serviced by existing municipal and public utilities on Oakdale Avenue from within a shared easement (Part 2). The Owner must identify an adequate width of Part 2 that will accommodate all services and utility needs required to service both development parcels, as well as provide perpetual access and maintenance abilities to both development parcels through an easement document and reference plan. This plan and document shall be submitted for review and comment to the satisfaction of the City of St. Catharines and registered on title of the properties prior to the

final consent of the severance application.

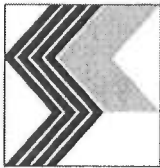
Condition(s): Prior to final consent, the Owner shall;

- Dedicate to the City of St. Catharines a 4.80m (15.7') widening along the frontage of the subject parcel as Public Highway to be known as Oakdale Avenue, free and clear of any mortgages, liens or encumbrances; and
- Pay to the City the fees for City crews to remove and reinstate the existing north driveway entrance with 100mm topsoil and sod, in accordance with the City's current Schedule of Rates and Fees; and
- Remove the existing concrete entrance barriers from within the future dedicated right-of-way limits of Oakdale Avenue; and
- Submit to the City for review and approval and prior to registration, a draft reference plan and easement document that outlines the purposes and obligations of both parcel owners to the perpetual access and maintenance needs of required services and utilities within Part 2, in order to service both development parcels from Oakdale Avenue



Prepared By:

Brad Johnston, C.E.T.
Development Engineering Technologist



Memorandum

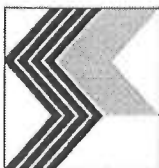
To: Elaine Munro, ACST, Committee Secretary & Planning Technician
Cc: Charlotte McEwan, Planner 1
From: Brad Johnston, C.E.T., Development Engineering Technologist
Date: May 23, 2017
Hearing Date: May 31, 2017
Subject: Engineering Comments to the Committee of Adjustment
File No's: A-37/17SC – 112 Oakdale Avenue
A-52/17SC – 12 Hampstead Place
A-54/17SC – 63 Main Street
A-55/17SC – 4 Manchester Avenue
A-56/17SC – 9 Ellis Avenue
A-57/17SC – 30 Rockcliffe Road
A-58/17SC – 50 Simpson Road
A-59/17SC – 61 Niagara Street
A-60/17SC – 72 Chaplin Avenue
A-61/17SC – 110 Oakdale Avenue

Development Engineering Services have reviewed the above noted applications for Minor Variance requests. We have no comments or objections to the approval of the above variance applications conditional on:

- The Owner of 50 Simpson Road verifying the proposed garage will not encumber or interfere with the existing drainage ditch within the front yard

Regards,

Brad Johnston, C.E.T.
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: May 19, 2017

Subject: Committee of Adjustment
Public Hearings – May 31, 2017
File No. 305-17-01

Upon review of the applications, we offer the following comments:

A-037/17 – 112 Oakdale Avenue

We caution reducing the parking to one space per unit as on-street parking is not prevalent in the immediate vicinity of this development. As such, it could be problematic for visitor parking. The methodology used to assess the parking reduction is valid if one assumes that parking won't be assigned to each unit. However, for multi-residential developments, parking is typically assigned. If this is the case, each unit will be assigned a parking space. As such, the lack of vehicle ownership by the residents won't necessarily make their vacant spaces available to the general public.

There is a history of parking related issues to the development on the south side of Abbott Street. This development also received a reduction in parking based on the premise that the development was geared to income and that the site was on a Transit route and in close proximity to commercial properties. However, concerns have been raised due to the lack of visitor parking on-site and on the street.

Our recommendation would be that the site plan receive a preliminary assessment prior to submitting an application to the Committee of Adjustment. This will allow us to determine the exact number of parking stalls that can be provided on the site.

A-052/17 – 12 Hampstead

No concerns with the reduction in the required parking from three spaces to zero

spaces. We acknowledge that there is currently a driveway and a garage at the rear, so on-site parking may be possible, however, it doesn't meet our current standards.

A-055/17 – 4 Manchester Avenue

There is insufficient space to access the parking in the rear of the property. The minimum maneuvering aisle is 6.3 metres, the plan shows 4.65 metres.

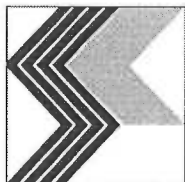
A-060/17 – 72 Chaplin Avenue

Our preference would be to reduce the amount of parking being provided versus reducing the parking stall dimension requirements. In this case, the parking requirement would be reduced to zero while acknowledging the existing driveway could be used for parking.

We have no concerns or requirements with the remaining applications.

If you would like to discuss this matter in greater detail, please do not hesitate to contact me at extension 1663.

Steve Bittner
Transportation Technologist
SB/



CITY OF ST. CATHARINES

COMMITTEE OF ADJUSTMENT
P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715
TTY: 905-688-4889
Fax: 905-688-5873

COMMENTS

A-52/17

12 HAMPSTEAD PLACE

DATE OF HEARING:
May 31, 2017

Munro, Elaine

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Thursday, May 25, 2017 11:33 AM
To: Munro, Elaine
Cc: McEwan, Charlotte
Subject: RE: Balance of Applications RE: City of St. Catharines Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

Hi Elaine

Cogeco has no issues or concerns with this Adjustment Notices

Thanks .. have a great day and try to stay dry

DOUG CROWN

Network Planning and Design

T 289-296-6266 | C 905-401-9967

7170 McLeod Rd
Niagara Falls Ontario L2G 3H2 Canada
Doug.Crown@cogeco.com



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Cogeco Câble Canada, 5 Place Ville-Marie, Bureau 1700, Montréal, Québec, H3B 0B3

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- Contact us

Cogeco Cable Canada, 5 Place Ville-Marie, Suite 1700, Montreal, Quebec, H3B 0B3



Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning and Building Services

Cc: B. Thiessen, Charlotte McEwan, Doug Pateman, Judy Pihach
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: May 22, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – May 31, 2017 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-37/17	112 Oakdale avenue	Be advised that a building permit is required for the proposed building and that reductions of yard setbacks may have spatial separation implications affecting the permitted area of unprotected openings and wall construction.
A-52/17	12 Hampstead Place	Be advised that a building permit is required for the 10 ft. by 30 ft. garage indicated to be demolished.
A-54/17	63 Main Street	No Comment.
A-55/17	4 Manchester Avenue	No Comment
A-56/17	9 Ellis Avenue	No Comment
A-57/17	30 Rockcliffe Road	Be advised that a building permit is required for the proposed 3 Unit Townhouse. Be advised that the proposed reduction of setbacks will impact the permitted percentage of glazed openings facing that yard. Be advised that combustible projections are not permitted within 1.2m of a property line.
A-58/17	50 Simpson Road	Be advised that a building permit is required for the proposed single-detached dwelling and proposed detached garage.
A-59/17	61 Niagara Street	Be advised that no glazed openings are permitted for the building face along the southerly interior side yard.
A-60/17	72 Chaplin Avenue	No Comment.
A-61/17	110 Oakdale	No Comment

Mark Lepp, Senior Plans Examiner / Building Inspector

Munro, Elaine

To: Sullivan, Kristen
Subject: RE: Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

From: Sullivan, Kristen
Sent: Friday, May 19, 2017 3:45 PM
To: McEwan, Charlotte <cmcewan@stcatharines.ca>
Cc: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

Charlotte,

Please see attached comments. Comments are forthcoming for 30 Rockcliff. PRCS has no comments on the following applications:

- 112 Oakdale (ld)
- 12 Hampstead (mv)
- 65 Main (ld)
- 63 Main (mv)
- 9 Ellis (mv)
- 50 Simpson (mv)
- 61 Niagara (mv)
- 72 Chaplin (mv)

Kristen Sullivan
Project & Development Planner
Email: ksullivan@stcatharines.ca
Tel: 905.688.5601 x3145



Memorandum

To: Elaine Munro, ACST, Committee Secretary & Planning Technician
Cc: Charlotte McEwan, Planner 1
From: Brad Johnston, C.E.T., Development Engineering Technologist
Date: May 23, 2017
Hearing Date: May 31, 2017
Subject: Engineering Comments to the Committee of Adjustment
File No's: A-37/17SC – 112 Oakdale Avenue
A-52/17SC – 12 Hampstead Place
A-54/17SC – 63 Main Street
A-55/17SC – 4 Manchester Avenue
A-56/17SC – 9 Ellis Avenue
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A-58/17SC – 50 Simpson Road
A-59/17SC – 61 Niagara Street
A-60/17SC – 72 Chaplin Avenue
A-61/17SC – 110 Oakdale Avenue

Development Engineering Services have reviewed the above noted applications for Minor Variance requests. We have no comments or objections to the approval of the above variance applications conditional on:

- The Owner of 50 Simpson Road verifying the proposed garage will not encumber or interfere with the existing drainage ditch within the front yard

Regards,

Brad Johnston, C.E.T.
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: May 19, 2017

Subject: Committee of Adjustment
Public Hearings – May 31, 2017
File No. 305-17-01

Upon review of the applications, we offer the following comments:

A-037/17 – 112 Oakdale Avenue

We caution reducing the parking to one space per unit as on-street parking is not prevalent in the immediate vicinity of this development. As such, it could be problematic for visitor parking. The methodology used to assess the parking reduction is valid if one assumes that parking won't be assigned to each unit. However, for multi-residential developments, parking is typically assigned. If this is the case, each unit will be assigned a parking space. As such, the lack of vehicle ownership by the residents won't necessarily make their vacant spaces available to the general public.

There is a history of parking related issues to the development on the south side of Abbott Street. This development also received a reduction in parking based on the premise that the development was geared to income and that the site was on a Transit route and in close proximity to commercial properties. However, concerns have been raised due to the lack of visitor parking on-site and on the street.

Our recommendation would be that the site plan receive a preliminary assessment prior to submitting an application to the Committee of Adjustment. This will allow us to determine the exact number of parking stalls that can be provided on the site.

A-052/17 – 12 Hampstead

No concerns with the reduction in the required parking from three spaces to zero

spaces. We acknowledge that there is currently a driveway and a garage at the rear, so on-site parking may be possible, however, it doesn't meet our current standards.

A-055/17 – 4 Manchester Avenue

There is insufficient space to access the parking in the rear of the property. The minimum maneuvering aisle is 6.3 metres, the plan shows 4.65 metres.

A-060/17 – 72 Chaplin Avenue

Our preference would be to reduce the amount of parking being provided versus reducing the parking stall dimension requirements. In this case, the parking requirement would be reduced to zero while acknowledging the existing driveway could be used for parking.

We have no concerns or requirements with the remaining applications.

If you would like to discuss this matter in greater detail, please do not hesitate to contact me at extension 1663.

Steve Bittner
Transportation Technologist
SB/



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: May 26, 2017

Date of Report: May 31, 2017

Submission(s): A-52/17

File: 60.81.5221

Subject: 12 Hampstead Place

Recommendation

That Submission **A-52/17** by 8778132 Canada Inc. as outlined in the Revised Notice of Hearing, be approved.

Summary

Having regard for the matters under Section 45 (1) of the Planning Act, staff is satisfied that the variance requested through application **A-52/17** is minor in nature, desirable for the appropriate use of the land and that the intent and purpose of the Official Plan and Zoning By-law are being maintained. Staff recommends that the requested variance be approved.

Proposed Development

Application A-52/17 is made pertaining to the City of St. Catharines Zoning By-law 2013-283, as amended, for a reduction in the required parking from 3 spaces to 0 spaces. The variance is requested to reduce the number of parking spaces required to permit the conversion of the existing duplex into a triplex.

Location and Site Description

The property is located on the east side of Hampstead Place, north of Carlton Street. The property is surrounded by detached dwellings to the north, south and west, and an industrial use to the east.

Circulation of Application

The application was circulated to all appropriate departments and agencies: no objections were received.

Planning Analysis

Official Plan (Garden City Plan)

The subject property is designated Neighborhood Residential as per Schedule D1 of the Garden City Plan (GCP) and further designated Medium Density Residential as per Schedule E4 of the GCP. 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.

Zoning By-law (2016-283)

The subject land is zoned Medium Density Residential (R3). The R3 zone permits a variety of low density residential dwelling types including detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings, private road developments, apartment buildings, and long term care facilities.

Application A-52/17

The variance requests a reduction in minimum required parking spaces from 3 to zero. The reduction would allow the conversion of the existing duplex into a triplex. Traffic staff have advised that the existing driveway is not of substantial width to allow adequate access to a rear parking area. Therefore, the property is not deemed to have any recognizable parking spaces onsite. In the past, access to parking at the rear of the property has been accommodated by using a portion of the neighbouring property to the south without a formal right-of-way or encroachment agreement.

Part C, Subsection 5.4.2(ii) states that the City may consider the reduction or elimination of parking requirements where transit is readily available. There are two active transit stops within 300 metres (3-5 minute walk) with access to two bus routes, which carry passengers to the downtown terminal, up to Lakeshore Road, and to the Fairview Mall commercial area. Additionally, a wide variety of services and amenities including groceries, restaurants, medical offices, retail, and places of worship are available within a 10 to 15 minute walk from the property.

Given that the location of the property is considered appropriate for a parking reduction, the reduction in parking is not expected to have adverse impacts on the surrounding area, and the intent of the Official Plan and Zoning By-law are being maintained.

Conclusion

Staff is of the opinion that application **A-52/17**, is in keeping with the general intent of the Official Plan and Zoning By-law, is minor in nature, and is appropriate for the desirable use of the land. It is staff's recommendation that the requested variance be approved.

Prepared and Submitted by:

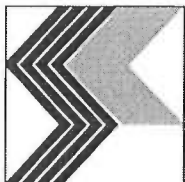
A handwritten signature in black ink, appearing to read 'Charlotte McEwan', written over a horizontal line.

Charlotte McEwan
Planner I

Approved by:

A handwritten signature in black ink, appearing to read 'Judy Pihach', written over a horizontal line.

Judy Pihach, MCIP, RPP
Manager of Planning Services



CITY OF ST. CATHARINES

COMMITTEE OF ADJUSTMENT

P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715

TTY: 905-688-4889

Fax: 905-688-5873

COMMENTS

A-55/17

4 MANCHESTER AVENUE

DATE OF HEARING:

May 31, 2017

Munro, Elaine

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Thursday, May 25, 2017 11:33 AM
To: Munro, Elaine
Cc: McEwan, Charlotte
Subject: RE: Balance of Applications RE: City of St. Catharines Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

Hi Elaine

Cogeco has no issues or concerns with this Adjustment Notices

Thanks .. have a great day and try to stay dry

DOUG CROWN

Network Planning and Design

T 289-296-6266 | C 905-401-9967

7170 McLeod Rd

Niagara Falls Ontario L2G 3H2 Canada

Doug.Crown@cogeco.com



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Cogeco Câble Canada, 5 Place Ville-Marie, Bureau 1700, Montréal, Québec, H3B 0B3

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Cogeco Cable Canada, 5 Place Ville-Marie, Suite 1700, Montreal, Quebec, H3B 0B3



Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning and Building Services

Cc: B. Thiessen, Charlotte McEwan, Doug Pateman, Judy Pihach
Planning and Building Services

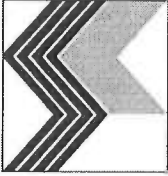
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: May 22, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – May 31, 2017 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-37/17	112 Oakdale avenue	Be advised that a building permit is required for the proposed building and that reductions of yard setbacks may have spatial separation implications affecting the permitted area of unprotected openings and wall construction.
A-52/17	12 Hampstead Place	Be advised that a building permit is required for the 10 ft. by 30 ft. garage indicated to be demolished.
A-54/17	63 Main Street	No Comment.
A-55/17	4 Manchester Avenue	No Comment
A-56/17	9 Ellis Avenue	No Comment
A-57/17	30 Rockcliffe Road	Be advised that a building permit is required for the proposed 3 Unit Townhouse. Be advised that the proposed reduction of setbacks will impact the permitted percentage of glazed openings facing that yard. Be advised that combustible projections are not permitted within 1.2m of a property line.
A-58/17	50 Simpson Road	Be advised that a building permit is required for the proposed single-detached dwelling and proposed detached garage.
A-59/17	61 Niagara Street	Be advised that no glazed openings are permitted for the building face along the southerly interior side yard.
A-60/17	72 Chaplin Avenue	No Comment.
A-61/17	110 Oakdale	No Comment

Mark Lepp, Senior Plans Examiner / Building Inspector



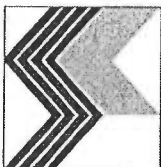
Memorandum

To: Charlotte Mcewan, Planning and Building Services
CC: Elaine Munro, Planning and Building Services
From: Kristen Sullivan, Parks, Recreation and Culture Services
Date: May 19, 2017
Subject: Notice of Hearing: Minor Variance
Address: 4 Manchester Ave.
File No: 60.81.5224

Please be advised that we have reviewed the above-noted application and have no comments on the proposed minor variances. Given the existing trees near the property boundary the applicant should be aware of their obligations under the Ontario Forestry Act in regards to boundary trees, specifically that "Every person who injures or destroys a tree growing on the boundary between adjoining lands without the consent of the land owners is guilty of an offence under this Act".

If you would like to discuss this matter in greater detail, please do not hesitate to contact me at extension 3145.

Kristen Sullivan
Project and Development Planner
Parks, Recreation and Culture Services



Memorandum

To: Elaine Munro, ACST, Committee Secretary & Planning Technician
Cc: Charlotte McEwan, Planner 1
From: Brad Johnston, C.E.T., Development Engineering Technologist
Date: May 23, 2017
Hearing Date: May 31, 2017
Subject: Engineering Comments to the Committee of Adjustment
File No's: A-37/17SC – 112 Oakdale Avenue
A-52/17SC – 12 Hampstead Place
A-54/17SC – 63 Main Street
A-55/17SC – 4 Manchester Avenue
A-56/17SC – 9 Ellis Avenue
A-57/17SC – 30 Rockcliffe Road
A-58/17SC – 50 Simpson Road
A-59/17SC – 61 Niagara Street
A-60/17SC – 72 Chaplin Avenue
A-61/17SC – 110 Oakdale Avenue

Development Engineering Services have reviewed the above noted applications for Minor Variance requests. We have no comments or objections to the approval of the above variance applications conditional on:

- The Owner of 50 Simpson Road verifying the proposed garage will not encumber or interfere with the existing drainage ditch within the front yard

Regards,

Brad Johnston, C.E.T.
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: May 19, 2017

Subject: Committee of Adjustment
Public Hearings – May 31, 2017
File No. 305-17-01

Upon review of the applications, we offer the following comments:

A-037/17 – 112 Oakdale Avenue

We caution reducing the parking to one space per unit as on-street parking is not prevalent in the immediate vicinity of this development. As such, it could be problematic for visitor parking. The methodology used to assess the parking reduction is valid if one assumes that parking won't be assigned to each unit. However, for multi-residential developments, parking is typically assigned. If this is the case, each unit will be assigned a parking space. As such, the lack of vehicle ownership by the residents won't necessarily make their vacant spaces available to the general public.

There is a history of parking related issues to the development on the south side of Abbott Street. This development also received a reduction in parking based on the premise that the development was geared to income and that the site was on a Transit route and in close proximity to commercial properties. However, concerns have been raised due to the lack of visitor parking on-site and on the street.

Our recommendation would be that the site plan receive a preliminary assessment prior to submitting an application to the Committee of Adjustment. This will allow us to determine the exact number of parking stalls that can be provided on the site.

A-052/17 – 12 Hampstead

No concerns with the reduction in the required parking from three spaces to zero

spaces. We acknowledge that there is currently a driveway and a garage at the rear, so on-site parking may be possible, however, it doesn't meet our current standards.

A-055/17 – 4 Manchester Avenue

There is insufficient space to access the parking in the rear of the property. The minimum maneuvering aisle is 6.3 metres, the plan shows 4.65 metres.

A-060/17 – 72 Chaplin Avenue

Our preference would be to reduce the amount of parking being provided versus reducing the parking stall dimension requirements. In this case, the parking requirement would be reduced to zero while acknowledging the existing driveway could be used for parking.

We have no concerns or requirements with the remaining applications.

If you would like to discuss this matter in greater detail, please do not hesitate to contact me at extension 1663.

Steve Bittner
Transportation Technologist
SB/



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: May 26, 2017

Date of Meeting: May 31, 2017

Submission(s): A-55/17

File: 60.81.5224

Subject: 4 Manchester Avenue

Recommendation

That Submission **A-55/17** by 8778132 Canada Inc. as outlined in the Notice of Hearing, be denied.

Summary

Having regard for the matters under Section 45 (1) of the Planning Act, staff is of the opinion that the variance requested through application **A-55/17** is not minor in nature, not desirable for the appropriate use of the land and that the intent and purpose of the Official Plan and Zoning By-law are not being maintained.

Staff recommends that the requested variance be denied.

Proposed Development

Application A-55/17 is made pertaining to the City of St. Catharines Zoning By-law 2013-283, as amended, for an increase to the overall paved area from 20% to 28.3% of the lot area.

The variance is requested to allow a proposed parking area in order to facilitate the proposed conversion of the existing duplex into a triplex.

Location and Site Description

The property is located on the south side of Manchester Avenue, east of Ontario Street. The property is surrounded by commercial uses to the north, west and south, and a residential dwelling and green space to the east.

Circulation of Application

The application was circulated to all appropriate departments and agencies. Traffic Services has indicated that the parking area drive aisle width is insufficient to allow access to all of the proposed parking spaces, resulting in a development that does not meet minimum parking requirements.

Planning Analysis

Official Plan (Garden City Plan)

The subject property is designated Neighborhood Residential as per Schedule D1 of the Garden City Plan (GCP) and further designated Medium Density Residential as per Schedule E4 of the GCP. 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.

Zoning By-law (2016-283)

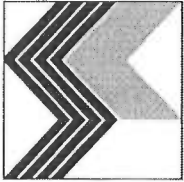
The subject land is zoned Medium Density Residential (R3). The R3 zone permits a variety of low density residential dwelling types including detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings, private road developments, apartment buildings, and long term care facilities.

Application A-55/17

The variance is requested to permit the proposed parking area containing 3 parking spaces to accommodate the parking requirements for the conversion of an existing duplex into a triplex. Traffic staff have advised that the proposed parking area, as it is laid out, does not contain a functional drive aisle. As a result, maneuverability to support appropriate egress from the parking spaces is compromised. The request to increase the paved parking area from 20% to 28.3% is not considered to be in keeping with the intent of the Official Plan and Zoning By-law, as it does not facilitate the creation of an adequate parking area. Staff do not support the proposed variance.

Conclusion

Staff is of the opinion that application **A-55/17**, is not in keeping with the general intent of the Official Plan and Zoning By-law, is not minor in nature, and is not appropriate for the desirable use of the land. It is staff's recommendation that the requested variance be denied.



CITY OF ST. CATHARINES

COMMITTEE OF ADJUSTMENT
P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715
TTY: 905-688-4889
Fax: 905-688-5873

COMMENTS

B-33/17SC & A-54/17

63 & 65 MAIN STREET

DATE OF HEARING:
May 31, 2017



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: May 26, 2017

Date of Meeting: May 31, 2017

Submission(s): B-33/17SC
A-54/17

File: 60.84.2118
60.81.5223

Subject: 63 Main Street
65 Main Street

Recommendation

That Submission **B-33/17SC** by Canadian Henley Rowing Corp., as outlined in the Notice of Hearing, be approved, subject to the following conditions:

- 1) That the owner pay to the City the fee for City crews to inspect and trace any confirmed existing sanitary and/or water service to the garage from Part 1, in accordance with the City's current Schedule of Rates & Fees; and
- 2) That approval for the necessary minor variance be obtained.

That Submission **A-54/17** by Canadian Henley Rowing Corp., as outlined in the Notice of Hearing, be approved.

Summary

Having regard for the matters under Section 51 (24) of the Planning Act, staff is satisfied that application **B-33/17SC** is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. Additionally, having regard for the matters under Section 45(1) of the Planning Act, staff is of the opinion that the variance requested through application **A-54/17** is minor in nature, desirable for the appropriate use of the land and that the intent and purpose of the Official Plan and Zoning By-law are being maintained.

Staff recommends that the requested consent and variance be approved, as outlined in the recommendation.

Proposed Development

Application **B-33/17SC** is made for consent to a partial discharge of mortgage and for consent to sever 400.3 m² of land (Part 2 on the submitted sketch), which will be added

to the abutting easterly parcel of land known as 63 Main Street (Part 3). A 453.5 m² remnant parcel (Part 1) with the existing two-storey single detached dwelling would be retained. There is a concurrent minor variance application **A-54/17**.

Application **A-54/17** is made pertaining to the City of St. Catharines By-law 2013-283, as amended, for an increase of the maximum lot coverage from 10% to 37% (Parts 2 and 3). The variance is requested to recognize the existing grandstand, the one-storey block building and the detached garage.

Location and Site Description

The subject property is located on the south side of Main Street, north of Ann Street. The subject property is surrounded by detached houses to the east and west, apartment dwellings to the north, and Martindale Pond to the south.

Circulation of Application

The application was circulated to all appropriate departments and agencies: no objections were received.

Planning Analysis

Official Plan (Garden City Plan)

The subject lands are designated Neighbourhood Residential and Parkland & Open Space as per Schedule D1 of the Garden City Plan (GCP) and further designated Low Density Residential and Parkland & Open Space as per Schedule E1 of the GCP. The Low Density Residential designation (applicable of all of Part 1 and the most northerly 4.0 metres (approximate) of Part 2) permits detached, semi-detached, triplex, fourplex, quadruplex and townhouse dwellings at a density range generally between 20 and 32 units per hectare of land. The Parkland & Open Space designation (applicable to all of Part 2 except for the most northerly 4.0 metres (approximate) and all of Part 3) permits various park and related open space uses.

Zoning By-law (2016-283)

The majority of Parts 2 and 3, except for the most northerly 4.0 metres (approximate) of Part 2, is zoned Minor Green Space (G2). The most northerly 4.0 metres (approximate) of Part 2 together with Part 1 is zoned Low Density Residential – Traditional Neighbourhood (R2). The R2 zone permits detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings. The G2 zone permits a variety of uses and structures that contribute to the use of the land as a neighbourhood park, including boat ramps, picnic shelters, outdoor recreation facilities, and trails, with accessory uses including maintenance/utility buildings, and spectator seating. There is a maximum permitted lot coverage of 10%.

Consent Application B-33/17SC

Application **B-33/17SC** is requesting consent to a partial discharge of mortgage and for consent to sever 400.3 m² of land (Part 2 on the submitted sketch), which will be added

to the abutting easterly parcel of land known as 63 Main Street (Part 3). Staff recommend approval of the proposed consent.

Part D, Section 7.1 b) of the GCP promotes opportunities to create or enhance public places. The proposed consent will add land and additional storage and operations area to an existing public space. It is intended to improve the operation of the public park.

Section Part D, Section 7.1 j) promotes land configuration that will not detract from the potential development or redevelopment on adjacent properties. The land is to be severed from an abutting residential lot, which will be retained for continued residential use. The remnant parcel is of sufficient area to support the residential use, and no development potential of the residential lot, or surrounding areas is compromised by the proposed consent. Staff are supportive of the proposed consent, as it is in keeping with the intent and purpose of the Official Plan and will not have adverse impacts on surrounding properties.

Variance Application A-54/17

Application A-54/17 requests an increase of the maximum lot coverage from 10% to 37% (Parts 2 and 3). The variance is requested to recognize the existing grandstand, the one-storey block building (Part 3) and the detached garage (Part 2). The existing grandstand and block building represent a long standing existing situation exceeding the maximum permitted lot coverage. The proposed consent would result in an additional existing building, a detached garage, which would contribute to the total lot coverage. No new construction is proposed. The increase in lot coverage from 10% to 37% of the total combined lot is considered minor, as the buildings all currently exist and no negative impacts on the existing park or surrounding area is anticipated. The intent of the limiting of lot coverage in the G2 zone is to ensure that the function of the spaces are primarily parkland and open space. The operation of the subject lands is in keeping with the intent of the Official Plan and Zoning By-law. The additional lot coverage is considered to appropriate for the use of the lands. The building will contribute to the maintenance and operation of the existing park, and will not detract from the intent of the G2 zone. Staff is supportive of the proposed variance.

Conclusion

Staff is satisfied that the consent requested through application **B-33/17SC**, is desirable and compatible with the surrounding area and in keeping with the policies of the Official Plan. Additionally, staff is of the opinion that the variance requested by application **A-54/17** is in keeping with the general intent of the Official Plan and Zoning By-law, minor in nature, and appropriate for the desirable use of the land. It is staff's recommendation that the consent and variance be approved.

Prepared and Submitted by:

A handwritten signature in blue ink, appearing to read 'Charlotte McEwan', written over a horizontal line.

Charlotte McEwan
Planner I

Approved by:

A handwritten signature in blue ink, appearing to read 'Judy Pihach', written over a horizontal line.

Judy Pihach, MCIP, RPP
Manager of Planning Services

Re: 112 Oakdale Ave
65 main St.

Munro, Elaine

Subject: RE: City of St. Catharines Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

From: Doug Crown [mailto:Doug.Crown@cogeco.com]
Sent: Wednesday, May 17, 2017 7:44 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: McEwan, Charlotte <cmcewan@stcatharines.ca>
Subject: RE: City of St. Catharines Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

Hello Elaine and Charlotte
Cogeco has no issues or concerns for this adjustment notices .

Just an FYI I will be away Friday May 19 for some RR and returning Thursday May 25 .
I will reply to the adjustment notices you send Friday on the Thursday when I return.
I hope this will work for you.

Enjoy this great Sunny day

DOUG CROWN

Network Planning and Design

T 289-296-6266 | C 905-401-9967

7170 McLeod Rd
Niagara Falls Ontario L2G 3H2 Canada
Doug.Crown@cogeco.com



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Munro, Elaine

From: Taya Devlin <tdevlin@npca.ca>
Sent: Wednesday, May 24, 2017 1:50 PM
To: Munro, Elaine
Cc: McEwan, Charlotte; 'craig.rohe@niagararegion.ca'; devtplanningapplications@niagararegion.ca
Subject: B-33/17 & A-54/17 63 & 65 Main Street, St. Catharines
Attachments: 63 & 65 Main Street Map.pdf

Good Afternoon Elaine,

The Niagara Peninsula Conservation Authority (NPCA) has reviewed the above noted applications and offers the following for your information.

The application (B-33/17) has been made for consent to sever 400.3 m² of land (Part 2), which will be added to the abutting easterly parcel of land known as 63 Main Street (Part 3). A 453.5 m² remnant parcel (Part 1) with the existing two-storey single detached dwelling would be retained.

There is a concurrent minor variance application (A-54/17) which has been made for an increase of the maximum lot coverage from 10% to 37% (Parts 2 & 3). The variance is requested to recognize the existing grandstand, the 1 storey block building and the detached garage.

Niagara Peninsula Conservation Authority Regulations:

The subject property (65 Main Street) does not contain any NPCA regulated lands.

63 Main Street (Part 3) is located adjacent to Martindale Pond and impacted by the associated valley slope, wetland and fish habitat. As such, this property would be subject to the Authority's "Regulation of Development, Interference with Wetlands and Alterations to Shoreline and Watercourses" (**O. Reg. 155/06**).

The subject application is for a boundary adjustment only, no new lot is being created, and no development or site alterations are proposed within the limit of any identified regulated feature or its associated buffer as a result of the subject application. In addition, the proposed boundary adjustment ensures there will be sufficient room on each lot outside of the required setbacks to accommodate any future development without negatively impacting the regulated features.

Niagara Region Core Natural Heritage Comments:

In addition to commenting on proposals with respect to the Conservation Authority's regulations noted above, this agency has entered into a Memorandum of Understanding (MOU) with the Region of Niagara. In accordance with this MOU, the Conservation Authority has a responsibility to review and provide comments on planning applications as they relate to the Natural Environment on the Region's behalf. As such, the following comments pertain to the Core Natural Heritage System Policies within the Regional Official Plan.

Regional Core Natural Heritage mapping identifies an Environmental Protection Area (EPA) for Provincially Significant Wetland (PSW) and an Environmental Conservation Area (ECA) for Valley Shoreline associated with Martindale Pond. In accordance with Policy 7.B.1.11, development is not permitted within an EPA, may be permitted within an ECA or adjacent to (within 50 metres) an ECA or adjacent to (within 120 metres) an EPA if it has been demonstrated that there will be no negative impact on the Core Natural Heritage system or adjacent lands.

Martindale Pond has been identified as Type 1 (Critical) Fish Habitat. In accordance with Policy 7.B.1.15 a minimum 30 metre setback is required from the bank of the channel to all new development and site alterations.

The subject application is for a boundary adjustment only, no new lot is being created, and no development or site alterations are proposed within 30 metres of the Creek or within the EPA. In addition, both lots are currently located within the adjacent lands to the ECA Valley Shoreline and the proposed boundary adjustment ensures there will be sufficient room on each lot outside of the required setbacks to accommodate any future development without negatively impacting the regulated features.

Conclusion:

Based on the above, the NPCA offers no objections to the subject application which has been made for a boundary adjustment and minor variance to recognize existing development on site.

Any future works proposed on the properties will require NPCA review and approvals prior to the commencement of the works on site and any works proposed within a regulated feature or its buffer (i.e. within 15 metres of the NPCA Approved Physical Top of Bank) will require a work permit from this office, and possible further studies, in accordance with the Authority's "Regulation of Development, Interference with Wetlands and Alterations to Shoreline and Watercourses" (O. Reg. 155/06)".

I trust this information will be of assistance to you. Should you have any further questions or require additional information, please do not hesitate to contact me.

Taya Devlin

Watershed Planner

Niagara Peninsula Conservation Authority

250 Thorold Road West, 3rd Floor

Welland, Ontario L3C 3W2

Phone: 905 788 3135 (ext. 262)

Fax: 905 788 1121

Email: tdevlin@npca.ca

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Click [here](#) to report this email as spam.

63 & 65 Main Street, St. Catharines



Legend

- Contours 2010 (1m)
- Corporate Watershed Divide N
- Top of Slope Features
 - Stable
 - Unstable
- Top of Slope Allowance
- OWES WETLANDS
 - Non-Provincially Significant Wetland
 - Provincially Significant Wetland
- Regulation Wetlands
- Wetland Allowance
- ECA: Valley Shoreline Buffer
- ECA: Significant Woodlands
- Ontario Road Network
 - Major Highways
 - Arterial Roads
 - Local Roads
- Assessment Parcels
- 2K HydroPoly
- 2K Hydrography
- AIRPORTS
- Campsites
- SWOOP_2015
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Notes

50.8 0 25.40 50.8 Meters

NAD_1983_UTM_Zone_17N

© NPCA, Niagara Region, LIO, MPAC & Teranet

This map is for illustrative purposes only. Information contained hereon is not intended to constitute advice, is not a substitute for professional review or a site survey, and is subject to change without notice. The NPCA takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user. THIS IS NOT A PLAN OF SURVEY



Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning and Building Services

Cc: B. Thiessen, Charlotte McEwan, Doug Pateman, Judy Pihach
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: May 22, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – May 31, 2017 hearing - File No.: 300-036

B-22/17SC – 112 Oakdale

Comment:

- Be advised that a permit is required for any proposed buildings forming part of the development on Part 1 and 3.
- Be advised that, as per the submitted 'Concept Site Plan' dated May 4, 2017, the permit application shall address the exposure conditions of the separate fire compartments shown at the interior corners of the 'U' shaped buildings.

Condition:

- No Comment

B-33/17SC – 65 Main Street

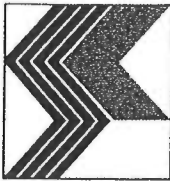
Comment:

- No Comment

Condition:

- The applicant shall satisfy the Chief Building Official for the City of St. Catharines that the spatial separation requirements for glazed openings and wall construction meet the requirements of subsection 9.10.14. and 9.10.15. of the 2012 Ontario Building Code for the southeast face of the existing dwelling on Parts 1.

Mark Lepp, Senior Plans Examiner / Building Inspector
Cc: Files, 300-036



Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning and Building Services

Cc: B. Thiessen, Charlotte McEwan, Doug Pateman, Judy Pihach
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: May 22, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – May 31, 2017 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-37/17	112 Oakdale avenue	Be advised that a building permit is required for the proposed building and that reductions of yard setbacks may have spatial separation implications affecting the permitted area of unprotected openings and wall construction.
A-52/17	12 Hampstead Place	Be advised that a building permit is required for the 10 ft. by 30 ft. garage indicated to be demolished.
A-54/17	63 Main Street	No Comment.
A-55/17	4 Manchester Avenue	No Comment
A-56/17	9 Ellis Avenue	No Comment
A-57/17	30 Rockcliffe Road	Be advised that a building permit is required for the proposed 3 Unit Townhouse. Be advised that the proposed reduction of setbacks will impact the permitted percentage of glazed openings facing that yard. Be advised that combustible projections are not permitted within 1.2m of a property line.
A-58/17	50 Simpson Road	Be advised that a building permit is required for the proposed single-detached dwelling and proposed detached garage.
A-59/17	61 Niagara Street	Be advised that no glazed openings are permitted for the building face along the southerly interior side yard.
A-60/17	72 Chaplin Avenue	No Comment.
A-61/17	110 Oakdale	No Comment

Mark Lepp, Senior Plans Examiner / Building Inspector

Munro, Elaine

To: Sullivan, Kristen
Subject: RE: Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

From: Sullivan, Kristen
Sent: Friday, May 19, 2017 3:45 PM
To: McEwan, Charlotte <cmcewan@stcatharines.ca>
Cc: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

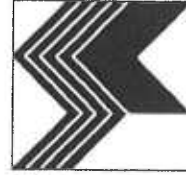
Charlotte,

Please see attached comments. Comments are forthcoming for 30 Rockcliff. PRCS has no comments on the following applications:

- 112 Oakdale (ld)
- 12 Hampstead (mv)
- 65 Main (ld)
- 63 Main (mv)
- 9 Ellis (mv)
- 50 Simpson (mv)
- 61 Niagara (mv)
- 72 Chaplin (mv)

Kristen Sullivan
Project & Development Planner
Email: ksullivan@stcatharines.ca
Tel: 905.688.5601 x3145

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-33/17SC



May 23, 2017

ENGINEERING FILE 300-36

Hearing Date: May 31, 2017

Applicant: Canadian Henley Rowing Corporation

Location: 65 Main Street

MUNICIPAL SERVICES

Main Street

Water:	150mm (6")
Sanitary Sewer:	450mm (18") 400mm (16")
Storm Sewer:	None – Combined Sewer
Sidewalks:	Yes
Road Allowance Width:	20.12m± (66') Regional

**GENERAL COMMENTS AND ENGINEERING CONDITIONS TO BE IMPOSED IF
CONSENT GRANTED:**

Comment(s): It is noted that the Applicant proposes to sever Part 2 to be added to the abutting easterly parcel of land known as 63 Main Street (Part 3). A remnant parcel of land would be retained (Part 1) for the existing two-storey single-detached dwelling.

Roads

Main Street is designated a Regional Arterial road as per the City's Official Plan with a desired right-of-way width of 26.21m (86'). It will be at the discretion of the Regional Municipality of Niagara as to whether a widening along the applicant frontage will be required with respect to this application.

The Owner shall be responsible to pay the fee for City crews to locate and trace any existing water or sanitary sewer services which may service the existing garage from Part 1, to ensure that they will not continue to be serviced from Part 1, given the applicant's request to convey Part 2 with Part 3. If it is identified that services exist to the garage from Part 1, they must be disconnected or easements established to provide access and maintenance to those services to Parts 2 & 3 over Part 1.

Condition(s): Development Engineering have the following conditions to impose with respect to this application, that the Owner, prior to final consent:

- Pay to the City the fee for City crews to inspect and trace any confirmed existing sanitary and/or water service to the garage from Part 1, the fee in accordance with the City's current Schedule of Rates & Fees

Prepared By: _____

Brad Johnston, C.E.T.
Development Engineering Technologist



Memorandum

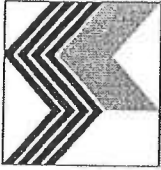
To: Elaine Munro, ACST, Committee Secretary & Planning Technician
Cc: Charlotte McEwan, Planner 1
From: Brad Johnston, C.E.T., Development Engineering Technologist
Date: May 23, 2017
Hearing Date: May 31, 2017
Subject: Engineering Comments to the Committee of Adjustment
File No's: A-37/17SC – 112 Oakdale Avenue
A-52/17SC – 12 Hampstead Place
A-54/17SC – 63 Main Street
A-55/17SC – 4 Manchester Avenue
A-56/17SC – 9 Ellis Avenue
A-57/17SC – 30 Rockcliffe Road
A-58/17SC – 50 Simpson Road
A-59/17SC – 61 Niagara Street
A-60/17SC – 72 Chaplin Avenue
A-61/17SC – 110 Oakdale Avenue

Development Engineering Services have reviewed the above noted applications for Minor Variance requests. We have no comments or objections to the approval of the above variance applications conditional on:

- The Owner of 50 Simpson Road verifying the proposed garage will not encumber or interfere with the existing drainage ditch within the front yard

Regards,

Brad Johnston, C.E.T.
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: May 19, 2017

Subject: Committee of Adjustment
Public Hearings – May 31, 2017
File No. 305-17-01

Upon review of the applications, we offer the following comments:

A-037/17 – 112 Oakdale Avenue

We caution reducing the parking to one space per unit as on-street parking is not prevalent in the immediate vicinity of this development. As such, it could be problematic for visitor parking. The methodology used to assess the parking reduction is valid if one assumes that parking won't be assigned to each unit. However, for multi-residential developments, parking is typically assigned. If this is the case, each unit will be assigned a parking space. As such, the lack of vehicle ownership by the residents won't necessarily make their vacant spaces available to the general public.

There is a history of parking related issues to the development on the south side of Abbott Street. This development also received a reduction in parking based on the premise that the development was geared to income and that the site was on a Transit route and in close proximity to commercial properties. However, concerns have been raised due to the lack of visitor parking on-site and on the street.

Our recommendation would be that the site plan receive a preliminary assessment prior to submitting an application to the Committee of Adjustment. This will allow us to determine the exact number of parking stalls that can be provided on the site.

A-052/17 – 12 Hampstead

No concerns with the reduction in the required parking from three spaces to zero

spaces. We acknowledge that there is currently a driveway and a garage at the rear, so on-site parking may be possible, however, it doesn't meet our current standards.

A-055/17 – 4 Manchester Avenue

There is insufficient space to access the parking in the rear of the property. The minimum maneuvering aisle is 6.3 metres, the plan shows 4.65 metres.

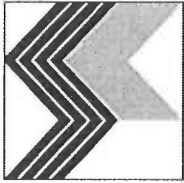
A-060/17 – 72 Chaplin Avenue

Our preference would be to reduce the amount of parking being provided versus reducing the parking stall dimension requirements. In this case, the parking requirement would be reduced to zero while acknowledging the existing driveway could be used for parking.

We have no concerns or requirements with the remaining applications.

If you would like to discuss this matter in greater detail, please do not hesitate to contact me at extension 1663.

Steve Bittner
Transportation Technologist
SB/



CITY OF ST. CATHARINES

COMMITTEE OF ADJUSTMENT
P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715
TTY: 905-688-4889
Fax: 905-688-5873

COMMENTS

A-56/17

9 ELLIS AVENUE

DATE OF HEARING:
May 31, 2017



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: May 26, 2017

Date of Meeting: May 31, 2017

Submission(s): A-56/17

File: 60.81.5225

Subject: 9 Ellis Avenue

Recommendation

That Submission **A-56/17** by Phelps Homes Ltd., as outlined in the Notice of Hearing, be approved.

Summary

Having regard for the matters under Section 45 (1) of the Planning Act, staff is satisfied that the variance requested through application **A-56/17** is minor in nature, desirable for the appropriate use of the land, and that the intent and purpose of the Official Plan and Zoning By-law are being maintained.

Staff recommends that the requested variance be approved.

Proposed Development

Application **A-56/17** is made pertaining to the City of St. Catharines Zoning By-law 2013-283, as amended, for a reduction in the rear yard setback from 6 metres to 4.92 metres.

The variance is requested for a newly built townhouse unit in a plan of subdivision that requires the proposed variance as a result of a garage encroachment from the abutting property known as 38 Oakdale Avenue.

Location and Site Description

The property is located on the south side of Ellis Avenue, north of Oakdale Avenue. The property is surrounded by townhouse dwellings (under construction) to the north, and east, detached dwellings (under construction) to the west, and detached dwellings to the south.

Circulation of Application

The application was circulated to all appropriate departments and agencies: no objections were received.

Planning Analysis

Official Plan (Garden City Plan)

The subject property is designated Neighborhood Residential as per Schedule D1 of the Garden City Plan (GCP) and further designated Medium Density Residential as per Schedule E9 of the GCP. 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.

Zoning By-law (2016-283)

The subject land is zoned Medium Density Residential (R3). The R3 zone permits a variety of low density residential dwelling types including detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings, private road developments, apartment buildings, and long term care facilities.

Application A-56/17

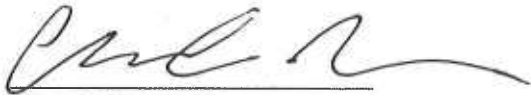
The variance is requested to permit a reduction in rear yard setback from 6 metres to 4.92 metres for one existing townhouse unit. The variance is requested as a result of the encroachment of an existing neighbouring garage. Staff consider the 1.08 metre reduction to be minor in nature.

The portion of land the garage occupied was to be dedicated to the abutting land owner during the creation of the subdivision. The constructed townhouse does not meet the required rear yard setback to the updated property line. This was discovered through the process of exempting the townhouse block from Part Lot Control in order to allow the block to be divided into distinct lots. In order to obtain the approval to create the lots, the variance for rear yard setback must be obtained. The reduction is not anticipated to have any adverse impacts on the subject or surrounding properties. The reduced setback only exists along a portion of the rear yard of the affected unit, with the majority of the rear yard meeting the required 6 metre minimum. This reduction is considered appropriate for the use of the lands. Staff are supportive of the proposed variance.

Conclusion

Staff is of the opinion that application **A-56/17**, is in keeping with the general intent of the Official Plan and Zoning By-law, is minor in nature, and is appropriate for the desirable use of the land. It is staff's recommendation that the requested variance be approved.

Prepared and Submitted by:



Charlotte McEwan
Planner I

Approved by:



Judy Pinach, MCIP, RPP
Manager of Planning Services

Munro, Elaine

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Thursday, May 25, 2017 11:33 AM
To: Munro, Elaine
Cc: McEwan, Charlotte
Subject: RE: Balance of Applications RE: City of St. Catharines Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

Hi Elaine

Cogeco has no issues or concerns with this Adjustment Notices

Thanks .. have a great day and try to stay dry

DOUG CROWN

Network Planning and Design

T 289-296-6266 | C 905-401-9967

7170 McLeod Rd
Niagara Falls Ontario L2G 3H2 Canada
Doug.Crown@cogeco.com



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Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning and Building Services

Cc: B. Thiessen, Charlotte McEwan, Doug Pateman, Judy Pihach
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: May 22, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – May 31, 2017 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-37/17	112 Oakdale avenue	Be advised that a building permit is required for the proposed building and that reductions of yard setbacks may have spatial separation implications affecting the permitted area of unprotected openings and wall construction.
A-52/17	12 Hampstead Place	Be advised that a building permit is required for the 10 ft. by 30 ft. garage indicated to be demolished.
A-54/17	63 Main Street	No Comment.
A-55/17	4 Manchester Avenue	No Comment
A-56/17	9 Ellis Avenue	No Comment
A-57/17	30 Rockcliffe Road	Be advised that a building permit is required for the proposed 3 Unit Townhouse. Be advised that the proposed reduction of setbacks will impact the permitted percentage of glazed openings facing that yard. Be advised that combustible projections are not permitted within 1.2m of a property line.
A-58/17	50 Simpson Road	Be advised that a building permit is required for the proposed single-detached dwelling and proposed detached garage.
A-59/17	61 Niagara Street	Be advised that no glazed openings are permitted for the building face along the southerly interior side yard.
A-60/17	72 Chaplin Avenue	No Comment.
A-61/17	110 Oakdale	No Comment

Mark Lepp, Senior Plans Examiner / Building Inspector

Munro, Elaine

To: Sullivan, Kristen
Subject: RE: Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

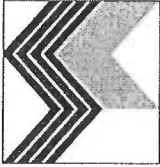
From: Sullivan, Kristen
Sent: Friday, May 19, 2017 3:45 PM
To: McEwan, Charlotte <cmcewan@stcatharines.ca>
Cc: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

Charlotte,

Please see attached comments. Comments are forthcoming for 30 Rockcliff. PRCS has no comments on the following applications:

- 112 Oakdale (ld)
- 12 Hampstead (mv)
- 65 Main (ld)
- 63 Main (mv)
- 9 Ellis (mv)
- 50 Simpson (mv)
- 61 Niagara (mv)
- 72 Chaplin (mv)

Kristen Sullivan
Project & Development Planner
Email: ksullivan@stcatharines.ca
Tel: 905.688.5601 x3145



Memorandum

To: Elaine Munro, ACST, Committee Secretary & Planning Technician
Cc: Charlotte McEwan, Planner 1
From: Brad Johnston, C.E.T., Development Engineering Technologist
Date: May 23, 2017
Hearing Date: May 31, 2017
Subject: Engineering Comments to the Committee of Adjustment
File No's: A-37/17SC – 112 Oakdale Avenue
A-52/17SC – 12 Hampstead Place
A-54/17SC – 63 Main Street
A-55/17SC – 4 Manchester Avenue
A-56/17SC – 9 Ellis Avenue
A-57/17SC – 30 Rockcliffe Road
A-58/17SC – 50 Simpson Road
A-59/17SC – 61 Niagara Street
A-60/17SC – 72 Chaplin Avenue
A-61/17SC – 110 Oakdale Avenue

Development Engineering Services have reviewed the above noted applications for Minor Variance requests. We have no comments or objections to the approval of the above variance applications conditional on:

- The Owner of 50 Simpson Road verifying the proposed garage will not encumber or interfere with the existing drainage ditch within the front yard

Regards,

Brad Johnston, C.E.T.
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: May 19, 2017

Subject: Committee of Adjustment
Public Hearings – May 31, 2017
File No. 305-17-01

Upon review of the applications, we offer the following comments:

A-037/17 – 112 Oakdale Avenue

We caution reducing the parking to one space per unit as on-street parking is not prevalent in the immediate vicinity of this development. As such, it could be problematic for visitor parking. The methodology used to assess the parking reduction is valid if one assumes that parking won't be assigned to each unit. However, for multi-residential developments, parking is typically assigned. If this is the case, each unit will be assigned a parking space. As such, the lack of vehicle ownership by the residents won't necessarily make their vacant spaces available to the general public.

There is a history of parking related issues to the development on the south side of Abbott Street. This development also received a reduction in parking based on the premise that the development was geared to income and that the site was on a Transit route and in close proximity to commercial properties. However, concerns have been raised due to the lack of visitor parking on-site and on the street.

Our recommendation would be that the site plan receive a preliminary assessment prior to submitting an application to the Committee of Adjustment. This will allow us to determine the exact number of parking stalls that can be provided on the site.

A-052/17 – 12 Hampstead

No concerns with the reduction in the required parking from three spaces to zero

spaces. We acknowledge that there is currently a driveway and a garage at the rear, so on-site parking may be possible, however, it doesn't meet our current standards.

A-055/17 – 4 Manchester Avenue

There is insufficient space to access the parking in the rear of the property. The minimum maneuvering aisle is 6.3 metres, the plan shows 4.65 metres.

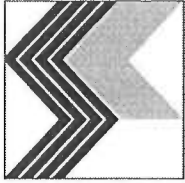
A-060/17 – 72 Chaplin Avenue

Our preference would be to reduce the amount of parking being provided versus reducing the parking stall dimension requirements. In this case, the parking requirement would be reduced to zero while acknowledging the existing driveway could be used for parking.

We have no concerns or requirements with the remaining applications.

If you would like to discuss this matter in greater detail, please do not hesitate to contact me at extension 1663.

Steve Bittner
Transportation Technologist
SB/



CITY OF ST. CATHARINES

COMMITTEE OF ADJUSTMENT
P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715
TTY: 905-688-4889
Fax: 905-688-5873

COMMENTS

A-57/17

30 ROCKCLIFFE ROAD

DATE OF HEARING:
May 31, 2017

Munro, Elaine

Subject: RE: 30 Rockcliffe

From: Leo McCuaig [mailto:]
Sent: Thursday, May 25, 2017 3:06 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: 30 Rockcliffe

I understand that there is a request for a variance to allow the construction of three townhouses on the single family lot at 30 Rockcliffe.

I urge the City to decline this request. This type of development and variance is not in keeping with the character of the neighborhood, a fact that the new developer/owner must have been well aware of when they purchased the property. Increased density is a fact of modern developments, but i do not think it should not be a universally accepted practice, to be imposed on existing established neighborhoods.

I am sure that I am not alone in stating that one of the major reasons that we relocated to St. Catharines, and specifically to Old Glenridge, was due to the character of the region, the City, and the neighborhood. Discarding this character in favor of higher density development, with reduced lawn and green space, in my opinion, is a negative step that profits only the developer. Again, a developer who knows the area, knows the rules, and has gambled their potential profits against the character of our neighborhood.

Once this door is opened, it will not be easily closed. My fear is also that developers will take this as an indication of the City's willingness to open the neighborhood to development, and we will find speculators buying single family homes at inflated prices, for demolition and increasing density. Will this not make the neighborhood unaffordable? Will it not end up dramatically changing the character of the neighborhood? I think so, and I hope that the City will as well.

Thank you.

Leo McCuaig

Portraits and Contemporary Art

Munro, Elaine

Subject: RE: 30 Rockcliffe Rd File 60.8 5226-A-57/17

From: Jim Dickinson [mailto:]
Sent: Thursday, May 25, 2017 8:48 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: 30 Rockcliffe Rd File 60.8 5226-A-57/17

We object to the application for variance on the above noted property

The shoehorning of three into a space for two is the kind of transition that takes place in the downtown central city core.

This Is Glen Ridge. This is a lovely community of yards, gardens and open space.

The kind of density in this proposal dramatically alters what we have.

No thank you,

Michelle Senior and Jim Dickinson

112 Glen Wood Avenue
St Catharines

Sent from my iPad

Munro, Elaine

Subject: RE: Proposal to build townhouses in single family home neighbourhood in Glenridge

From: Fiona Blaikie

Sent: 23 May 2017 15:26

To: emunro@sstcatharines.ca; mharris@stcatharines.ca; John Pendergrast;

Subject: Proposal to build townhouses in single family home neighbourhood in Glenridge

Dear Mr. Harris and Mr. Munro,

My husband John Pendergrast and I live at 125 Riverdale Avenue St. Catharines, L2R4C1. We are amazed and dismayed to see a planning proposal to build townhouses in our neighbourhood on the corner at 30 Rockcliffe.

We object to townhouses. We specifically purchased in a neighbourhood without cluster housing on one site. Townhouses will cheapen the neighbourhood -- we pay massive property taxes already, and wonder what the impact will be. Further, will this encourage other families/individuals to develop their properties in this way? We don't want a cluster housing complex on a visible corner, or anywhere in this neighbourhood, colonizing the space in a way that no other homes in the neighbourhood do.

Please protect us. This is a neighbourhood where there is significant pride of ownership. Most people living in Old Glenridge value the heritage, gardens, space and quality of life. We pay for it with high home costs, upkeep and taxes.

We will aim to be at the meeting on May 31st.
Thanks for the opportunity to respond.

Regards, Fiona
Fiona Blaikie, PhD
Professor
Brock University | Faculty of Education

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CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: May 26, 2017

Date of Meeting: May 31, 2017

Submission(s): A-57/17

File: 60.81.5226

Subject: 30 Rockcliffe Road

Recommendation

That Submission **A-57/17** by Michael Henry O'Neill, as outlined in the Notice of Hearing, be approved, subject to the condition:

1. That the required interior side yard setback be a minimum of 5.0 metres (along the easterly lot line of the existing lot).

Summary

Having regard for the matters under Section 45 (1) of the Planning Act, staff is of the opinion that the variance requested through application **A-57/17** is minor in nature, desirable for the appropriate use of the land and that the intent and purpose of the Official Plan and Zoning By-law are being maintained.

Staff recommends that the requested variances be approved, subject to the condition outlined in the recommendation.

Proposed Development

Application A-57/17 is made pertaining to the City of St. Catharines Zoning By-law 2013-283, as amended, for a reduction in the minimum rear yard setback from 6 metres to 1.2 metres. The variance is requested to facilitate the construction of a 3-unit townhouse.

Location and Site Description

The property is located on the southeast corner of the intersection of Rockcliffe Road and Glenwood Avenue. The property is surrounded by detached dwellings in all directions.

Circulation of Application

The application was circulated to all appropriate departments and agencies: no objections were received.

Planning Analysis

Official Plan (Garden City Plan)

The subject property is designated Neighborhood Residential as per Schedule D1 of the Garden City Plan (GCP) and further designated Low Density Residential as per Schedule E8 of the GCP. 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.

Zoning By-law (2016-283)

The subject land is zoned Low Density Residential – Traditional Neighbourhood (R2). The R2 zone permits a variety of low density residential dwelling types including detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings, and private road developments.

Application A-57/17

The variance is requested to permit a reduction in the required rear yard *on the existing lot* from 6 metres to 1.2 metres. The variance is for an existing corner lot with frontage on Rockcliffe Road and Glenwood Avenue. The variance is for a reduction of the rear yard of the *current* lot, which will eventually become an interior side yard once the units are constructed and future severances approved to create individual lots for each unit. Due to the orientation of the lot and proposed townhouses, what is currently the rear yard of the *existing* lot will effectively function as an interior side yard. The proposed reduction from 6 metres to 1.2 metres is in line with the requirements for an interior side yard.

The variance is considered to be minor in impact, since it reflects a typical interior side yard which is ultimately how this yard will function. The applicant provides for a minimum 5.0 metre wide amenity space along the easterly edge of the current lot. The easterly edge of the site will ultimately provide rear yard amenity space to each of the three townhouse units proposed, after future severances are granted to provide for a lot for each townhouse unit.

Staff is of the opinion that the proposed 5.0 metre setback along the easterly property line is essential for the functionality of the proposed development, and recommends that this setback be a condition of the approval of the proposed variance.

The normal rear yard setback for a townhouse unit in this zone is 6.0 metres. This site is unique in that the abutting residential use to the east is an anomaly in the neighbourhood and, as such, contributes to consideration for a slightly reduced rear yard for the townhouses proposed on this site, as follows:

- i) The mature tree line along the east edge of this site, although located on the abutting lot to the east, provides a significant buffer of substantial height and year round screening.
- ii) The dwelling on the abutting lot to the east is setback a substantial distance from Rockcliffe Road, reducing the direct impact of a reduced rear yard for the proposed townhouse units.

- iii) The approximate 7.5 metre setback to the closest building on the abutting lot to the east, a garage, provides substantial separation space between the proposed townhouses and the existing dwelling to the east.
- iv) There appear to be no windows facing the site from the dwelling on the lot to the east so overlook and privacy issues are minimized from that perspective.
- v) The existing dwelling and existing garage on the site, long standing buildings on this lot, are significantly closer to the common lot line with the lot to the east, than the 5.0 metres setback proposed by this application and, accordingly, the proposed development actually increases the setback from that which has existed for years.

With the condition that the interior side yard setback of the existing lot (the future rear yard for each townhouse unit along the east edge of the site) be a minimum of 5 metres, staff consider the requested reduction in the rear yard of the existing lot from 6.0 metres to 1.2 metres (the future interior side yard along the south edge of the site) to be appropriate for the development of the subject lands, and do not expect any adverse impacts on surrounding lands as a result of the reduction of the rear yard. The general intent of the Official Plan and Zoning By-law is being upheld.

Conclusion

Staff is of the opinion that application **A-57/17**, is in keeping with the general intent of the Official Plan and Zoning By-law, is minor in nature, and is appropriate for the desirable use of the land. It is staff's recommendation that the requested variance be approved, subject to the condition outlined in the recommendation.

Prepared and Submitted by:



Charlotte McEwan
Planner I

Approved by:



Bruce Bellows, Senior Planner

Munro, Elaine

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Thursday, May 25, 2017 11:33 AM
To: Munro, Elaine
Cc: McEwan, Charlotte
Subject: RE: Balance of Applications RE: City of St. Catharines Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

Hi Elaine

Cogeco has no issues or concerns with this Adjustment Notices

Thanks .. have a great day and try to stay dry

DOUG CROWN

Network Planning and Design

T 289-296-6266 | C 905-401-9967

7170 McLeod Rd
Niagara Falls Ontario L2G 3H2 Canada
Doug.Crown@cogeco.com



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Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning and Building Services

Cc: B. Thiessen, Charlotte McEwan, Doug Pateman, Judy Pihach
Planning and Building Services

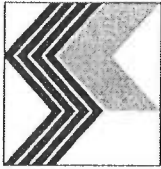
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: May 22, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – May 31, 2017 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-37/17	112 Oakdale avenue	Be advised that a building permit is required for the proposed building and that reductions of yard setbacks may have spatial separation implications affecting the permitted area of unprotected openings and wall construction.
A-52/17	12 Hampstead Place	Be advised that a building permit is required for the 10 ft. by 30 ft. garage indicated to be demolished.
A-54/17	63 Main Street	No Comment.
A-55/17	4 Manchester Avenue	No Comment
A-56/17	9 Ellis Avenue	No Comment
A-57/17	30 Rockcliffe Road	Be advised that a building permit is required for the proposed 3 Unit Townhouse. Be advised that the proposed reduction of setbacks will impact the permitted percentage of glazed openings facing that yard. Be advised that combustible projections are not permitted within 1.2m of a property line.
A-58/17	50 Simpson Road	Be advised that a building permit is required for the proposed single-detached dwelling and proposed detached garage.
A-59/17	61 Niagara Street	Be advised that no glazed openings are permitted for the building face along the southerly interior side yard.
A-60/17	72 Chaplin Avenue	No Comment.
A-61/17	110 Oakdale	No Comment

Mark Lepp, Senior Plans Examiner / Building Inspector



Memorandum

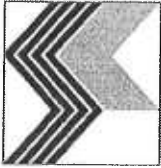
To: Elaine Munro, ACST, Committee Secretary & Planning Technician
Cc: Charlotte McEwan, Planner 1
From: Brad Johnston, C.E.T., Development Engineering Technologist
Date: May 23, 2017
Hearing Date: May 31, 2017
Subject: Engineering Comments to the Committee of Adjustment
File No's: A-37/17SC – 112 Oakdale Avenue
A-52/17SC – 12 Hampstead Place
A-54/17SC – 63 Main Street
A-55/17SC – 4 Manchester Avenue
A-56/17SC – 9 Ellis Avenue
A-57/17SC – 30 Rockcliffe Road
A-58/17SC – 50 Simpson Road
A-59/17SC – 61 Niagara Street
A-60/17SC – 72 Chaplin Avenue
A-61/17SC – 110 Oakdale Avenue

Development Engineering Services have reviewed the above noted applications for Minor Variance requests. We have no comments or objections to the approval of the above variance applications conditional on:

- The Owner of 50 Simpson Road verifying the proposed garage will not encumber or interfere with the existing drainage ditch within the front yard

Regards,

Brad Johnston, C.E.T.
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: May 19, 2017

Subject: Committee of Adjustment
Public Hearings – May 31, 2017
File No. 305-17-01

Upon review of the applications, we offer the following comments:

A-037/17 – 112 Oakdale Avenue

We caution reducing the parking to one space per unit as on-street parking is not prevalent in the immediate vicinity of this development. As such, it could be problematic for visitor parking. The methodology used to assess the parking reduction is valid if one assumes that parking won't be assigned to each unit. However, for multi-residential developments, parking is typically assigned. If this is the case, each unit will be assigned a parking space. As such, the lack of vehicle ownership by the residents won't necessarily make their vacant spaces available to the general public.

There is a history of parking related issues to the development on the south side of Abbott Street. This development also received a reduction in parking based on the premise that the development was geared to income and that the site was on a Transit route and in close proximity to commercial properties. However, concerns have been raised due to the lack of visitor parking on-site and on the street.

Our recommendation would be that the site plan receive a preliminary assessment prior to submitting an application to the Committee of Adjustment. This will allow us to determine the exact number of parking stalls that can be provided on the site.

A-052/17 – 12 Hampstead

No concerns with the reduction in the required parking from three spaces to zero

spaces. We acknowledge that there is currently a driveway and a garage at the rear, so on-site parking may be possible, however, it doesn't meet our current standards.

A-055/17 – 4 Manchester Avenue

There is insufficient space to access the parking in the rear of the property. The minimum maneuvering aisle is 6.3 metres, the plan shows 4.65 metres.

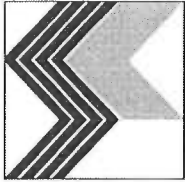
A-060/17 – 72 Chaplin Avenue

Our preference would be to reduce the amount of parking being provided versus reducing the parking stall dimension requirements. In this case, the parking requirement would be reduced to zero while acknowledging the existing driveway could be used for parking.

We have no concerns or requirements with the remaining applications.

If you would like to discuss this matter in greater detail, please do not hesitate to contact me at extension 1663.

Steve Bittner
Transportation Technologist
SB/



CITY OF ST. CATHARINES

COMMITTEE OF ADJUSTMENT
P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715
TTY: 905-688-4889
Fax: 905-688-5873

COMMENTS

A-58/17

50 SIMPSON ROAD

DATE OF HEARING:
May 31, 2017



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: May 26, 2017

Date of Meeting: May 31, 2017

Submission(s): A-58/17

File: 60.81.5227

Subject: 50 Simpson Road

Recommendation

That Submission **A-58/17** by Rocco DiPaola & Augustine DiPaola, as outlined in the Notice of Hearing, be denied.

Summary

Having regard for the matters under Section 45 (1) of the Planning Act, staff is of the opinion that the variances requested through application **A-58/17** are not minor in nature, not desirable for the appropriate use of the land and that the intent and purpose of the Official Plan and Zoning By-law are not being maintained.

Staff recommends that the requested variances be denied.

Proposed Development

Application A-58/17 is made pertaining to the City of St. Catharines Zoning By-law 2013-283, as amended, for the following:

1. To permit the detached accessory structure to be located in front of the dwelling whereas the By-law requires the accessory structure to be set back 1 metre beyond the front face of the dwelling.
2. An increase in the maximum accessory structure height from 4.5 to 5.5 metres.

The variances are requested to permit the proposed construction of a detached garage. A new detached dwelling is to be constructed.

Location and Site Description

The property is located on the east side of Simpson Road, north of Jellicoe Drive. The property is surrounded by detached dwellings in all directions.

Circulation of Application

The application was circulated to all appropriate departments and agencies: no objections were received.

Planning Analysis

Official Plan (Garden City Plan)

The subject property is designated Neighborhood Residential as per Schedule D1 of the Garden City Plan (GCP) and further designated Low Density Residential as per Schedule E1 of the GCP. 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.

Zoning By-law (2016-283)

The subject land is zoned Low Density Residential – Suburban Neighbourhood (R1). The R1 zone permits detached, semi-detached, quadruplex and townhouse dwellings, and private road developments.

Application A-58/17

The variances requested through Application A-58/17 propose to permit the detached garage to be located in front of the dwelling whereas the By-law requires the accessory structure to be set back 1 metre beyond the front face of the dwelling, and to construct a detached garage with a height of 5.5 metres where 4.5 metres is the maximum permitted.

Staff note that according to the sketch submitted with the application, the proposed 3-car detached garage is *in addition to* the 3-car attached garage, providing total garage space for 6 vehicles.

Part D, Section 7.1 of the Garden City Plan states that development and redevelopment within the Urban Area shall be evaluated having regard for building, site and context sensitive design to ensure the integration of compatible building form, scale, massing, height, siting, and orientation with adjacent buildings, properties and the surrounding neighbourhood.

The proposed variances together permit a garage that is not in keeping with the intent of the Official Plan and Zoning By-law. It is noted that the neighbourhood is characterized by large homes on large residential lots, and that the proposed garage and dwelling would be setback substantially from the street. However, the proposed garage is set forward much farther than the abutting dwelling to the north, and does not meet the intent of City policies to minimize the impact of garages on the streetscape. The garage does not reflect the character of the abutting properties which provide parking areas in line with or to the rear of the existing dwellings. The siting and orientation of the proposed garage make it the prominent building on the lot. The scale and massing do not conform to the character of the dwellings in the immediate neighbourhood.

There are several mature trees and a tall hedge on the property which may serve to buffer some of the visual impacts of the proposed garage from the neighbouring dwelling to the north and, to some extent, the public street. The trees along the front of the property provide some screening, but have a high canopy and tall trunks, providing sufficient views of the property. The detached garage in the proposed location and at

the proposed height will increase any adverse impacts of the proposed location of the garage by allowing a more conspicuous and imposing building.

The requested variances to permit additional height to a detached garage and to permit the garage to be located in the front yard are not considered to be minor in nature. It is recommended that the garage be constructed in a location that allows it to be setback further than the proposed dwelling, or located to the rear of the proposed dwelling.

Conclusion

Staff is of the opinion that application **A-58/17**, is not in keeping with the general intent of the Official Plan and Zoning By-law, is not minor in nature, and is not appropriate for the desirable use of the land. It is staff's recommendation that the requested variances be denied.

Prepared and Submitted by:



Charlotte McEwan
Planner I

Approved by:



Judy Pihach, MCIP, RPP
Manager of Planning Services

Munro, Elaine

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Thursday, May 25, 2017 11:33 AM
To: Munro, Elaine
Cc: McEwan, Charlotte
Subject: RE: Balance of Applications RE: City of St. Catharines Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

Hi Elaine

Cogeco has no issues or concerns with this Adjustment Notices

Thanks .. have a great day and try to stay dry

DOUG CROWN

Network Planning and Design

T 289-296-6266 | C 905-401-9967

7170 McLeod Rd

Niagara Falls Ontario L2G 3H2 Canada

Doug.Crown@cogeco.com



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Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning and Building Services

Cc: B. Thiessen, Charlotte McEwan, Doug Pateman, Judy Pihach
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: May 22, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – May 31, 2017 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-37/17	112 Oakdale avenue	Be advised that a building permit is required for the proposed building and that reductions of yard setbacks may have spatial separation implications affecting the permitted area of unprotected openings and wall construction.
A-52/17	12 Hampstead Place	Be advised that a building permit is required for the 10 ft. by 30 ft. garage indicated to be demolished.
A-54/17	63 Main Street	No Comment.
A-55/17	4 Manchester Avenue	No Comment
A-56/17	9 Ellis Avenue	No Comment
A-57/17	30 Rockcliffe Road	Be advised that a building permit is required for the proposed 3 Unit Townhouse. Be advised that the proposed reduction of setbacks will impact the permitted percentage of glazed openings facing that yard. Be advised that combustible projections are not permitted within 1.2m of a property line.
A-58/17	50 Simpson Road	Be advised that a building permit is required for the proposed single-detached dwelling and proposed detached garage.
A-59/17	61 Niagara Street	Be advised that no glazed openings are permitted for the building face along the southerly interior side yard.
A-60/17	72 Chaplin Avenue	No Comment.
A-61/17	110 Oakdale	No Comment

Mark Lepp, Senior Plans Examiner / Building Inspector

Munro, Elaine

To: Sullivan, Kristen
Subject: RE: Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

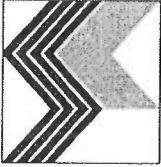
From: Sullivan, Kristen
Sent: Friday, May 19, 2017 3:45 PM
To: McEwan, Charlotte <cmcewan@stcatharines.ca>
Cc: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

Charlotte,

Please see attached comments. Comments are forthcoming for 30 Rockcliff. PRCS has no comments on the following applications:

- 112 Oakdale (ld)
- 12 Hampstead (mv)
- 65 Main (ld)
- 63 Main (mv)
- 9 Ellis (mv)
- 50 Simpson (mv)
- 61 Niagara (mv)
- 72 Chaplin (mv)

Kristen Sullivan
Project & Development Planner
Email: ksullivan@stcatharines.ca
Tel: 905.688.5601 x3145



Memorandum

To: Elaine Munro, ACST, Committee Secretary & Planning Technician
Cc: Charlotte McEwan, Planner 1
From: Brad Johnston, C.E.T., Development Engineering Technologist
Date: May 23, 2017
Hearing Date: May 31, 2017
Subject: Engineering Comments to the Committee of Adjustment
File No's: A-37/17SC – 112 Oakdale Avenue
A-52/17SC – 12 Hampstead Place
A-54/17SC – 63 Main Street
A-55/17SC – 4 Manchester Avenue
A-56/17SC – 9 Ellis Avenue
A-57/17SC – 30 Rockcliffe Road
A-58/17SC – 50 Simpson Road
A-59/17SC – 61 Niagara Street
A-60/17SC – 72 Chaplin Avenue
A-61/17SC – 110 Oakdale Avenue

Development Engineering Services have reviewed the above noted applications for Minor Variance requests. We have no comments or objections to the approval of the above variance applications conditional on:

- The Owner of 50 Simpson Road verifying the proposed garage will not encumber or interfere with the existing drainage ditch within the front yard

Regards,

Brad Johnston, C.E.T.
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: May 19, 2017

Subject: Committee of Adjustment
Public Hearings – May 31, 2017
File No. 305-17-01

Upon review of the applications, we offer the following comments:

A-037/17 – 112 Oakdale Avenue

We caution reducing the parking to one space per unit as on-street parking is not prevalent in the immediate vicinity of this development. As such, it could be problematic for visitor parking. The methodology used to assess the parking reduction is valid if one assumes that parking won't be assigned to each unit. However, for multi-residential developments, parking is typically assigned. If this is the case, each unit will be assigned a parking space. As such, the lack of vehicle ownership by the residents won't necessarily make their vacant spaces available to the general public.

There is a history of parking related issues to the development on the south side of Abbott Street. This development also received a reduction in parking based on the premise that the development was geared to income and that the site was on a Transit route and in close proximity to commercial properties. However, concerns have been raised due to the lack of visitor parking on-site and on the street.

Our recommendation would be that the site plan receive a preliminary assessment prior to submitting an application to the Committee of Adjustment. This will allow us to determine the exact number of parking stalls that can be provided on the site.

A-052/17 – 12 Hampstead

No concerns with the reduction in the required parking from three spaces to zero

spaces. We acknowledge that there is currently a driveway and a garage at the rear, so on-site parking may be possible, however, it doesn't meet our current standards.

A-055/17 – 4 Manchester Avenue

There is insufficient space to access the parking in the rear of the property. The minimum maneuvering aisle is 6.3 metres, the plan shows 4.65 metres.

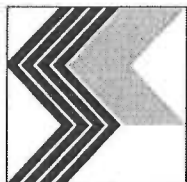
A-060/17 – 72 Chaplin Avenue

Our preference would be to reduce the amount of parking being provided versus reducing the parking stall dimension requirements. In this case, the parking requirement would be reduced to zero while acknowledging the existing driveway could be used for parking.

We have no concerns or requirements with the remaining applications.

If you would like to discuss this matter in greater detail, please do not hesitate to contact me at extension 1663.

Steve Bittner
Transportation Technologist
SB/



CITY OF ST. CATHARINES

COMMITTEE OF ADJUSTMENT
P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715
TTY: 905-688-4889
Fax: 905-688-5873

COMMENTS

A-59/17

61 NIAGARA STREET

DATE OF HEARING:
May 31, 2017



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: May 26, 2017

Date of Meeting: May 31, 2017

Submission(s): A-59/17

File: 60.81.5228

Subject: 61 Niagara Street

Recommendation

That Submission **A-59/17** by Joseph Potter & Linda Potter, as outlined in the Notice of Hearing, be approved.

Summary

Having regard for the matters under Section 45 (1) of the Planning Act, staff is of the opinion that the variances requested through application **A-59/17** are minor in nature, desirable for the appropriate use of the land and that the intent and purpose of the Official Plan and Zoning By-law are being maintained.

Staff recommends that the requested variances be approved.

Proposed Development

Application A-59/17 is made pertaining to the City of St. Catharines Zoning By-law 2013-283, as amended, for the following:

1. A reduction in the minimum required parking spaces from 3 spaces to 1 space.
2. A reduction in the minimum front yard setback from 3 metres to 0 metres.
3. A reduction of the minimum southerly interior side yard setback from 1 metre to 0.335 metres.

The variances are requested for the proposed conversion of the existing commercial unit to a residential unit. The existing building is currently mixed use, containing two residential units and one commercial unit. The conversion of the commercial unit would result in a building that is considered to be a triplex.

Location and Site Description

The property is located on the west side of Niagara Street, south of Welland Avenue. The property is surrounded by a triplex to the north, commercial uses to the west, detached and multi-unit dwellings to the south, and industrial uses to the east.

Circulation of Application

The application was circulated to all appropriate departments and agencies: no objections were received.

Planning Analysis

Official Plan (Garden City Plan)

The subject property is designated Downtown as per Schedule D1 of the Garden City Plan (GCP) and further designated Mixed High Density Residential/Commercial as per Schedule E10 of the GCP. The Mixed High Density Residential/Commercial designation permits a variety of commercial, office, institutional and recreational uses and residential dwellings at a density of 85 units per hectare or greater.

Zoning By-law (2016-283)

The subject land is zoned High Density Mixed Use (M3). The M3 zone permits a wide variety of commercial, office, institutional, recreational and residential uses, including triplex dwellings.

Application A-59/17

Variance 1 requests a reduction in minimum required parking spaces from 3 to 1. The reduction would allow the conversion of the existing mixed use building into a triplex. The property contains a driveway that is long enough to adequately contain several vehicles, but tandem parking is not recognized. In the past, any parking for the commercial use has been accommodated by the abutting triplex property (63 Niagara Street).

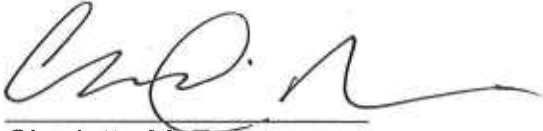
Part C, Subsection 5.4.2(ii) states that the City may consider the reduction or elimination of parking requirements where transit is readily available. There are at least two active transit stops within 400 metres (5 minute walk) with access to four bus routes. Additionally, a wide variety of services and amenities including groceries, restaurants, medical offices, retail, and places of worship are available within a 10 to 15 minute walk from the property. The property is in close proximity to the downtown parking exemption area, and is in a similar environment to many of the downtown exempt properties. Staff are satisfied the property can function adequately with one required parking space.

Variances 2 & 3, for a reduction in the minimum front yard setback from 3 metres to 0 metres and a reduction of the minimum southerly interior side yard setback from 1 metre to 0.335 metres are requested to recognize the setbacks of the existing building. The building is currently in non-compliance with the Zoning By-law but has existed this way for some time. Due to the proposed change in the use of the building, new setback requirements are applied and variances to the setbacks must be obtained in order to permit the conversion. Staff consider the variances to be minor in nature, and do not anticipate any added impact on surrounding properties as a result of the change in use from commercial to residential. The setbacks represent a longstanding situation which is not expected to be aggravated by the proposal.

Conclusion

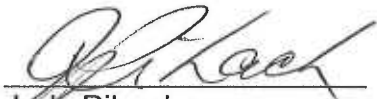
Staff is of the opinion that application **A-59/17**, is in keeping with the general intent of the Official Plan and Zoning By-law, is minor in nature, and is appropriate for the desirable use of the land. It is staff's recommendation that the requested variances be approved.

Prepared and Submitted by:



Charlotte McEwan
Planner I

Approved by:



Judy Pihach, MCIP, RPP
Manager of Planning Services



Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning and Building Services

Cc: B. Thiessen, Charlotte McEwan, Doug Pateman, Judy Pihach
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: May 22, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – May 31, 2017 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-37/17	112 Oakdale avenue	Be advised that a building permit is required for the proposed building and that reductions of yard setbacks may have spatial separation implications affecting the permitted area of unprotected openings and wall construction.
A-52/17	12 Hampstead Place	Be advised that a building permit is required for the 10 ft. by 30 ft. garage indicated to be demolished.
A-54/17	63 Main Street	No Comment.
A-55/17	4 Manchester Avenue	No Comment
A-56/17	9 Ellis Avenue	No Comment
A-57/17	30 Rockcliffe Road	Be advised that a building permit is required for the proposed 3 Unit Townhouse. Be advised that the proposed reduction of setbacks will impact the permitted percentage of glazed openings facing that yard. Be advised that combustible projections are not permitted within 1.2m of a property line.
A-58/17	50 Simpson Road	Be advised that a building permit is required for the proposed single-detached dwelling and proposed detached garage.
A-59/17	61 Niagara Street	Be advised that no glazed openings are permitted for the building face along the southerly interior side yard.
A-60/17	72 Chaplin Avenue	No Comment.
A-61/17	110 Oakdale	No Comment

Mark Lepp, Senior Plans Examiner / Building Inspector

Munro, Elaine

To: Sullivan, Kristen
Subject: RE: Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

From: Sullivan, Kristen
Sent: Friday, May 19, 2017 3:45 PM
To: McEwan, Charlotte <cmcewan@stcatharines.ca>
Cc: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

Charlotte,

Please see attached comments. Comments are forthcoming for 30 Rockcliff. PRCS has no comments on the following applications:

- 112 Oakdale (ld)
- 12 Hampstead (mv)
- 65 Main (ld)
- 63 Main (mv)
- 9 Ellis (mv)
- 50 Simpson (mv)
- 61 Niagara (mv)
- 72 Chaplin (mv)

Kristen Sullivan
Project & Development Planner
Email: ksullivan@stcatharines.ca
Tel: 905.688.5601 x3145



Memorandum

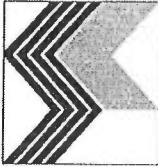
To: Elaine Munro, ACST, Committee Secretary & Planning Technician
Cc: Charlotte McEwan, Planner 1
From: Brad Johnston, C.E.T., Development Engineering Technologist
Date: May 23, 2017
Hearing Date: May 31, 2017
Subject: Engineering Comments to the Committee of Adjustment
File No's: A-37/17SC – 112 Oakdale Avenue
A-52/17SC – 12 Hampstead Place
A-54/17SC – 63 Main Street
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A-59/17SC – 61 Niagara Street
A-60/17SC – 72 Chaplin Avenue
A-61/17SC – 110 Oakdale Avenue

Development Engineering Services have reviewed the above noted applications for Minor Variance requests. We have no comments or objections to the approval of the above variance applications conditional on:

- The Owner of 50 Simpson Road verifying the proposed garage will not encumber or interfere with the existing drainage ditch within the front yard

Regards,

Brad Johnston, C.E.T.
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: May 19, 2017

Subject: Committee of Adjustment
Public Hearings – May 31, 2017
File No. 305-17-01

Upon review of the applications, we offer the following comments:

A-037/17 – 112 Oakdale Avenue

We caution reducing the parking to one space per unit as on-street parking is not prevalent in the immediate vicinity of this development. As such, it could be problematic for visitor parking. The methodology used to assess the parking reduction is valid if one assumes that parking won't be assigned to each unit. However, for multi-residential developments, parking is typically assigned. If this is the case, each unit will be assigned a parking space. As such, the lack of vehicle ownership by the residents won't necessarily make their vacant spaces available to the general public.

There is a history of parking related issues to the development on the south side of Abbott Street. This development also received a reduction in parking based on the premise that the development was geared to income and that the site was on a Transit route and in close proximity to commercial properties. However, concerns have been raised due to the lack of visitor parking on-site and on the street.

Our recommendation would be that the site plan receive a preliminary assessment prior to submitting an application to the Committee of Adjustment. This will allow us to determine the exact number of parking stalls that can be provided on the site.

A-052/17 – 12 Hampstead

No concerns with the reduction in the required parking from three spaces to zero

spaces. We acknowledge that there is currently a driveway and a garage at the rear, so on-site parking may be possible, however, it doesn't meet our current standards.

A-055/17 – 4 Manchester Avenue

There is insufficient space to access the parking in the rear of the property. The minimum maneuvering aisle is 6.3 metres, the plan shows 4.65 metres.

A-060/17 – 72 Chaplin Avenue

Our preference would be to reduce the amount of parking being provided versus reducing the parking stall dimension requirements. In this case, the parking requirement would be reduced to zero while acknowledging the existing driveway could be used for parking.

We have no concerns or requirements with the remaining applications.

If you would like to discuss this matter in greater detail, please do not hesitate to contact me at extension 1663.

Steve Bittner
Transportation Technologist
SB/

Munro, Elaine

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Thursday, May 25, 2017 11:33 AM
To: Munro, Elaine
Cc: McEwan, Charlotte
Subject: RE: Balance of Applications RE: City of St. Catharines Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

Hi Elaine

Cogeco has no issues or concerns with this Adjustment Notices

Thanks .. have a great day and try to stay dry

DOUG CROWN

Network Planning and Design

T 289-296-6266 | C 905-401-9967

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Niagara Falls Ontario L2G 3H2 Canada
Doug.Crown@cogeco.com



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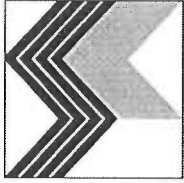
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CITY OF ST. CATHARINES

COMMITTEE OF ADJUSTMENT
P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715
TTY: 905-688-4889
Fax: 905-688-5873

COMMENTS

A-60/17

72 CHAPLIN AVENUE

DATE OF HEARING:
May 31, 2017



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: May 26, 2017

Date of Meeting: May 31, 2017

Submission(s): A-60/17

File: 60.81.5229

Subject: 72 Chaplin Avenue

Recommendation

That Submission **A-60/17** by Nathaniel Taylor, as outlined in the Notice of Hearing, be denied.

Summary

Having regard for the matters under Section 45 (1) of the Planning Act, staff is of the opinion that the variances requested through application **A-60/17** are not minor in nature, not desirable for the appropriate use of the land and that the intent and purpose of the Official Plan and Zoning By-law are not being maintained.

Staff recommends that the requested variances be denied.

Proposed Development

Application A-60/17 is made pertaining to the City of St. Catharines Zoning By-law 2013-283, as amended, for the following:

1. A reduction of the minimum lot area per dwelling unit from 280 m² to 136m².
2. Permission to permit the two required parking spaces in tandem on the existing driveway.
3. A reduction of the parking width for a parking space obstructed on two sides from 3.5 metres to 2.75 metres.

The variances are requested for the proposed conversion of a single detached dwelling to a duplex dwelling and to recognize the requested parking.

Location and Site Description

The property is located on the south side of Chaplin Avenue, east of York Street. The property is surrounded by detached dwellings in all directions.

Circulation of Application

The application was circulated to all appropriate departments and agencies: no objections were received to the application as a whole, though Traffic staff have noted that a

reduction in the required width of parking spaces is not supported, and a parking reduction would be preferred.

Planning Analysis

Official Plan (Garden City Plan)

The subject property is designated Neighborhood Residential as per Schedule D1 of the Garden City Plan (GCP) and further designated Low Density Residential as per Schedule E4 of the GCP. The Medium 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, subject to the policies of the GCP.

Zoning By-law (2016-283)

The subject land is zoned Low Density Residential – Traditional Neighbourhood (R2). The R2 zone permits a variety of low density residential dwelling types including detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings, and private road developments.

Application A-60/17

Variance 1 requests a reduction of the minimum lot area per dwelling unit from 280 m² to 136m². Section 2.15.1.1 of the Zoning By-law permits the use of a lot that is not in compliance with the minimum lot area of the By-law. No variance to the lot area is required to permit the proposed duplex.

The Committee should be aware that the permissions for multiple dwelling types on existing undersized lots, Section 2.15.1 of the zoning by-law, has recently come to staff's and Council's attention as matter to be remedied. On May 8, 2017, Council directed staff to initiate a zoning amendment that would reduce the dwelling types permitted on an existing undersized lot to a single dwelling only. That zoning amendment is not in effect at this point in time and has no impact on this application. The matter is brought to the Committee's attention for information purposes only.

Variances 2 & 3 request permission to permit the two required parking spaces for the duplex in tandem on the existing driveway, and for a reduction of the parking width for a parking space obstructed on two sides from 3.5 metres to 2.75 metres. Staff do not consider two tandem parking spaces to be practical to service a duplex dwelling. The length of the driveway is shown to be 11.2 metres in length, which would provide enough space for two vehicles in tandem. However, the width of the spaces is not sufficient for spaces that are obstructed on two sides. Traffic staff have indicated that a reduction in the required width of parking spaces is not supported. The reduction in the required width of a parking space is not considered to be minor, nor in keeping with the intent of the Official Plan or Zoning By-law to provide a functional parking space. Staff do not support any reduction in the minimum size of a required parking space, and recommend that the requested variance to reduce the required parking space width be

denied. Given that the two proposed tandem spaces are not practical for a duplex dwelling, the variance to permit tandem parking is not supported by staff.

Conclusion

Staff is of the opinion that application **A-60/17** is not in keeping with the general intent of the Official Plan and Zoning By-law, is not minor in nature, and is not appropriate for the desirable use of the land. It is staff's recommendation that the requested variances be denied.

Prepared and Submitted by:

A handwritten signature in black ink, appearing to read 'Charlotte McEwan', written over a horizontal line.

Charlotte McEwan
Planner I

Approved by:

A handwritten signature in black ink, appearing to read 'Judy Pihach', written over a horizontal line.

Judy Pihach, MCIP, RFP
Manager of Planning Services

Munro, Elaine

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Thursday, May 25, 2017 11:33 AM
To: Munro, Elaine
Cc: McEwan, Charlotte
Subject: RE: Balance of Applications RE: City of St. Catharines Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

Hi Elaine

Cogeco has no issues or concerns with this Adjustment Notices

Thanks .. have a great day and try to stay dry

DOUG CROWN

Network Planning and Design

T 289-296-6266 | C 905-401-9967

7170 McLeod Rd
Niagara Falls Ontario L2G 3H2 Canada
Doug.Crown@cogeco.com



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Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning and Building Services

Cc: B. Thiessen, Charlotte McEwan, Doug Pateman, Judy Pihach
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: May 22, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – May 31, 2017 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-37/17	112 Oakdale avenue	Be advised that a building permit is required for the proposed building and that reductions of yard setbacks may have spatial separation implications affecting the permitted area of unprotected openings and wall construction.
A-52/17	12 Hampstead Place	Be advised that a building permit is required for the 10 ft. by 30 ft. garage indicated to be demolished.
A-54/17	63 Main Street	No Comment.
A-55/17	4 Manchester Avenue	No Comment
A-56/17	9 Ellis Avenue	No Comment
A-57/17	30 Rockcliffe Road	Be advised that a building permit is required for the proposed 3 Unit Townhouse. Be advised that the proposed reduction of setbacks will impact the permitted percentage of glazed openings facing that yard. Be advised that combustible projections are not permitted within 1.2m of a property line.
A-58/17	50 Simpson Road	Be advised that a building permit is required for the proposed single-detached dwelling and proposed detached garage.
A-59/17	61 Niagara Street	Be advised that no glazed openings are permitted for the building face along the southerly interior side yard.
A-60/17	72 Chaplin Avenue	No Comment.
A-61/17	110 Oakdale	No Comment

Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2017\15 bcoa memo-mv-May31, 2017.docx

Munro, Elaine

To: Sullivan, Kristen
Subject: RE: Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

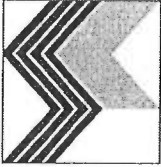
From: Sullivan, Kristen
Sent: Friday, May 19, 2017 3:45 PM
To: McEwan, Charlotte <cmcewan@stcatharines.ca>
Cc: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the May 31/17 CofA Hearing

Charlotte,

Please see attached comments. Comments are forthcoming for 30 Rockcliff. PRCS has no comments on the following applications:

- 112 Oakdale (ld)
- 12 Hampstead (mv)
- 65 Main (ld)
- 63 Main (mv)
- 9 Ellis (mv)
- 50 Simpson (mv)
- 61 Niagara (mv)
- 72 Chaplin (mv)

Kristen Sullivan
Project & Development Planner
Email: ksullivan@stcatharines.ca
Tel: 905.688.5601 x3145



Memorandum

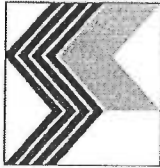
To: Elaine Munro, ACST, Committee Secretary & Planning Technician
Cc: Charlotte McEwan, Planner 1
From: Brad Johnston, C.E.T., Development Engineering Technologist
Date: May 23, 2017
Hearing Date: May 31, 2017
Subject: Engineering Comments to the Committee of Adjustment
File No's: A-37/17SC – 112 Oakdale Avenue
A-52/17SC – 12 Hampstead Place
A-54/17SC – 63 Main Street
A-55/17SC – 4 Manchester Avenue
A-56/17SC – 9 Ellis Avenue
A-57/17SC – 30 Rockcliffe Road
A-58/17SC – 50 Simpson Road
A-59/17SC – 61 Niagara Street
A-60/17SC – 72 Chaplin Avenue
A-61/17SC – 110 Oakdale Avenue

Development Engineering Services have reviewed the above noted applications for Minor Variance requests. We have no comments or objections to the approval of the above variance applications conditional on:

- The Owner of 50 Simpson Road verifying the proposed garage will not encumber or interfere with the existing drainage ditch within the front yard

Regards,

Brad Johnston, C.E.T.
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: May 19, 2017

Subject: Committee of Adjustment
Public Hearings – May 31, 2017
File No. 305-17-01

Upon review of the applications, we offer the following comments:

A-037/17 – 112 Oakdale Avenue

We caution reducing the parking to one space per unit as on-street parking is not prevalent in the immediate vicinity of this development. As such, it could be problematic for visitor parking. The methodology used to assess the parking reduction is valid if one assumes that parking won't be assigned to each unit. However, for multi-residential developments, parking is typically assigned. If this is the case, each unit will be assigned a parking space. As such, the lack of vehicle ownership by the residents won't necessarily make their vacant spaces available to the general public.

There is a history of parking related issues to the development on the south side of Abbott Street. This development also received a reduction in parking based on the premise that the development was geared to income and that the site was on a Transit route and in close proximity to commercial properties. However, concerns have been raised due to the lack of visitor parking on-site and on the street.

Our recommendation would be that the site plan receive a preliminary assessment prior to submitting an application to the Committee of Adjustment. This will allow us to determine the exact number of parking stalls that can be provided on the site.

A-052/17 – 12 Hampstead

No concerns with the reduction in the required parking from three spaces to zero

spaces. We acknowledge that there is currently a driveway and a garage at the rear, so on-site parking may be possible, however, it doesn't meet our current standards.

A-055/17 – 4 Manchester Avenue

There is insufficient space to access the parking in the rear of the property. The minimum maneuvering aisle is 6.3 metres, the plan shows 4.65 metres.

A-060/17 – 72 Chaplin Avenue

Our preference would be to reduce the amount of parking being provided versus reducing the parking stall dimension requirements. In this case, the parking requirement would be reduced to zero while acknowledging the existing driveway could be used for parking.

We have no concerns or requirements with the remaining applications.

If you would like to discuss this matter in greater detail, please do not hesitate to contact me at extension 1663.

Steve Bittner
Transportation Technologist
SB/