



**The Corporation of the City of St. Catharines
CITY COUNCIL AGENDA
Regular, Monday, July 31, 2017
Council Chambers, City Hall, 5:00 PM**

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

Page

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

- 3.1 [Regular Meeting of Council, Minutes of July 10, 2017](#)
- 3.2 [General Committee, Minutes of July 10, 2017](#)
- 3.3 [Special Meeting of Council, Minutes of July 10, 2017](#)

- 4. Declarations of Interest**

- 5. Public Meetings Pursuant to Planning Act**

3 - 16 5.1 Planning and Building Services, Planning Services
Planning Act Public Meeting Information Report: Application for Draft
Plan of Vacant Land Condominium Approval for 28-Unit Townhouse
Development at 30 Power Glen; Owner: Rinaldi Homes (Niagara) Inc.;
Agent: Upper Canada Consultants

17 - 28 5.2 Planning and Building Services, Planning Services
Planning Act Public Meeting Information Report: Application for Draft
Plan of Vacant Land Condominium Approval for a 16-Unit Townhouse
Development at 177 Russell Avenue; Owner: Limitless Management
and Services Ltd.; Agent: Clare Riepma

- 6. Delegations**

- 6.1 Matt Johnston and David Horwood
Re: Request to Extend Condominium Draft Plan Approval 345 Geneva Street
([see General Committee Agenda, July 31, 2017, Item 4.3](#))

- 7. Presentations**

- 8. Resolve into General Committee**

Page

9. Motion to Ratify Forthwith Recommendations

10. By-laws

29 - 30 10.1 Reading of By-laws

11. Adjournment



CITY OF
ST. CATHARINES

Corporate Report

Report from Planning and Building Services, Planning Services

Date of Report: July 7, 2017

Date of Meeting: July 31, 2017

Report Number: PBS-191-2017

File: 60.46.414

Subject: Planning Act Public Meeting
Information Report: Application for Draft Plan of Vacant Land Condominium
for a 28-Unit Townhouse Development at 30 Power Glen; Owner: Rinaldi
Homes (Niagara) Inc.; Agent: Upper Canada Consultants

Recommendation

That Council receive this report for information purposes; and,

That Council consider the application for approval of a Draft Plan of Vacant Land Condominium at the meeting of Council on August 21, 2017, at least 14 days after the Public Meeting of July 31, 2017, pursuant to Section 51(20) of the Planning Act. FORTHWITH

Summary

This Information Report is to provide Council and the public with information concerning the application for Draft Plan of Vacant Land Condominium at 30 Power Glen to be considered at a Public Meeting scheduled for July 31, 2017. This Information Report provides an overview of the application, and a summary of applicable planning policies and circulation comments. A Recommendation Report containing planning analysis, addressing any outstanding concerns raised at the Public Meeting, and providing a staff recommendation will be considered by Council at its August 21, 2017 meeting.

A Site Plan Agreement was registered on the lands on June 22, 2017. The registered Site Plan, sample elevations, and Landscape Plan are attached as Appendices 3, 4, and 5 for Council's information.

The Vacant Land Condominium plan (Appendix 2) and the approved Site Plan (Appendix 3) are attached for Council's reference.

Background

On May 8, 2017, Council approved a 2-step process for planning applications requiring a Public Meeting in accordance with the Planning Act. The first step is for an Information Report to be presented to Council on the date of the Public Meeting when public input will be gathered. The second step is for Council to consider a Recommendation Report at a subsequent Council meeting.

This report is the Information Report followed by a Recommendation Report on August 31, 2017.

Report

Proposed Development

The Draft Plan of Vacant Land Condominium application seeks approval for the creation of 28 townhouse dwelling units (8 townhouse blocks), as well as a common element area for a private road, visitor parking, landscaping, servicing, and access for maintenance (See Appendix 2). Site Plan approval has been granted and the Site Plan Agreement registered June 22, 2017.

All of the dwellings will have frontage along a common private road. Parking is to be provided within private driveways, attached garages, and in common areas. Twelve visitor parking spaces are available along the centre common area portion of the lands. The private road has one access from Pelham Road, and one access from Power Glen. The applicant has requested Draft Plan of Vacant Land Condominium Approval so that each of the 28 units can be sold individually. This application deals solely with the tenure of the units.

Location and Site Description

The subject lands are located between Pelham Road and Power Glen, west of the Power Glen heritage district. A location map is attached as Appendix 1.

The subject lands are approximately 1.4 hectares in size, with frontage along Power Glen and Pelham Road. The former detached dwelling and two former agricultural silos, on the property, have been demolished. Construction for the servicing of the development has started.

Surrounding land uses include:

North:	Detached dwellings and future townhouses
South:	Twelve Mile Creek valley
East:	Detached dwellings (Power Glen Heritage District)
West:	Agriculture and rural residential

Circulation of Application

The application was circulated to all relevant departments and agencies in accordance with the Planning Act. Comments relating to site development have been addressed through the review and approval of the Site Plan Agreement. No objections to this application have been received.

Planning Context

Provincial and Regional Policy Context

The subject lands are located within the St. Catharines Urban Area, as defined by the Regional Official Plan (ROP). The St. Catharines Urban Area is considered as a Settlement Area by the 2014 Provincial Policy Statement (PPS).

The ROP, 2014 PPS and 2006 Growth Plan for the Greater Golden Horseshoe (Growth Plan) together direct development to take place in urban areas and support intensified development where appropriate servicing and infrastructure exists. Both Regional and Provincial policy place an emphasis on intensification and infill as the preferred form of development to help foster the development of complete communities that have a mix of uses, are active-transportation and transit supportive, have high quality public open spaces, and reduce the need for urban boundary expansion.

The City is required to monitor ongoing development to ensure that Greenfield density requirements are met. As the proposed development is to occur outside the Built Boundary, it will not count towards the City's residential intensification target of 95%, as set by the Regional Official Plan. Approval of this application will move the City closer to achieving the desired targets for Greenfield development. Regional staff had no objections to the proposed Draft Plan of Vacant Land Condominium or the associated plan.

The proposed development provides for the efficient use of underutilized lands with access to existing infrastructure and services. Commercial and community uses are located in close proximity to the site. Public transit is available within walking distance, along Vansickle Road. Joseph McCaffery Park and Rotary Park are located to the north and east and Twelve Mile Creek valley is located to the south. The proposed townhouse development contributes to the range of available housing types in the neighbourhood. The proposal meets the spirit and intent of the applicable Provincial and Regional policies.

Official Plan Designation (Garden City Plan)

The City's Official Plan, The Garden City Plan (GCP), designates the lands as Neighbourhood Residential (Appendix 6), providing for a range of housing opportunities, types, forms, and densities. Schedule E6 of the GCP (Appendix 7) provides additional direction for the West Planning District and designates the lands as Low Density Residential, permitting detached, semi-detached, duplex, triplex, quadruplex, fourplex, and townhouse dwellings at a density range generally between 20 and 32 units per hectare of land. The applicant proposes 28 townhouse dwellings on the site at a density of 20 units per hectare. The application complies with the Official Plan

Zoning

By-law 2013-283 zones the lands as Low Density Residential-Suburban Neighborhood (R1) (Appendix 8). The R1 zone permits a range of residential uses, including detached, semi-detached, quadruplex, townhouses, and private road developments, subject to a

number of provisions. The proposed townhouse development is a permitted use under the R1 zoning. The registered Site Plan Agreement complies with all provisions of the Zoning By-law. A Zoning By-law Amendment is not required.

Draft Plan of Condominium

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

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

The site plan approval process also considers these matters prior to final approval. The registration of the Site Plan Agreement on June 22, 2017 illustrates that staff is satisfied that these matters have been adequately addressed. The condominium corporation will assume the responsibility of the Site Plan Agreement.

Power Glen Heritage District

Power Glen was designated as a Heritage Conservation District under the Ontario Heritage Act in 2010. The subject lands are located adjacent to the heritage district to the west (Appendix 1). Both the Provincial Policy Statement (2014) and the City's Official Plan require that development on lands adjacent to protected heritage property (in this case a heritage district) demonstrate that the heritage attributes of the protected heritage property will be conserved. In accordance of this requirement the proponent has provided a heritage impact assessment which recommends that trees and vegetation be used to screen the proposed development and preserve current views from the heritage district. This recommendation has been implemented in the Site Plan Agreement.

Site Plan Approval and Condominium Agreement

Site Plan Control is the City's principal tool through which staff can implement design considerations to maximize compatibility with the surrounding neighbourhood and ensure the long-term maintenance and functionality of the site. Site Plan Control also ensures that developments are designed to meet minimum municipal standards. This process addresses building elevations, landscaping, tree preservation, access, parking, lighting, site servicing, grading and drainage, stormwater management, noise attenuation, waste collection, and related site details. A Site Plan Agreement was registered on the lands on June 22, 2017.

The future condominium corporation will be bound to the terms of the Site Plan Agreement. Additional securities for incomplete primary services within common elements have been secured through the Site Plan Agreement.

Public Open House

A public open house was hosted by Planning and Building Services on June 28, 2017. The purpose of the open house was to present the applicant's proposal and afford an opportunity for attendees to ask questions and provide comments before staff recommendations are presented to Council for consideration. Two agents on behalf of the owner were in attendance. Six members of the public attended. Comments received are summarized below, with corresponding staff responses.

Vegetation

Comment: How are the existing trees being preserved? What will be planted and will it contribute to a tree canopy over Power Glen?

Response: The proponent has provided a heritage impact assessment which recommends that trees and vegetation be used to screen the proposed development and preserve existing views from the heritage district. The preservation of trees along Power Glen has been implemented through the Site Plan Agreement. Additional landscaping has been required through the Site Plan Agreement.

The heritage impact assessment for 30 Power Glen did not recommend any specific species. The Power Glen heritage conservation district plan is not specific either noting "appropriate tree species are those which develop into canopy trees, are environmentally hardy, and generally have green summer foliage."

The trees proposed along 30 Power Glen include a mix of large and small deciduous trees, and new and retained coniferous trees. Species include Shagbark Hickory, Allegheny Serviceberry, Serbian Spruce, White flowering dogwood, Sugar Maple, and Red Oak.

In time this combination of tree planting should better contribute to the canopy over the street than the existing trees along this property which are predominantly coniferous.

Parking

Comment: Residents are concerned that parking from the development will overflow onto surrounding streets.

Response: The City's Zoning By-law requires a total of 35 parking spaces on-site for this 28 unit development. The proposal provides a combination of single and double driveways and garages. In an effort to address concerns from the community during the early stages of development, additional visitor

parking spaces were included in the plan. A total of 13 visitor spaces are provided within the common area.

Street Naming

Comment: The internal street should be named to reflect the history of the area. Crown Mills would be a good choice.

Response: Street names are selected by the owner, and approved by the City. Staff are supportive of names which reflect the heritage of the area, subject to approval from emergency services. The private street name will be confirmed prior to the final registration of the condominium.

Public Notice

In accordance with established procedures, notices for the public meeting have been circulated.

Financial Implications

Not applicable.

Economic Sustainability

The approval of this Draft Plan of Vacant Land Condominium will support the goals of economic sustainability by:

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

Conclusion

In summary, this report provides the planning context and explains the application for Draft Plan of Condominium for 30 Power Glen. The plan of condominium will allow each of the proposed townhouse dwellings to be sold individually. The Site Plan Agreement registered on the lands regulates the form and function of the development in the context of the greater community. A Recommendation Report will be presented at the Council meeting on August 21, 2017.

Notification

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

Prepared by:

Jessica Button, MCIP, RPP
Planner I

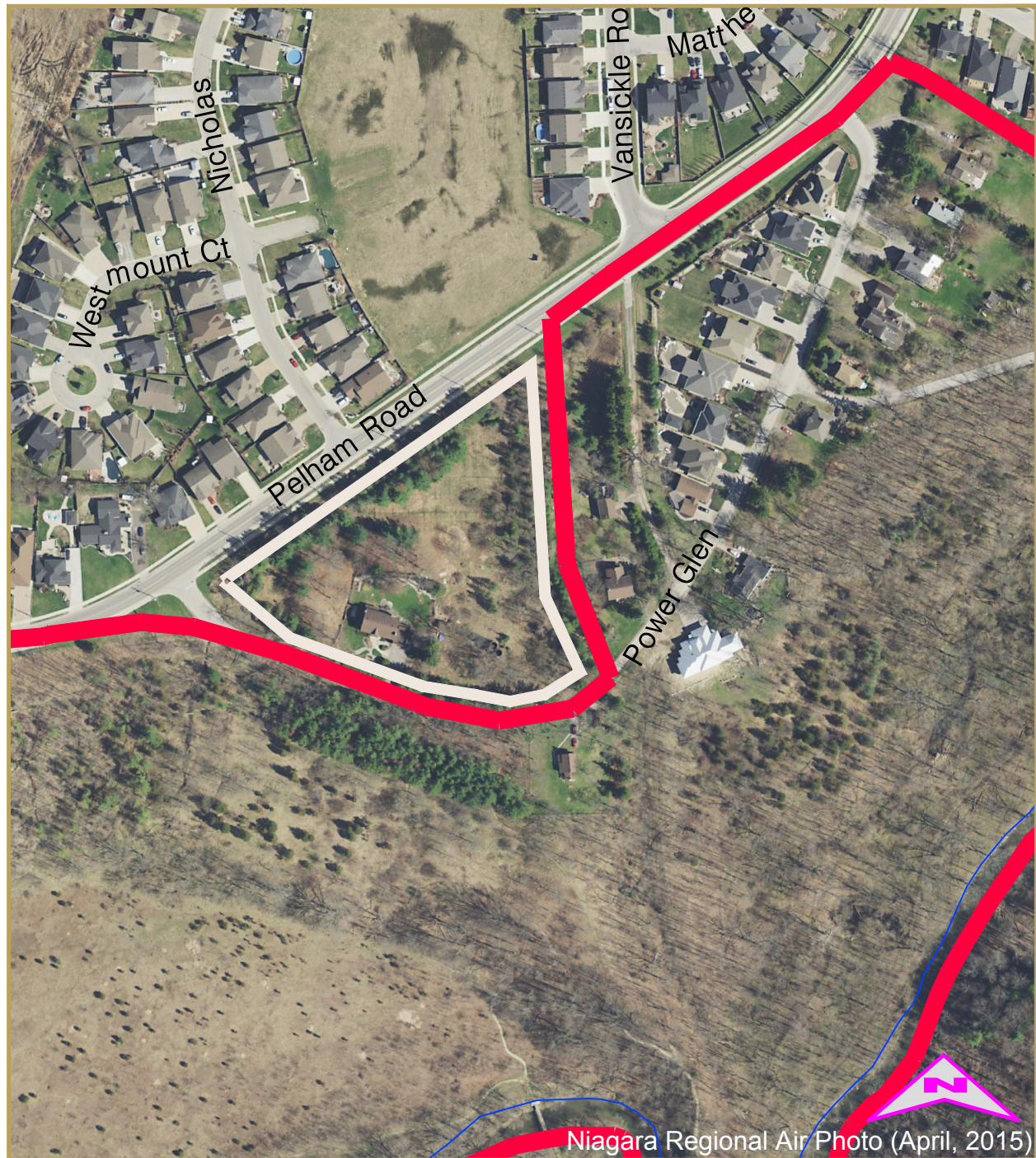
Submitted by:


Judy Pihach, MCIP, RPP
Manager, Planning Services

Approved by:

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

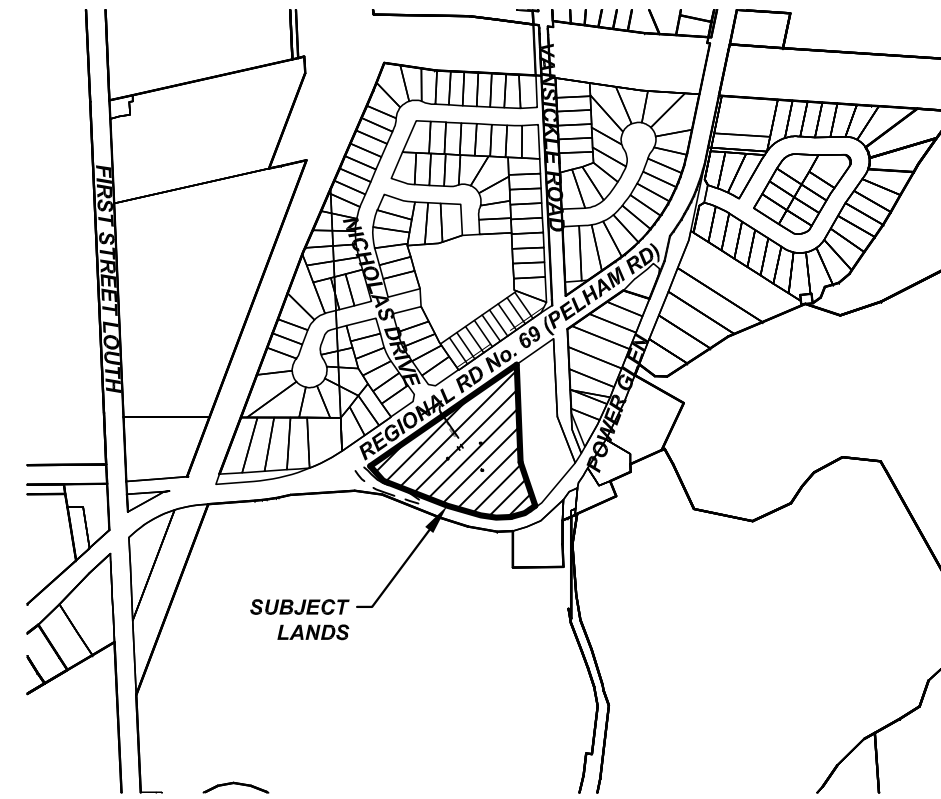
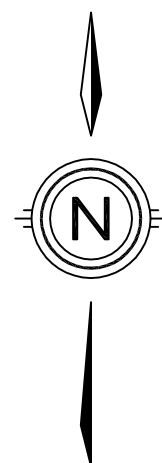
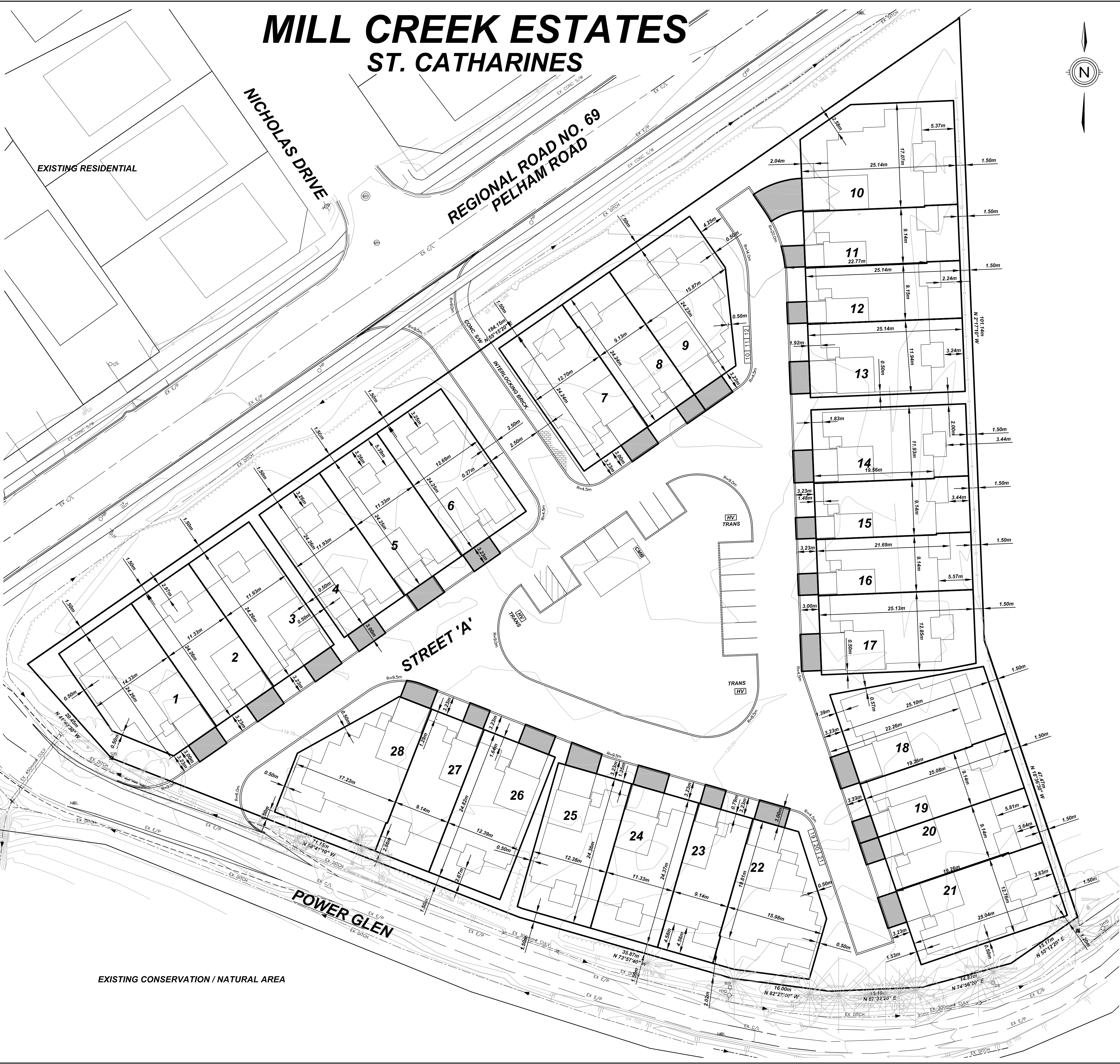
Location Map



 Subject Lands
 30 Power Glen
 File: 60.46.414

UNIT #	USE AREA	AREA
1	LOT AREA	321.15m ²
	EXCLUSIVE USE AREA - DRIVEWAY	17.22m ²
2	LOT AREA	274.85m ²
	EXCLUSIVE USE AREA - DRIVEWAY	16.96m ²
3	LOT AREA	289.42m ²
	EXCLUSIVE USE AREA - DRIVEWAY	16.94m ²
4	LOT AREA	289.37m ²
	EXCLUSIVE USE AREA - DRIVEWAY	16.93m ²
5	LOT AREA	274.74m ²
	EXCLUSIVE USE AREA - DRIVEWAY	16.93m ²
6	LOT AREA	307.77m ²
	EXCLUSIVE USE AREA - DRIVEWAY	16.76m ²
7	LOT AREA	306.75m ²
	EXCLUSIVE USE AREA - DRIVEWAY	16.75m ²
8	LOT AREA	222.40m ²
	EXCLUSIVE USE AREA - DRIVEWAY	11.90m ²
9	LOT AREA	330.29m ²
	EXCLUSIVE USE AREA - DRIVEWAY	17.23m ²
10	LOT AREA	405.49m ²
	EXCLUSIVE USE AREA - DRIVEWAY	36.46m ²
11	LOT AREA	229.86m ²
	EXCLUSIVE USE AREA - DRIVEWAY	12.13m ²
12	LOT AREA	230.96m ²
	EXCLUSIVE USE AREA - DRIVEWAY	11.26m ²
13	LOT AREA	299.86m ²
	EXCLUSIVE USE AREA - DRIVEWAY	16.93m ²
14	LOT AREA	298.72m ²
	EXCLUSIVE USE AREA - DRIVEWAY	16.93m ²
15	LOT AREA	229.83m ²
	EXCLUSIVE USE AREA - DRIVEWAY	11.26m ²
16	LOT AREA	230.96m ²
	EXCLUSIVE USE AREA - DRIVEWAY	11.26m ²
17	LOT AREA	320.33m ²
	EXCLUSIVE USE AREA - DRIVEWAY	19.38m ²
18	LOT AREA	337.19m ²
	EXCLUSIVE USE AREA - DRIVEWAY	17.41m ²
19	LOT AREA	230.50m ²
	EXCLUSIVE USE AREA - DRIVEWAY	11.90m ²
20	LOT AREA	230.37m ²
	EXCLUSIVE USE AREA - DRIVEWAY	11.90m ²
21	LOT AREA	316.70m ²
	EXCLUSIVE USE AREA - DRIVEWAY	16.93m ²
22	LOT AREA	326.31m ²
	EXCLUSIVE USE AREA - DRIVEWAY	16.55m ²
23	LOT AREA	223.77m ²
	EXCLUSIVE USE AREA - DRIVEWAY	11.26m ²
24	LOT AREA	276.05m ²
	EXCLUSIVE USE AREA - DRIVEWAY	16.93m ²
25	LOT AREA	301.56m ²
	EXCLUSIVE USE AREA - DRIVEWAY	18.72m ²
26	LOT AREA	307.32m ²
	EXCLUSIVE USE AREA - DRIVEWAY	16.93m ²
27	LOT AREA	228.40m ²
	EXCLUSIVE USE AREA - DRIVEWAY	11.26m ²
28	LOT AREA	350.12m ²
	EXCLUSIVE USE AREA - DRIVEWAY	16.62m ²
TOTAL LOT AREA		8288.74m ²
EXCLUSIVE USE AREA - DRIVEWAY		449.54m ²
COMMON ELEMENT		5537.84m ²
TOTAL AREA		14276.12m ²

MILL CREEK ESTATES ST. CATHARINES



KEY PLAN N.T.S.

DRAFT PLAN OF VACANT LAND CONDOMINIUM

LEGAL DESCRIPTION

PART OF LOT 23, CONCESSION 9 AND PART OF THE ORIGINAL ROAD
ALLOWANCE BETWEEN CONCESSIONS 9 & 10
GEOGRAPHIC TOWNSHIP OF GRANTHAM,
CITY OF ST. CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA

OWNER'S CERTIFICATE

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

William A. Mascoe
RINALDI HOMES INC.

OCTOBER 20, 2015
DATE

SURVEYOR'S CERTIFICATE

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

William A. Mascoe

WILLIAM A MASCOE
ONTARIO LAND SURVEYOR

NOVEMBER 5, 2015
DATE

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

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

SITE STATISTICS 28 UNIT CONDO SITE

LANDUSE	m ²	% COVERAGE
BUILDING	4794.18	33.58
ROAD/DRIVEWAY/PARKING	3335.78	23.37
LANDSCAPING	6146.16	43.05
TOTAL	14276.12	100.0
DEVELOPABLE AREA	14276.12	
UNITS		28
DENSITY (UNITS/DEVELOPABLE AREA)		20.0Units/ha
PARKING SPACES - DRIVEWAY		56
PARKING SPACES - GUESTS		5
PARKING REQUIRED (1.25/UNIT)		35
ACCESSIBLE PARKING REQUIRED		2

0	ISSUED FOR APPROVAL	2015-12-18	M.C.
#	REVISION	DATE	INIT



UPPER CANADA
CONSULTANTS
ENGINEERS / PLANNERS

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

DRAWING TITLE

**DRAFT PLAN OF
VACANT LAND CONDO**

DRAFTING M.C.

DATE APRIL 17, 2017

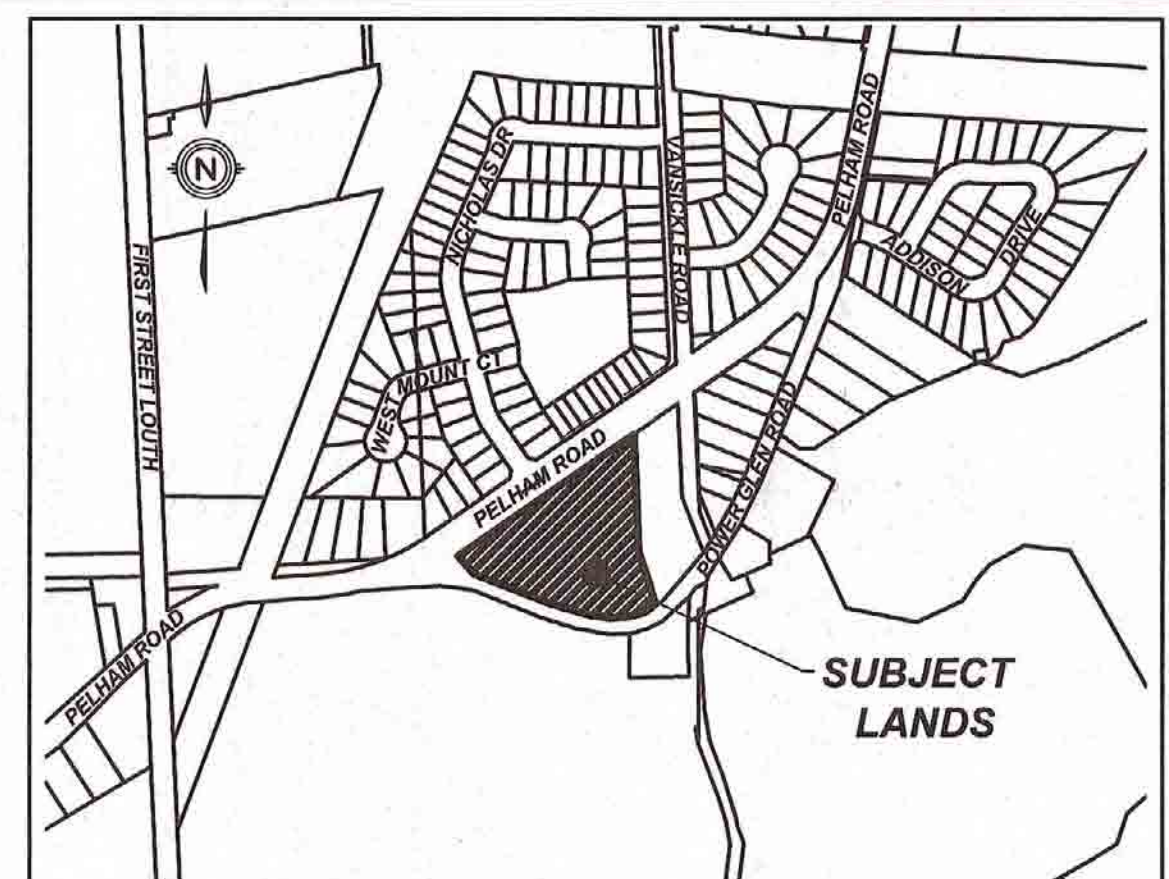
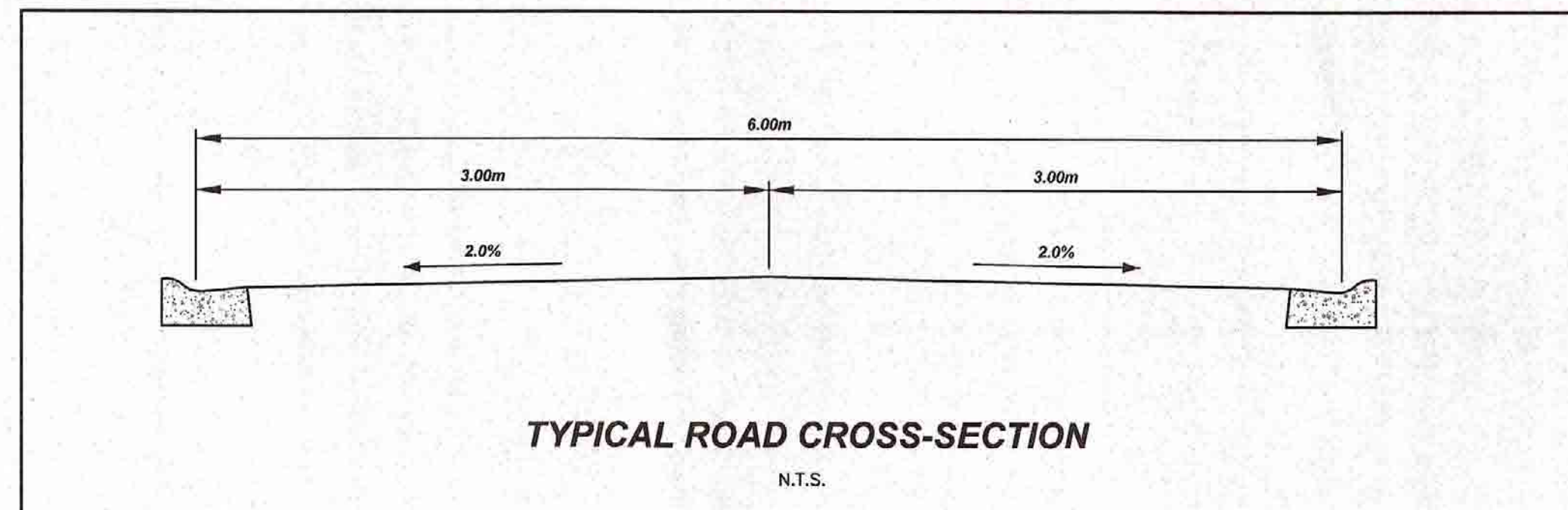
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DWG No.

1406-DP

REV.

0



LEGAL DESCRIPTION
PIN: 46414 - 0548 LT
DESCRIPTION: PT RDAL BTN CON 9 & CON 10 GRANTHAM (CLOSED BY BYLAW R05985) PT LT 23 CON 9 GRANTHAM AS IN R0308997 EXCEPT PT 1 ON 30R11787; PT 2 PL 30R14612 STOPPED UP AND CLOSED AS IN NR400858; CITY OF ST. CATHARINES
ADDRESS: 30 POWER GLEN ST. CATHARINES

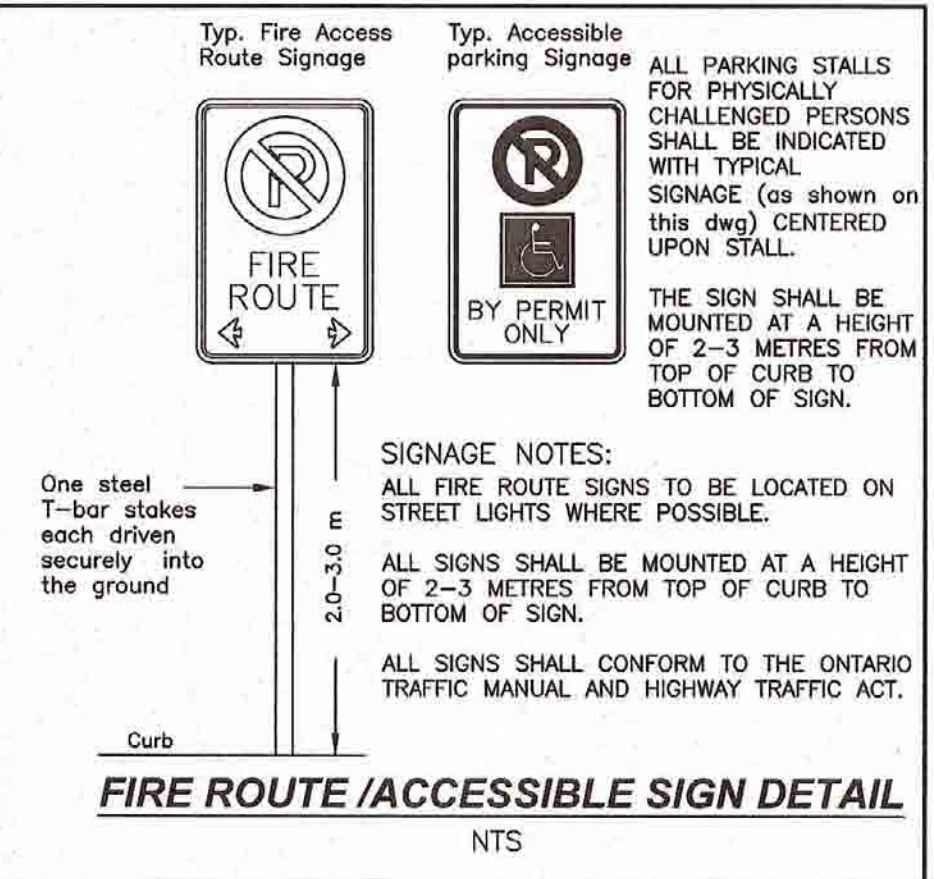
NOTE:
COVERED DECK/PATIO AREA NOT TO EXCEED 1.2m ABOVE FINISHED GRADE.

LEGEND

WV	EX WATER VALVE
HYD	EX HYDRANT
CB	EX CATCHBASIN
MH	EX MANHOLE
HP	EX HYDRO POLE
LS	SHORT IRON BAR
LS	EX LIGHT STANDARD
LS	PROPOSED LIGHT STANDARD
EX	EX SIGN
FR	PROPOSED FIRE ROUTE SIGN
18.96m	UNIT DRIVEWAY WIDTH - MAX 50%

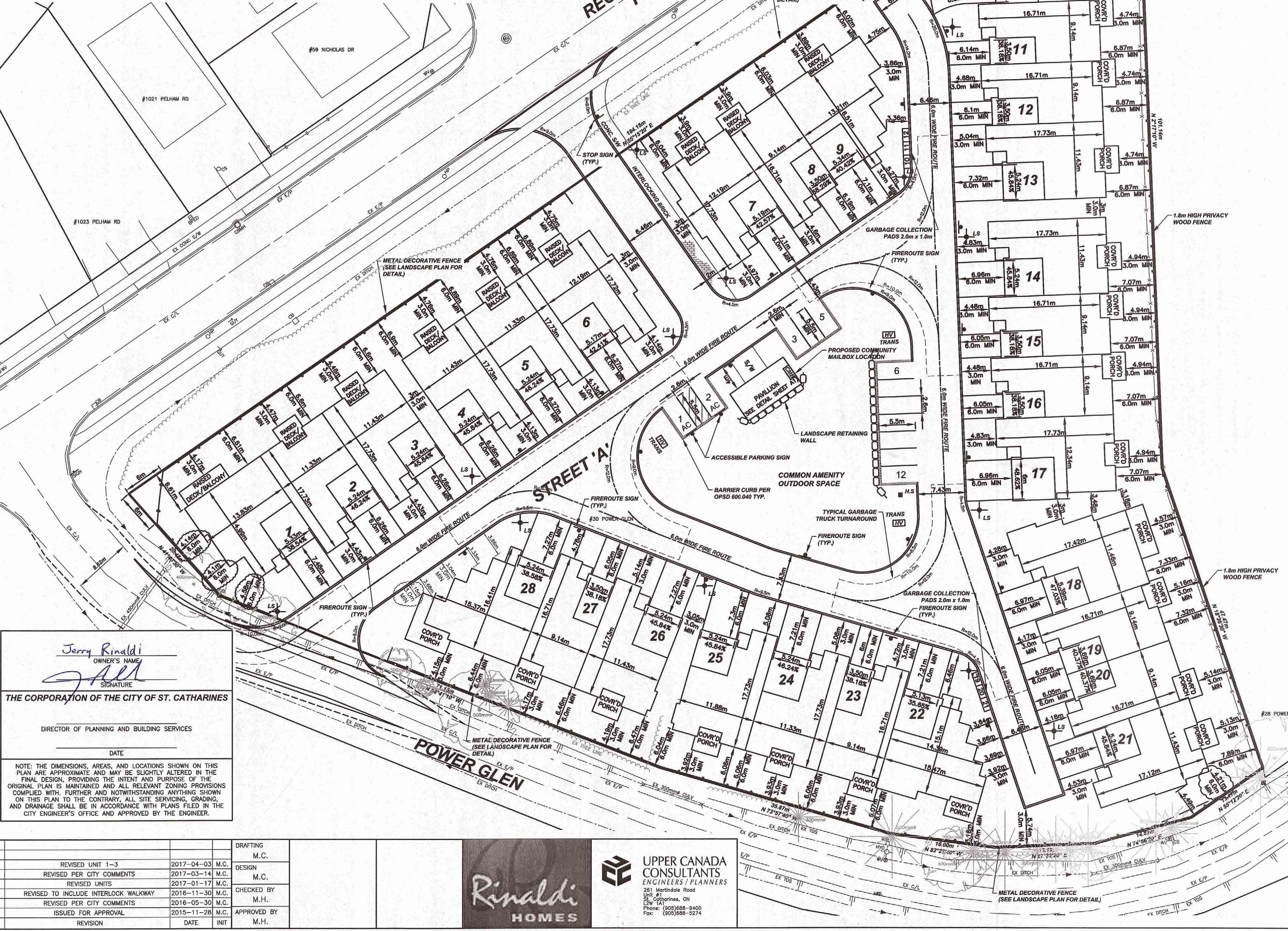
SITE STATISTICS
28 UNIT CONDO SITE

LANDUSE	m ²	% COVERAGE
BUILDING	4794.18	33.58
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PARKING SPACES - GUESTS		5
PARKING REQUIRED (1.25/UNIT)		35
ACCESSIBLE PARKING REQUIRED		2



MILLCREEK ESTATES
ST. CATHARINES
SITE PLAN

CONSULTANT FILE No. 1406
DATE: 2017-04-03
SCALE: 1:300m
REF. No. -
DWG No. 1406-SP
REV. 5



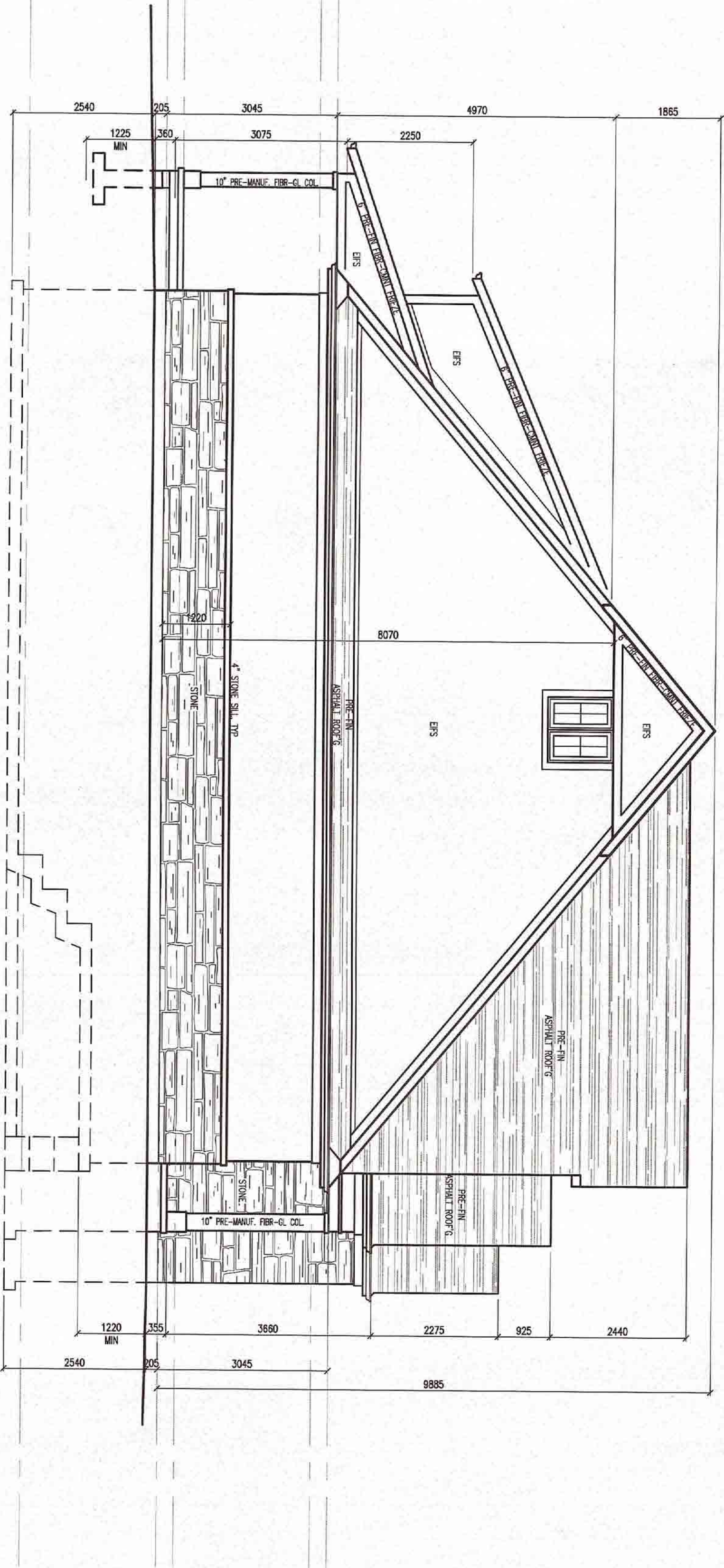
Jerry Rinaldi
OWNER'S NAME
[Signature]
SIGNATURE
THE CORPORATION OF THE CITY OF ST. CATHARINES
DIRECTOR OF PLANNING AND BUILDING SERVICES
DATE: _____
NOTE: THE DIMENSIONS, AREAS, AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN THE FINAL DESIGN, PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH. FURTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO THE CONTRARY, ALL SITE SERVING, GRADING, AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS FILED IN THE CITY ENGINEER'S OFFICE AND APPROVED BY THE ENGINEER.

NO	REVISION	DATE	INIT
5	REVISED UNIT 1-3	2017-04-03	M.C.
4	REVISED PER CITY COMMENTS	2017-03-14	M.C.
3	REVISED UNITS	2017-01-17	M.C.
2	REVISED TO INCLUDE INTERLOCK WALKWAY	2016-11-30	M.C.
1	REVISED PER CITY COMMENTS	2016-05-30	M.C.
0	ISSUED FOR APPROVAL	2015-11-28	M.C.

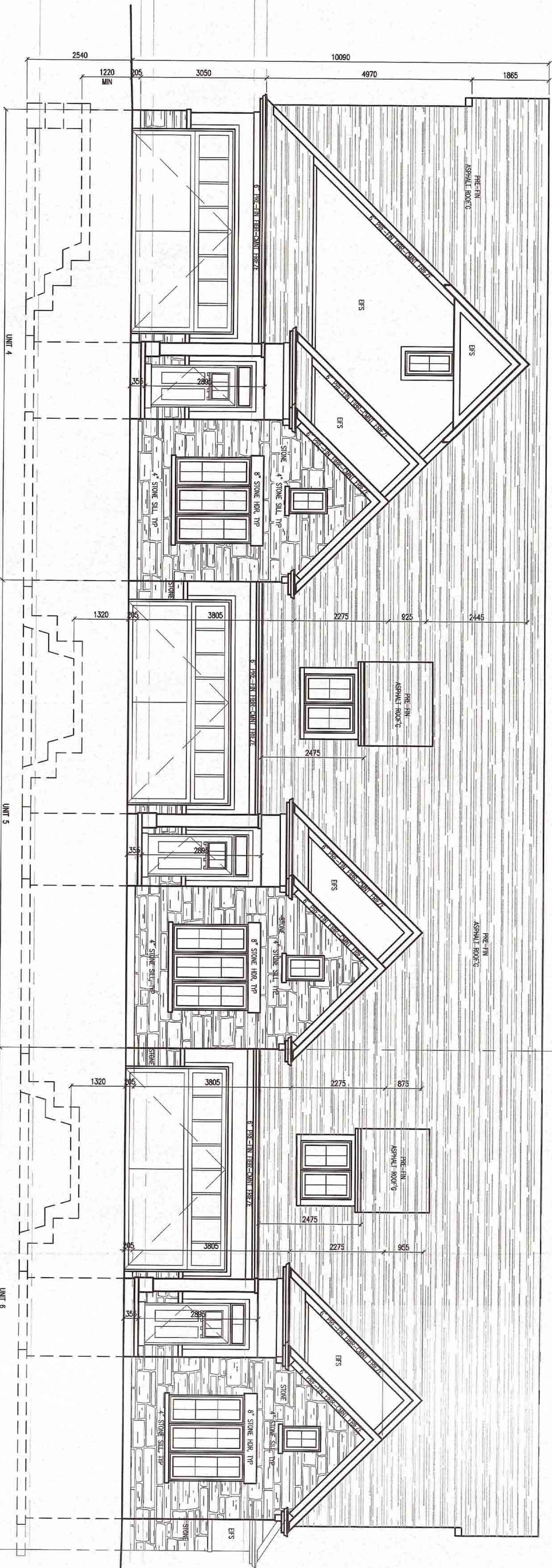
DRAFTING	M.C.
DESIGN	M.C.
CHECKED BY	M.H.
APPROVED BY	M.H.

Rinaldi
HOMES

UPPER CANADA
CONSULTANTS
ENGINEERS/PLANNERS
261 Westside Road
St. Catharines, ON
L2R 6K1
Phone: (905) 688-5400
Fax: (905) 688-5274



WEST ELEVATION
SCALE: 3/16"=1'-0"



SOUTH ELEVATION
SCALE: 3/16"=1'-0"

THE CORPORATION OF THE CITY OF ST. CATHARINES	
OWNER'S NAME <i>Terry Pinaldi</i>	SIGNATURE
DIRECTOR OF PLANNING AND BUILDING SERVICES	
DATE	

NOTE: THE ENGINEER, AGES, AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SUBJECT TO CHANGE. THE FINAL DESIGN, PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS ON THIS PLAN TO THE CONTRARY, ALL SITE SERVING, GRADING, AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS FILED IN THE CITY ENGINEER'S OFFICE AND APPROVED BY THE ENGINEER.

job number: 15-51
revision number: 00
drawing number:

A4

project title:
UNITS 4-6
MILL CREEK ESTATES
30 POWERGLEN RD
ST.CATHARINES, ON

drawing title:
WEST ELEVATION
SOUTH ELEVATION

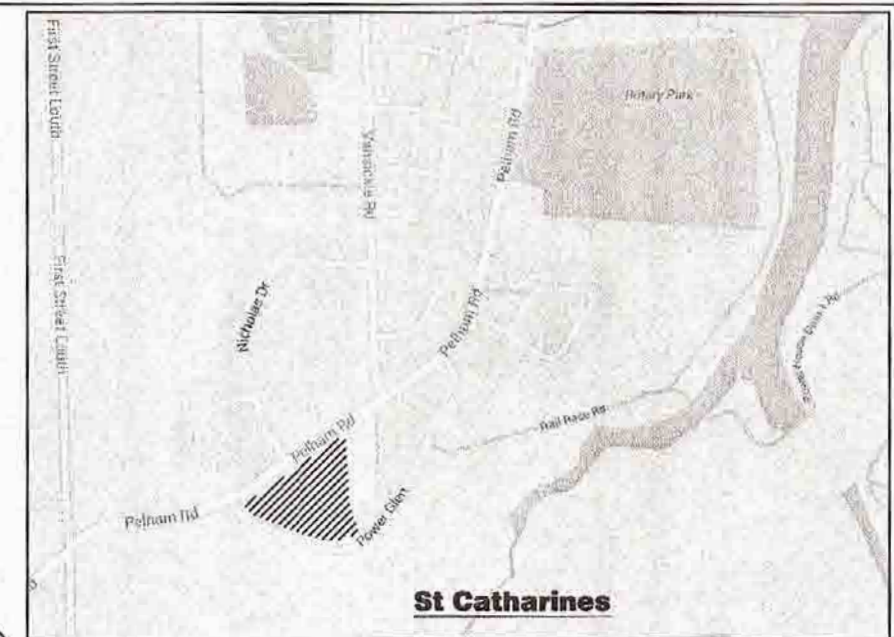
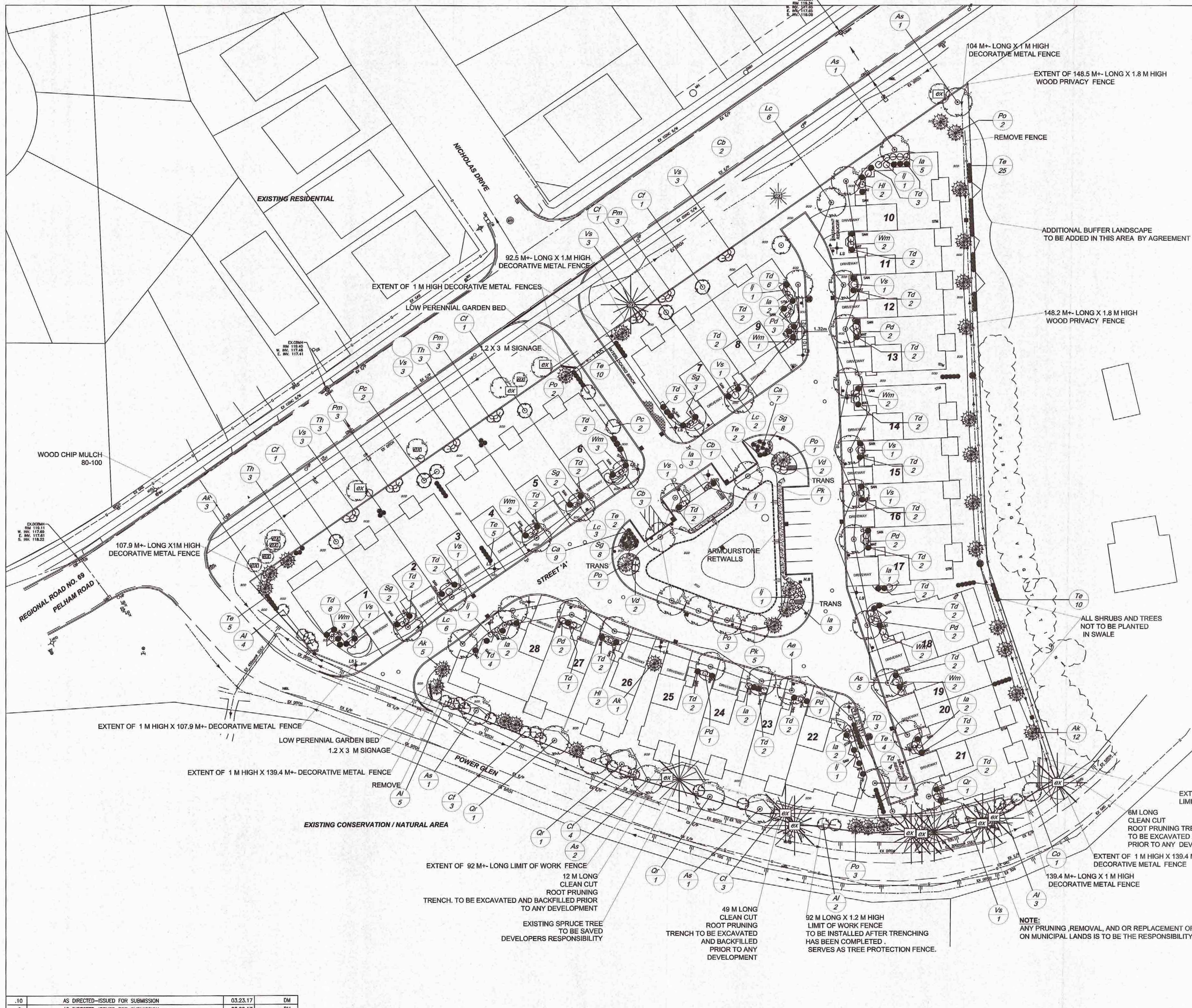
drawn by: TD DS
design by: LJM
approved by: MRM
date: 2017-01-10
plot scale: 1:1
scale: AS NOTED

2M architects inc.
115 Lake Street
St. Catharines, ON
Canada L2R 5X7
Tel: 905-687-9777
Fax: 905-687-9997
2Marchitects@cogeco.net
www.2marchitects.ca



NO.	BY:	DATE:	REVISION:
01	TD	2017-02-01	ISSUED FOR SPA

THESE DOCUMENTS ARE NOT TO BE SCALED.
CONTRACTOR TO SITE VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT BEFORE ONLY SIGNED SEALED AND STAMPED DOCUMENTS ARE TO BE USED FOR CONSTRUCTION PURPOSES.



KEY PLAN

PLANT SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	NO.	SIZE	CONDITION
TREES CONIFEROUS:					
Ak	ABIES KOREANA	KOREAN FIR	21	150 CM	W.B.
Po	PICEA OMORIKA	SERBIAN SPRUCE	12	125 CM	W.B.
TREES DECIDUOUS:					
As	ACER SACCHARUM 'STEEPLE'	ASTIS SUGAR MAPLE	11	60MM CAL	W.B.
Ae	ACER SACCHARUM 'ENDOWMENT'	ENDOWMENT SUGAR MAPLE	4	60MM CAL	W.B.
Al	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	14	45MM CAL	W.B.
Cb	CARPINUS BETULUS 'FRANS FONTAIN'	FRANS FONTAINE HORNBEAM	6	50MM CAL	W.B.
Co	CARYA OVATA	SHAGBARK HICKORY	1	60MM CAL	W.B.
Cf	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	10	45MM CAL	20 GAL CONTAINER
Lc	LIQUIDAMBER STYRACIFLUA 'CHEROKEE'	CHEROKEE SWEETGUM	17	200CM 10 GAL	CONTAINER
Pk	PRUNUS SERRATA 'KWANZAN'	KWANZAN CHERRY	6	200CM 10 GAL	CONTAINER
Pc	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER ORNAMENTAL PEAR	4	60MM CAL	W.B.
Qa	QUERCUS ALBA	WHITE OAK	6	60MM CAL	W.B.
Qr	QUERCUS RUBRA	RED OAK	5	60MM CAL	W.B.
CONIFEROUS SHRUBS:					
Td	TAXUS MEDIA 'DENSIFORMIS	DENSE YEW	80	60CM	CONTAINER
TD	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE'	DEGROOTS PYRAMIDAL CEDAR	3	110CM	CONTAINER
Te	THUJA OCCIDENTALIS 'EMERALD'	EMERALD CEDAR	63	150CM	B & B
DECIDUOUS SHRUBS:					
Hi	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	4	50CM	3 GAL CONTAINER
la	ILEX VERTICILLATA 'AFTERGLOW'	AFTERGLOW WINTERBERRY	25	50CM	3 GAL CONTAINER
lj	ILEX VERTICILLATA 'JIM DANDY'	MALE WINTERBERRY	5	50CM	3 GAL CONTAINER
Pd	PHYSOCARPUS OPIFOLIUS 'DARTS GOLD'	DARTS GOLD NINEBARK	13	60CM	3 GAL CONTAINER
Pm	PHYSOCARPUS OPIFOLIUS 'MINDIA'	COPPERTINA NINEBARK	9	60CM	3 GAL CONTAINER
Sg	SPIRAEA JAPONICA 'GOLD MOUND'	GOLD MOUND SPIREA	23	60CM	3 GAL CONTAINER
Vd	VIBURNUM DENTATUM	ARROW WOOD	4	50CM	3 GAL CONTAINER
Vs	VIBURNUM PLICATUM 'T. SHASTA'	SHASTA VIBURNUM	26	100CM	7 GAL CONTAINER
Wm	WEIGELA FLORIDA 'MERLOT ROSE'	MERLOT ROSE WEIGELA	17	50CM	3 GAL CONTAINER
GROUND COVER & PERENNIALS:					
Sod	100% #1 KENTUCKY BLUE GRASS MIX		5538.6 SQ METRES	ROLLS	
Ca	CALAMAGROSTIS ACUTIFLORA 'AVALANCHE'	AVALANCHE REED GRASS	16	-	1 GAL CONTAINER

NOTE:
ALL PLANT MATERIAL IS TO BE WARRANTED FOR 2 YEARS.

Legend:

- 1 METRE HIGH DECORATIVE METAL FENCE
- 1.8 METRE HIGH WOOD PRIVACY FENCE
- LIMIT OF WORK FENCE
- PROPOSED TREES
- PROPOSED SHRUBS
- EXISTING TREES

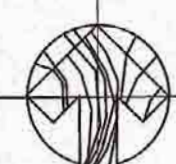
Jerry Rinaldi
OWNER'S NAME
SIGNATURE
THE CORPORATION OF THE CITY OF ST. CATHARINES
DIRECTOR OF PLANNING AND BUILDING SERVICES
DATE: 20

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

NO	REVISIONS	DATE	BY
10	AS DIRECTED-ISSUED FOR SUBMISSION	03.23.17	DM
9	AS DIRECTED-ISSUED FOR SUBMISSION	03.20.17	DM
8	AS DIRECTED-ISSUED FOR SUBMISSION	01.23.17	DM
7	WALLS- AS DIRECTED-ISSUED FOR SUBMISSION	12.02.16	DM
6	WALLS- AS DIRECTED-ISSUED FOR SUBMISSION	11.30.16	DM
5	WALLS- AS DIRECTED-ISSUED FOR SUBMISSION	11.10.16	DM
4	TRANSFORMER LOCATIONS & WALK AS DIRECTED-ISSUED FOR SUBMISSION	09.01.16	DM
3	TRANSFORMER LOCATIONS AS DIRECTED-ISSUED FOR SUBMISSION	06.21.16	DM
2	ISSUED FOR SUBMISSION	06.09.16	DM
1	ISSUED FOR DISCUSSION	12.27.15	DM

LANDSCAPE PLAN

1 : 400



DONALD MARTIN
LANDSCAPE
ARCHITECT

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

PROJECT: **Mill Creek**
Power Glen
St Catharines Ontario
OWNER: **Rinaldi**
- 204 Martindale, St Catharines, ON L2R 6P9

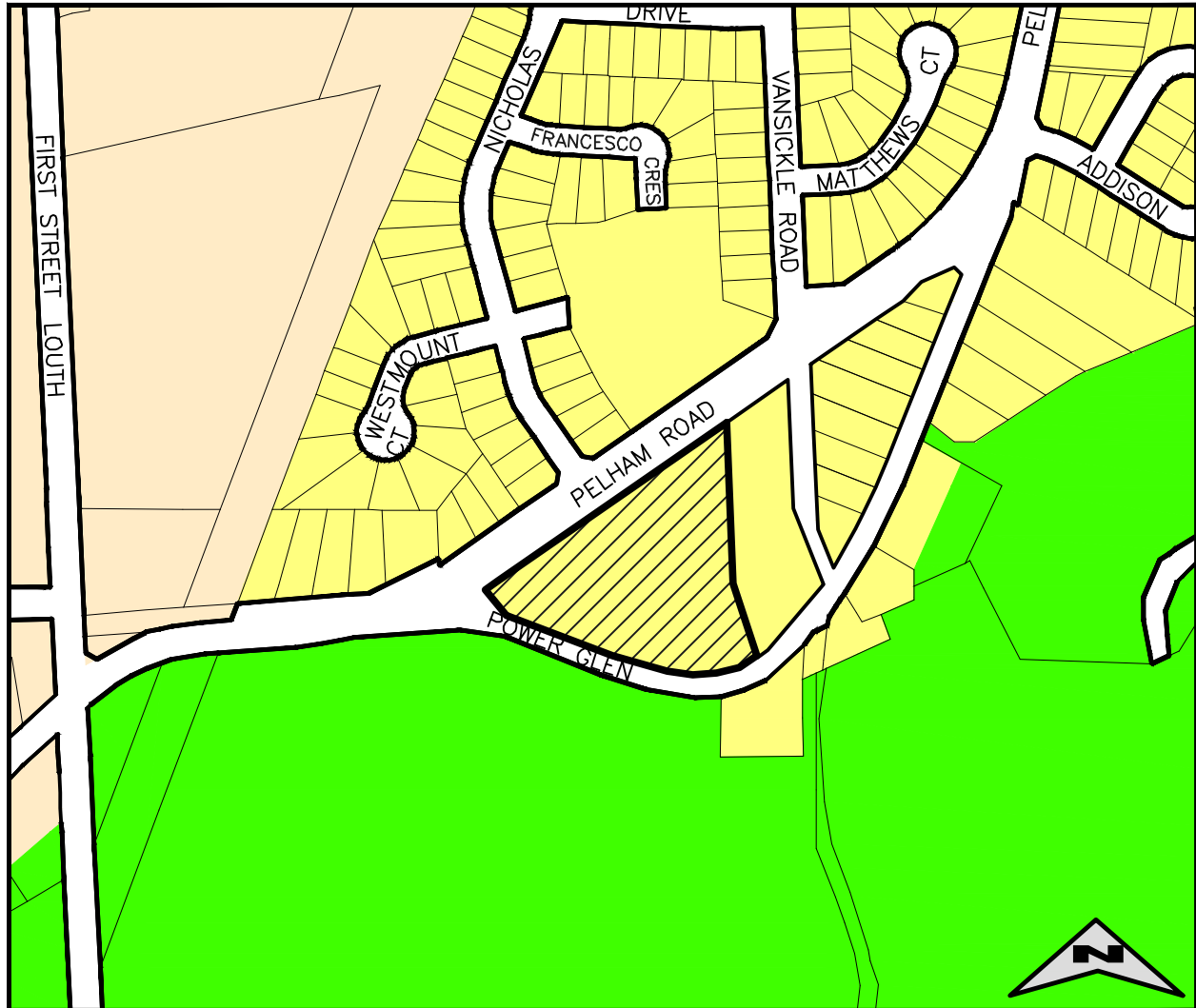
LANDSCAPE PLAN

DESIGN: D.M.
DATE: 05.26.15
DRAWING No: 102615-LP

DRAFTING: D.M.
SCALE: 1:400
SHEET No. L-1 .11



Existing Land Use Designation

(General Land Use Plan D1 - Garden City Plan)



 30 Power Glen

Land Use Designations

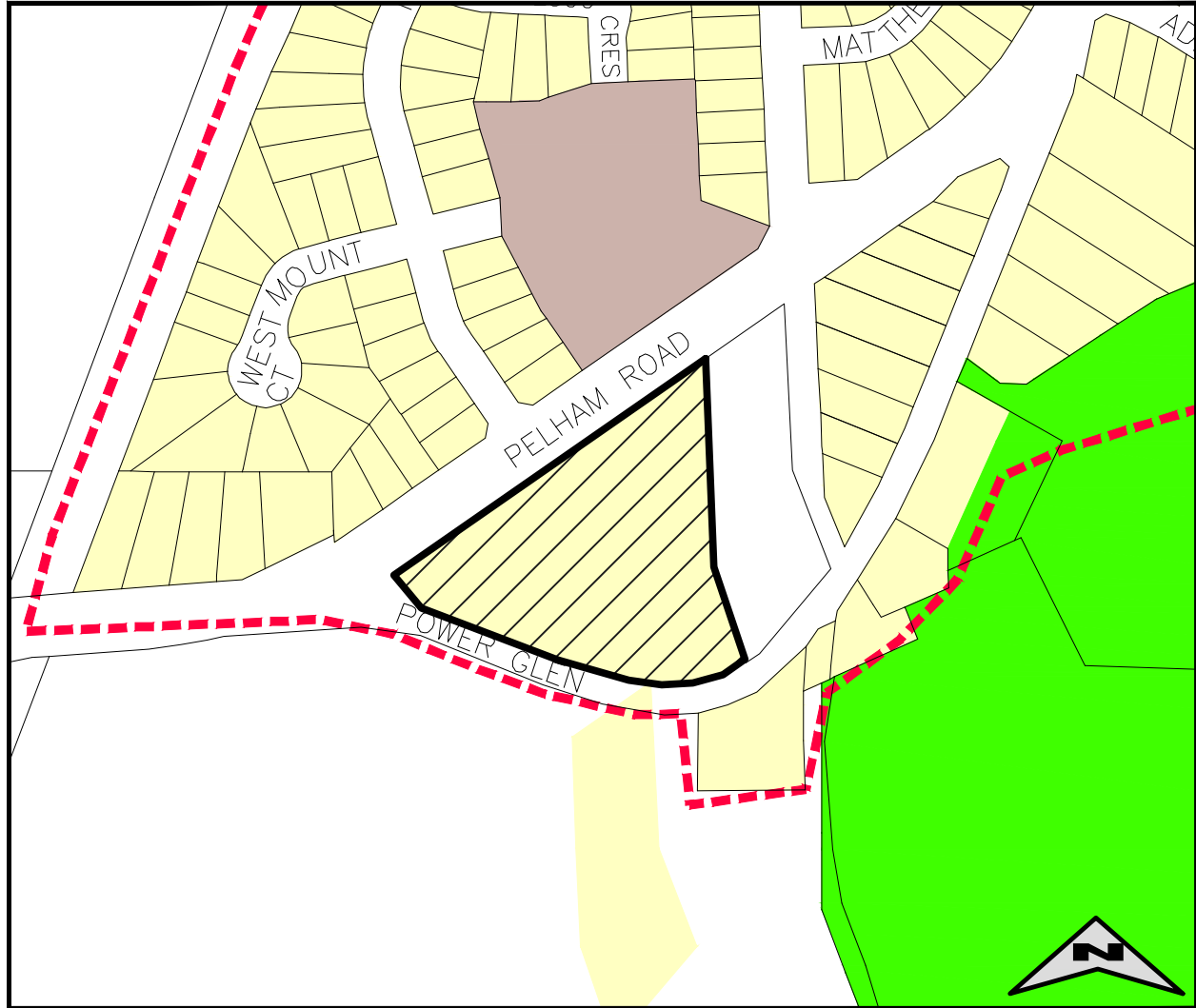
 Neighbourhood Residential
 Agriculture

 Natural Heritage Areas

File: 60.46.414

Existing Land Use Designation

(District Plan E7 - Garden City Plan)



 30 Power Glen

Land Use Designations

 Low Density Residential

 Medium Density Residential

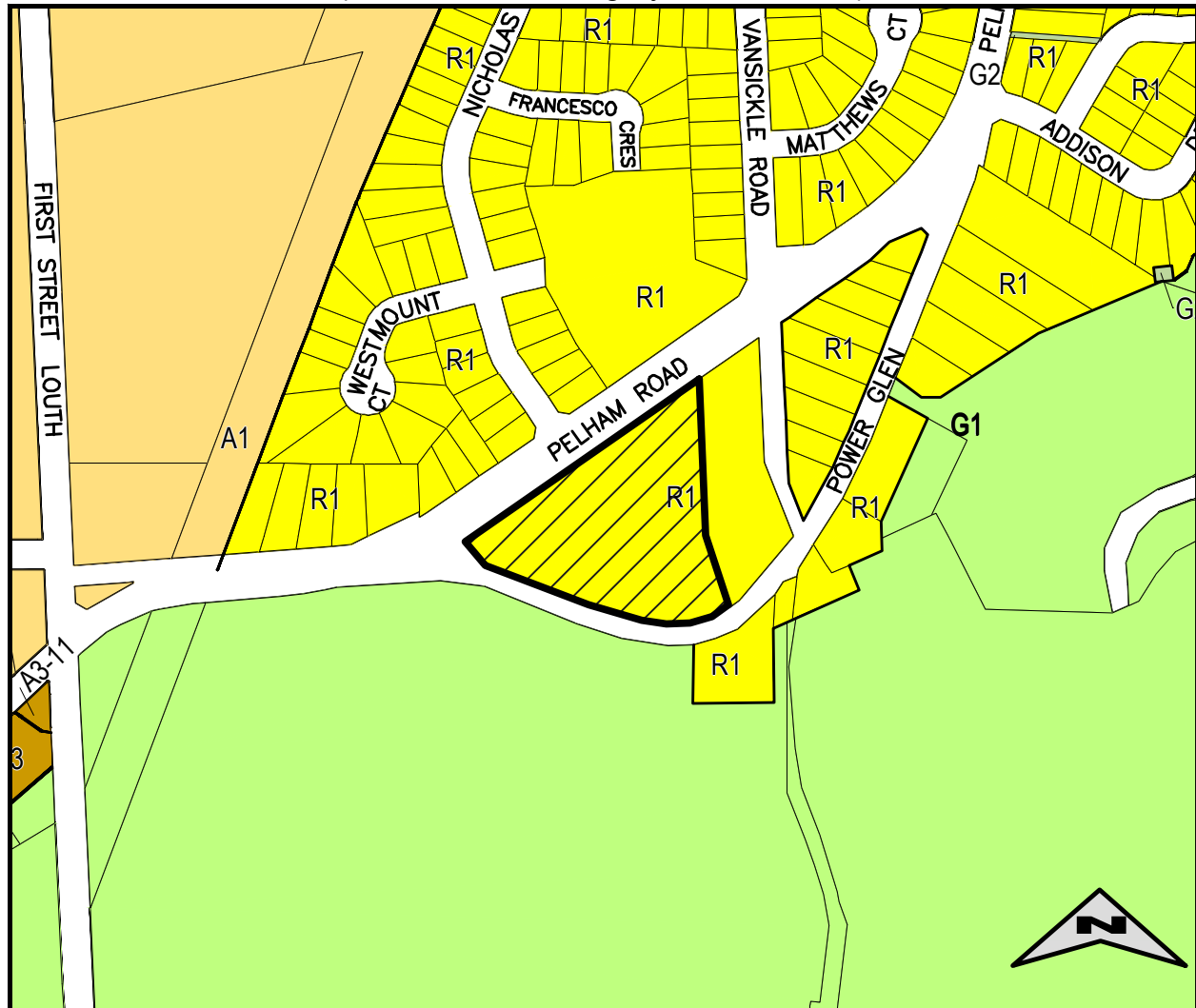
 Natural Areas

 Urban Area Boundary

File: 60.46.414



Existing Zoning

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



 30 Power Glen

Zones

-  Low Density Residential
- Suburban Neighbourhood
-  Conservation / Natural Area

-  Agriculture
-  Agriculture
- Commercial / Industrial

Files: 60.46.414



CITY OF
ST. CATHARINES

Corporate Report

Report from Planning and Building Services, Planning Services

Date of Report: July 13, 2017

Date of Meeting: July 31, 2017

Report Number: PBS-189-2017

File: 60.46.430

Subject: Planning Act Public Meeting Information Report: Application for Draft Plan of Vacant Land Condominium Approval for a 16-Unit Townhouse Development at 177 Russell Avenue; Owner: Limitless Management and Services Ltd.; Agent: Clare Riepma

Recommendation

That Council receive this report for information purposes; and,

That Council consider the Recommendation Report regarding application for approval of a Draft Plan of Vacant Land Condominium at the meeting of Council on August 21, 2017, at least 14 days after the Public Meeting of July 31, 2017, pursuant to Section 51(20) of the Planning Act. FORTHWITH

Summary

The purpose of this Information Report is to provide Council and the public with information concerning the application for Draft Plan of Vacant Land Condominium at 177 Russell Avenue to be considered at the Public Meeting scheduled for July 31, 2017. This Information Report provides an overview of the application, and a summary of applicable planning policies and circulation comments. A Recommendation Report containing planning analysis, addressing any outstanding concerns raised at the Public Meeting, and providing a staff recommendation will be considered by Council at its August 21, 2017 meeting.

Background

On May 8, 2017, Council approved a 2-step process for planning applications requiring a Public Meeting in accordance with the Planning Act. The first step is for an Information Report to be presented to Council on the date of the Public Meeting when public input will be gathered. The second step is for Council to consider a Recommendation Report addressing all comments and questions at a subsequent Council meeting.

This report is the Information Report, which will be followed by a Recommendation Report on August 21, 2017.

Report

Proposed Development

The Draft Plan of Vacant Land Condominium application proposes to create 16 townhouse dwellings, as well as a common element area for a private road, visitor parking, landscaping and servicing, as outlined in Appendix 2.

Each of the 16 townhouse dwellings will have frontage along a common private road with parking provided in private driveways, attached garages, and in common areas. Four visitor parking spaces are proposed in the rear northeast portion of the lands. The private road will have one access from Russell Avenue. The applicant has requested Draft Plan of Vacant Land Condominium Approval so that each of the 16 units can be sold individually. This application deals solely with the tenure of the units. A Site Plan Agreement process is underway and nearing completion.

Location and Site Description

The subject lands are located on the north side of Russell Avenue, west of Geneva Street, in the City's Central Planning District. A location map is attached as Appendix 1.

The subject lands are 0.3 hectares in size, with approximately 46 metres of frontage along the north side of Russell Avenue.

Surrounding land uses include:

North:	Detached dwellings
South:	Detached dwellings
East:	Detached dwellings, apartment dwellings
West:	Detached dwellings

Circulation of Application

The application was circulated to all relevant departments and agencies in accordance with the Planning Act. Comments relating to site development have been addressed through the review of the Site Plan Approval application. No objections to this application have been received.

Planning Context

Provincial and Regional Policy Context

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

Similar to the Growth Plan, the Regional Official Plan (ROP) directs development to take place in urban areas and supports intensification where appropriate servicing and infrastructure exists. The ROP reiterates the land use pattern policies and objectives of the Provincial Policy Statement for residential intensification and sustainable communities outlined above and establishes a residential intensification target of 95 % for the St. Catharines Built-Up Area.

Regional Staff had no objections to the proposed Draft Plan of Vacant Land Condominium or associated site plan.

Official Plan (Garden City Plan)

The subject lands are designated Neighbourhood Residential as per Schedule D1 of the Garden City Plan (Appendix 3). The lands are further designated as Medium Density Residential (Appendix 4) as per Schedule E4 of the Garden City Plan. The GCP provides further direction within the Medium Density Residential designation providing for a range of housing types, including townhouse and single dwellings, at a density range generally between 25 and 99 units per hectare.

The applicant proposes to construct townhouse dwellings on the lands at a density of 49.6 units per hectare. The proposed private road development is a permitted use under the existing Medium Density Residential designation and complies with the applicable land use policies. An Official Plan Amendment is not required.

Zoning By-law

By-law 2013-283 zones the lands as Medium Density Residential (R3) (refer to Appendix 5). The R3 zone permits a range of residential uses, including detached, semi-detached, quadruplex and townhouse units, and private road developments comprising any of the preceding housing forms.

The proposed townhouse development is a permitted use under the property's existing R3 zoning. A Zoning By-law Amendment is not required.

Site Plan Control

The proposed development of the site will be subject to the developer entering into a site plan agreement with the City, which will address matters such as access, parking, lighting, buffering, servicing, stormwater management, tree preservation, and façade finishes and treatments. The applicant has submitted an application for site plan approval, which includes detailed designs for parking, building location and elevations, landscaping, site servicing, grading and drainage, and lighting, among other similar matters. Staff has reviewed the submission of plans and studies and have provided comments to the owner. The designs are undergoing some minor revisions regarding the facades of the building facing onto Russell Avenue. Once finalized, the applicant will be required to enter into a Site Plan Agreement with the City. The most recent site plan is attached as Appendix 6.

Draft Plan of Condominium

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

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

Approval of the application for Draft Plan of Vacant Land Condominium for 16 townhouse dwelling units, plus common element areas, including a private road, visitor parking, servicing, landscaped areas and access for maintenance would make the condominium corporation responsible for the terms and conditions of the site plan agreement.

Staff will be commenting further in the Recommendation Report for Council's consideration on August 21, 2017.

Public Open House

A public open house was hosted by Planning and Building Services on June 21, 2017. A representative of the owner company, and four neighbourhood residents attended. Comments received are summarized below with corresponding staff responses.

Parking

Comment: Is accessible parking required? How will the added parking demand be addressed?

Response: There is no accessible parking required for this residential development. The development includes the required amount of parking in accordance with Zoning By-law 2013-283, as amended. Should any additional parking be required for guests beyond the provided visitor parking there is temporary street parking permitted along Russell Avenue.

Waste Collection

Comment: Will the development be serviced by Regional Waste collection?

Response: The Region has advised that the development is not eligible for Regional waste collection. Waste collection for the development will be undertaken by a private waste collection company.

Comment: Will the garbage enclosure location compromise the parking?

Response: The location of the garbage enclosure seen at the open house is undergoing further adjustments through the site plan process to better address parking. It should be noted that the development will use private waste collection, which will be a door-to-door service, and a location for a garbage enclosure is required only in the event that this service changes at some point in the future.

Interior Details

Comment: How many bedrooms will be in each unit?

Response: The developer has advised that each dwelling unit will contain 3-bedrooms.

Exterior Details

Comment: How were the façade designs determined?

Response: The facades along Russell Avenue are intended to treat Russell Avenue as the front of the buildings. The facades seen at the open house are undergoing further redesign through the site plan process to better complement the Russell Avenue streetscape and neighbourhood. These designs will be available for the Council meeting of August 21, 2017.

Comment: Where will air conditioning units be located, and will they conform to the requirements of the Zoning By-law?

Response: The air conditioning units will be located in the rear yards of the dwellings. Air conditioning units are not regulated by the provisions of the Zoning By-law.

Drainage

Comment: How will grading and draining be addressed?

Response: City staff must approve grading and drainage plans prior to the issuance of any site plan approval and building approvals. The Owner has submitted a Stormwater Management Plan. Post-development flows in excess of the pre-development rate of 0.39L/s shall be allowed to discharge to the existing combined sewer, and the remaining flows in excess shall be stored on-site. A swale is proposed along the rear of the property. Grading and drainage plans have been reviewed and approved by City staff.

Construction and Maintenance

Comment: Will the current owner be constructing the project? How long will construction take?

Response: Staff have been advised that the current owner will undertake the construction of the development. The agent anticipates construction timelines taking around one year.

Comment: Who will maintain the property?

Response: Individual landowners will be responsible for the maintenance of each unit. The Condominium Corporation will be responsible for the common areas.

Public Notice

In accordance with established procedures, notices for the public meeting have been circulated.

Financial Implications

Not applicable.

Relationship to Strategic Plan

Economic Sustainability

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

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

Conclusion

In summary, this report provides the planning context and explains the application for Draft Plan of Condominium for 177 Russell Avenue. The plan of condominium will allow each of the proposed townhouse dwellings to be sold individually. The Site Plan Agreement that will be registered on the lands will regulate the form and function of the development in the context of the greater community. A Recommendation Report will be presented at the Council meeting on August 21, 2017.

Notification

It is in order to advise Clare Riepma, the owner's agent.

Prepared by:

Charlotte McEwan
Planner I

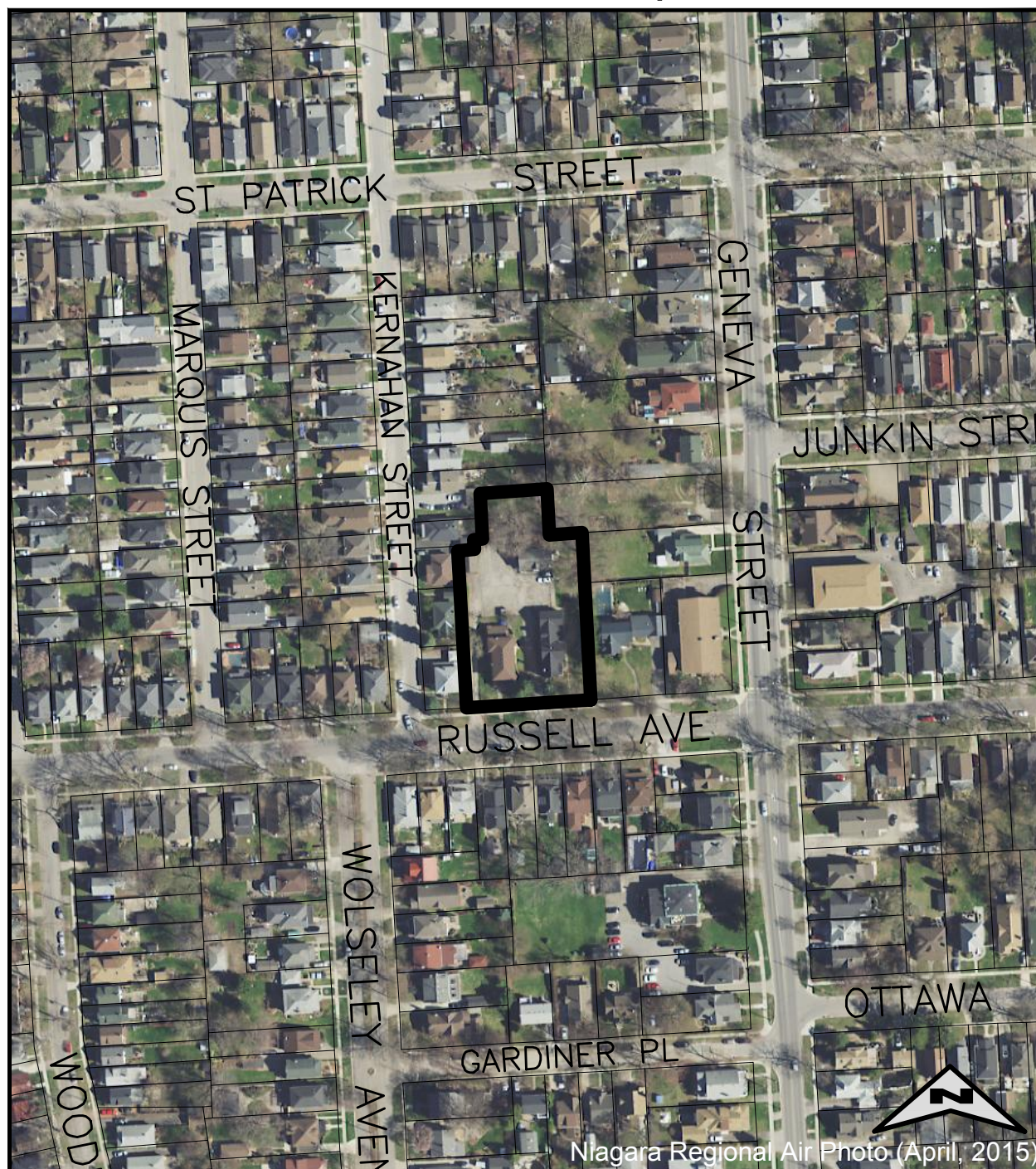
Submitted by:


Judy Pihach, MCIP, RPP
Manager of Planning Services

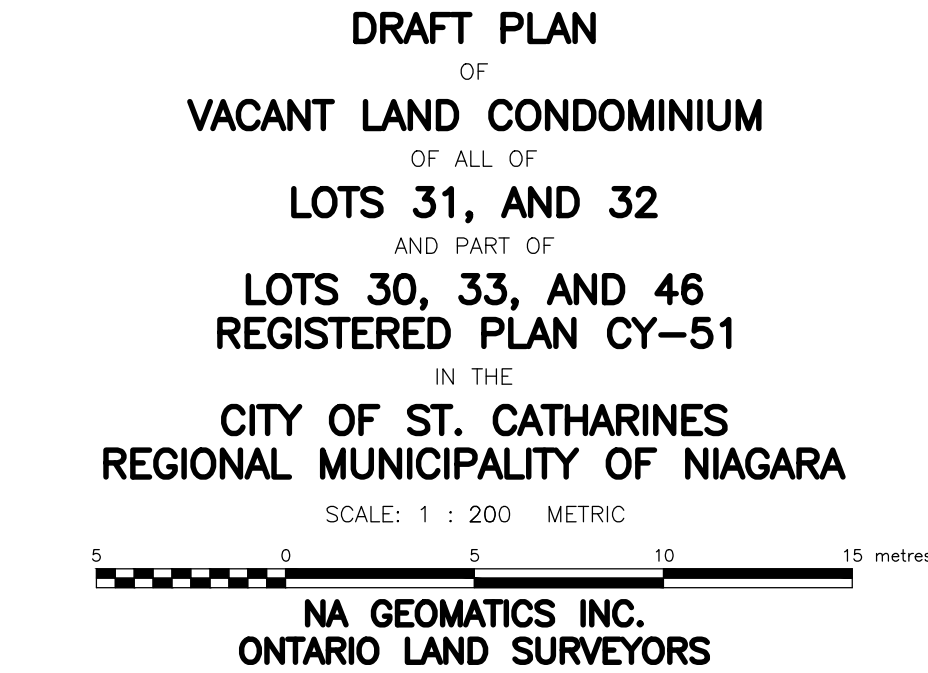
Approved by:

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

Location Map



 Subject Lands
177 Russell Avenue
File: 60.46.430

REQUIREMENTS OF SECTION 51(17) OF *The Planning act* (R.S.O. 1990, Ch. P.13)

- (A) AS SHOWN ON DRAFT PLAN
- (B) AS SHOWN ON DRAFT AND KEY PLAN
- (C) AS SHOWN ON DRAFT AND KEY PLAN
- (D) ACCORDING TO THE LAND USE SCHEDULE BELOW
- (E) AS SHOWN ON DRAFT PLAN
- (F) AS SHOWN ON DRAFT PLAN
- (G) AS SHOWN ON DRAFT PLAN
- (H) MUNICIPAL WATER SERVICE
- (I) MISCELLANEOUS MAN--MODIFIED LAND (GENERALIZED SOL MAP REPORT No. 60)
- (J) AS SHOWN ON DRAFT PLAN (TOPOGRAPHIC SURVEY BY BENEDICT RATHBY INC.)
- (K) FILL MUNICIPAL SERVICES TO BE INSTALLED
- (L) NIL

SITE AREA: 3216.6m²
NUMBER OF UNITS: 16 UNITS (2476.0m²)
COMMON ELEMENT: 740.6m²
PARKING: 38 (16 INSIDE, 16 OUTSIDE, 4 VISITOR)


HEREBY AUTHORIZE *NA GEOMETRIC INC.* TO PREPARE AND SUBMIT THIS DRAFT PLAN VACANT LAND CONDOMINIUM TO THE REGIONAL MUNICIPALITY OF NIAGARA.

DATED THE _____ DAY OF _____, _____.

CERTIFY THAT THE BOUNDARIES OF THE LANDS SHOWN TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE _____ DAVID J. RATHBY.
ONTARIO LAND SURVEYOR

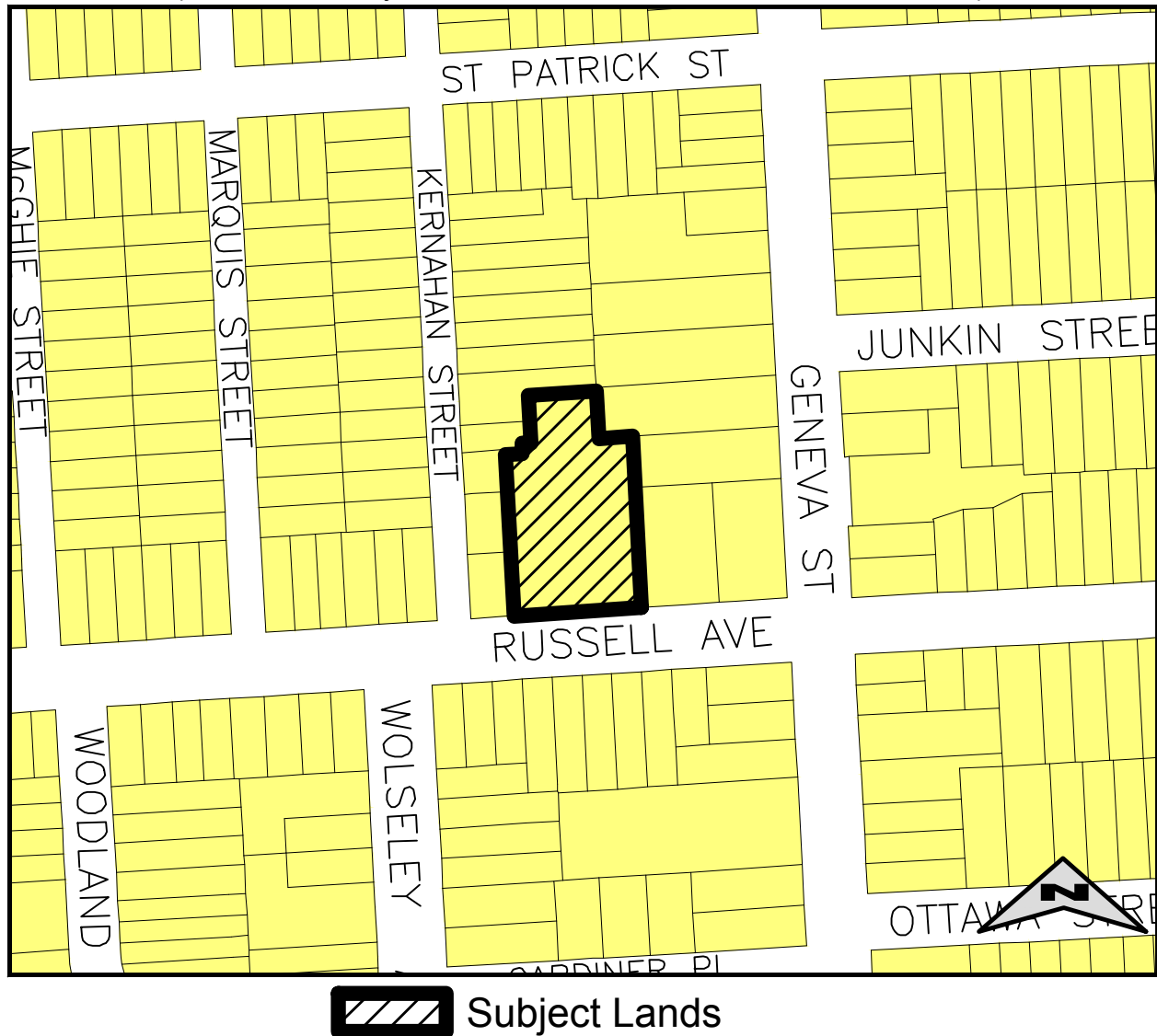
NA GEOMATICS INC.
ONTARIO LAND SURVEYORS
(formerly Benedict Railway Inc.)
 871 DUNDAS ST., WOODSTOCK, ON., N4S 1G8
 TEL: 519-537-6212
 FAX: 519-421-0234



Date: 2017 Apr 13	Cad File: 16-7177-Ch1-Ba.dwg
Drawn By: T. Shulman	Checked By: D. Rathby
	File No. 16-7177Ch

Existing Land Use Designation

(The Garden City Plan - General Land Use Plan, Schedule D1)



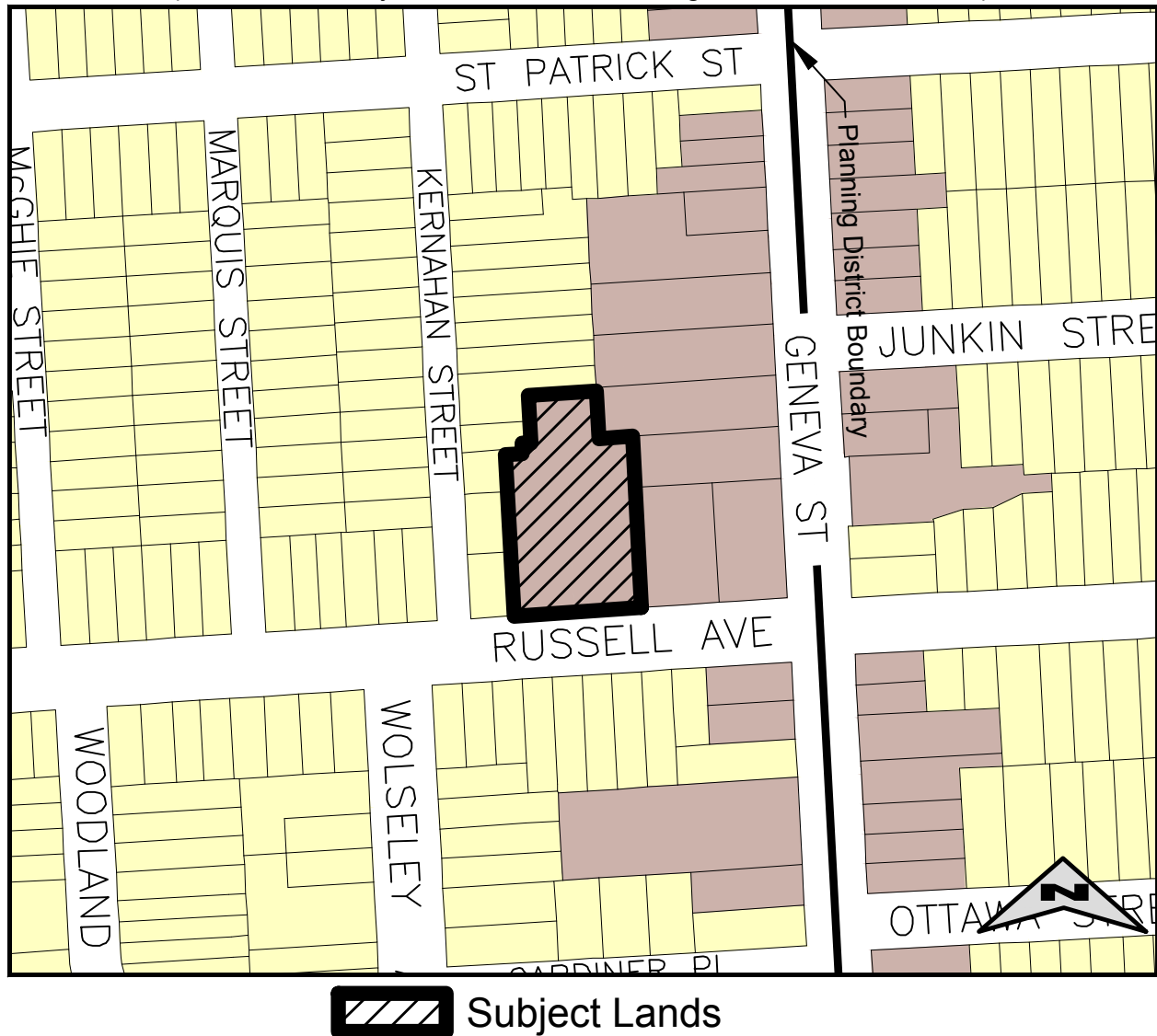
Land Use Designations

 Neighbourhood Residential

File: 60.46.430

Existing Land Use Designation

(The Garden City Plan - Central Planning District, Schedule E4)



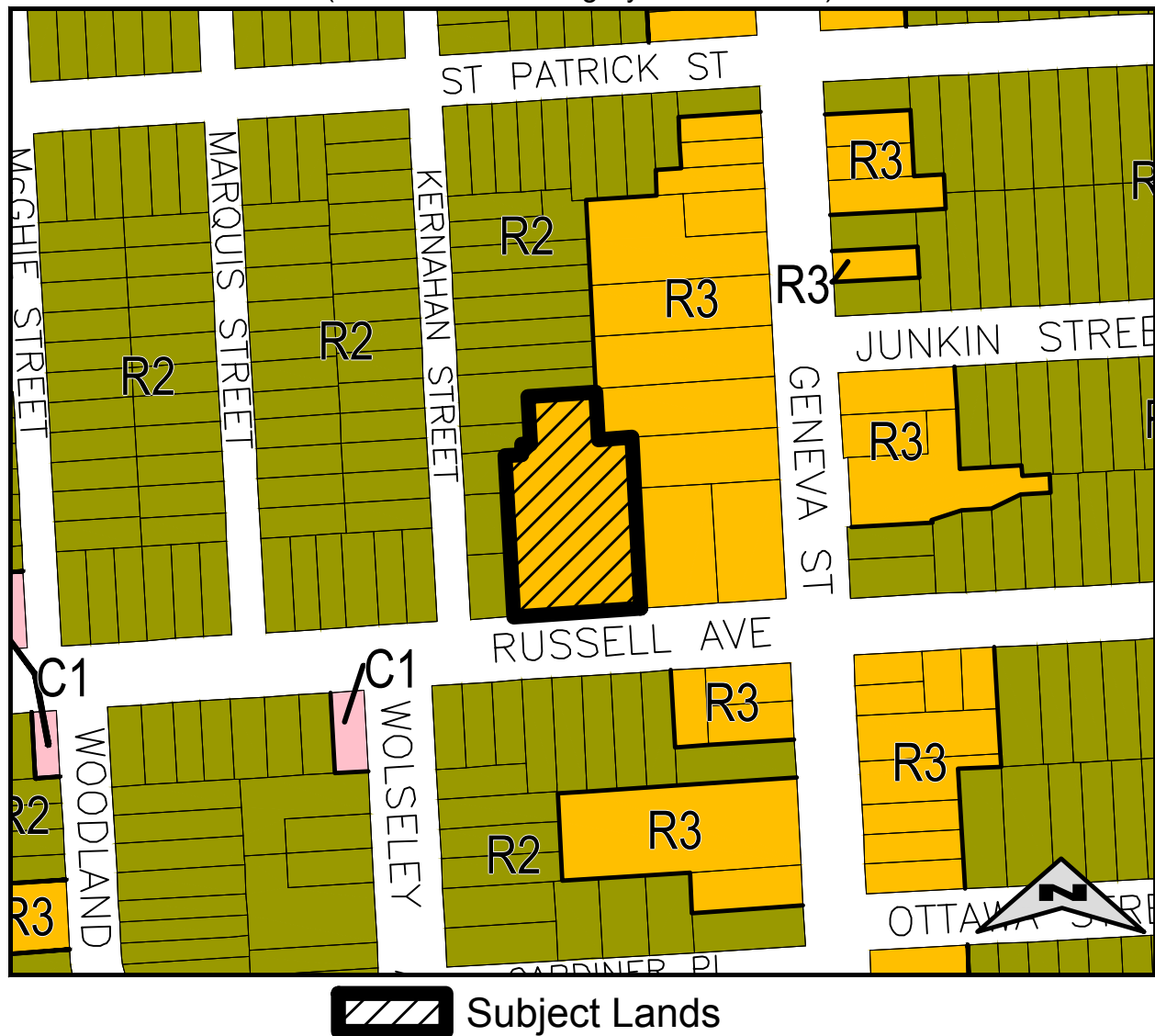
Land Use Designations

- Low Density Residential
- Medium Density Residential

File: 60.46.430

Existing Zoning

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



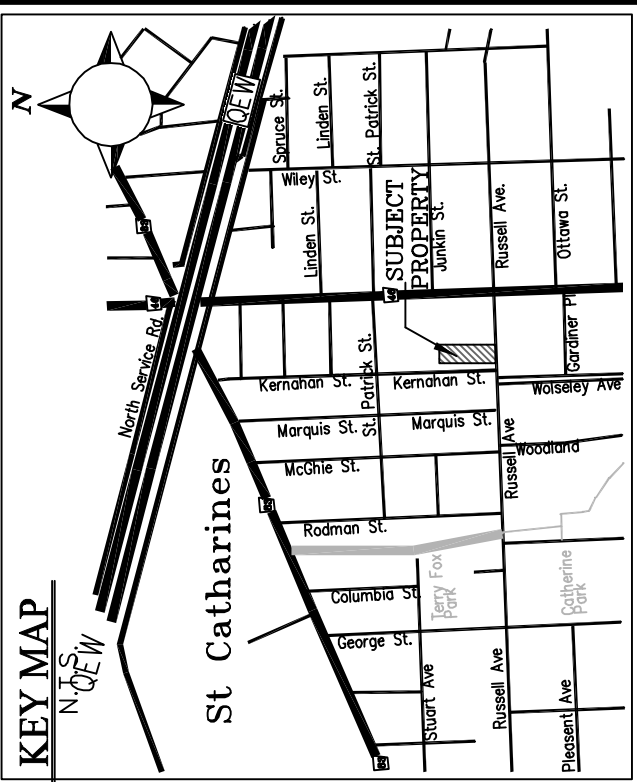
Subject Lands

177 Russell Avenue

Zones

- R2 Low Density Residential
- Traditional Neighbourhood
- R3 Medium Density Residential
- C1 Local Convenience Commercial

File: 60.46.430



LEGEND	
EXISTING ELEVATION	95.52
PROPOSED ELEVATION	(95.52)
EX. 95.52 EXISTING & PROPOSED ELEVATION	
PROP. STORM CATCHBASIN	
PROP. STORM DOUBLE CATCHBASIN	
PROP. STORM CATCHBASIN MANHOLE	
PROP. STORM DOUBLE CATCHBASIN MANHOLE	
PROP. STORM MANHOLE	
PROP. 3:1 SLOPE (UNLESS OTHERWISE NOTED)	
PROP. ARMOUR STONE RETAINING WALL (OR EQUIVALENT)	
PROP. TRANSFORMER	
PROP. MAILBOX	
PROP. STREET LIGHT	
PROP. STOP SIGN	

BENCHMARK:
ELEVATIONS SHOWN ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS USING THE CANSEL CAN-NET VRS NETWORK AND ARE REFERRED TO UTM ZONE 17 (8100' LONGITUDE WEST) NAD83 (CSRS 1997) CANADIAN NATIONAL GEODETIC DATUM (CGVD28)
NAIL IN WEST FACE OF BENCHMARK OF HYDRO POLE ON NORTH SIDE OF RUSSELL AVENUE HAVING AN ELEVATION OF 102.16m

CITY OF ST. CATHARINES
ONTARIO
PROPOSED SITE PLAN
16 TOWNHOUSES
175 RUSSELL AVENUE, ST. CATHARINES

PROJECT MANAGEMENT
LIMITLESS
MANAGEMENT & SERVICES INC.
DEVELOPMENT - CONSTRUCTION - ENGINEERING - DESIGN
PHONE: +1(416) 288 2744 - EMAIL: naahmah@limitless.ca

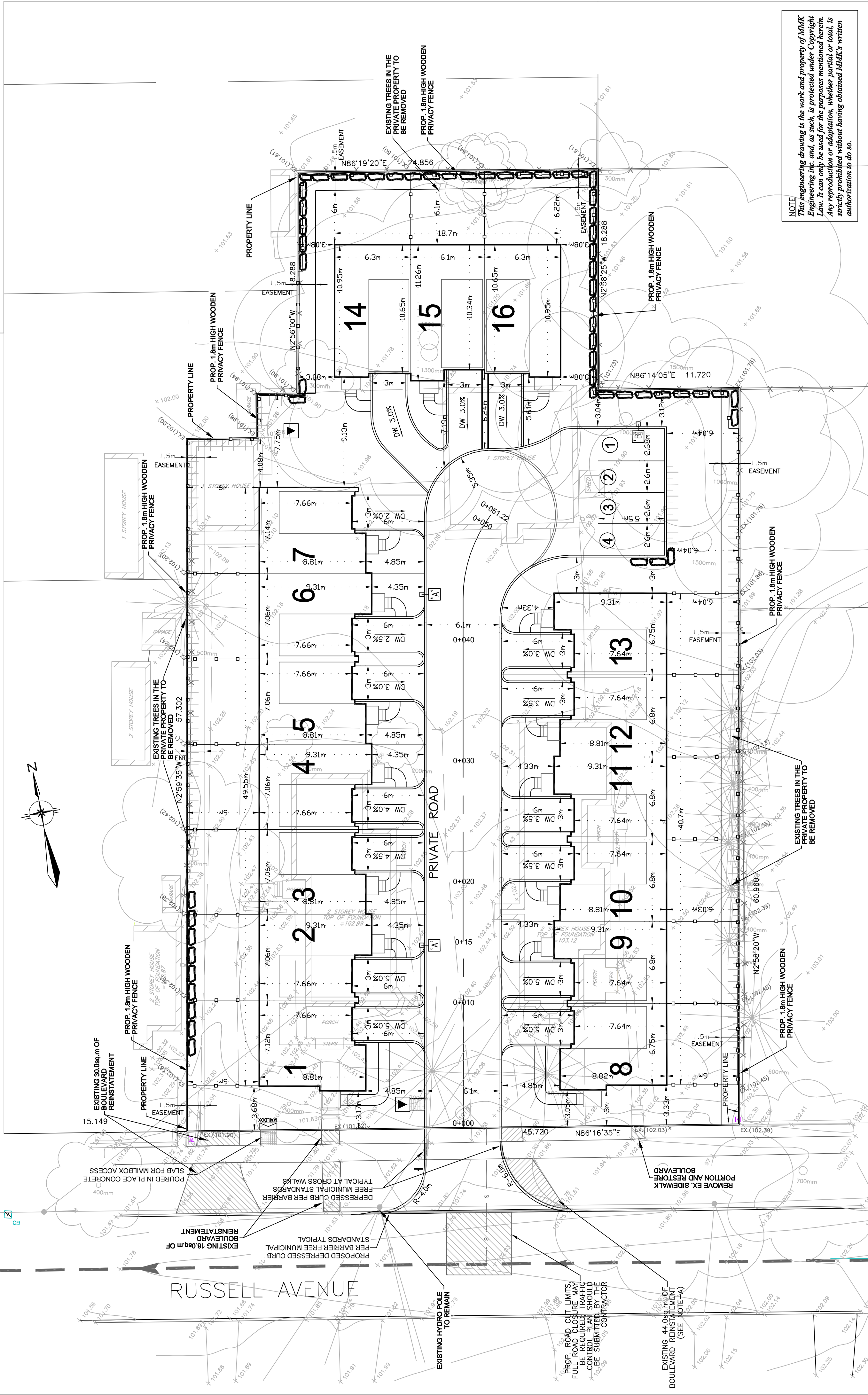
REVISIONS		
No.	Revision	Date By Rev.
1.	SITE PLAN APPLICATION	DEC.28, 2015 S.G. A.H.
2.	AS PER COMMENTS FEB.16,16	MAR.15, 2016 N.P. A.H.
3.	AS PER COMMENTS MAY 06,16	JUNE.16, 2016 N.P. A.H.



PROJECT No.	15-65
DRAWN BY :	S.G.
CHECKED BY :	A.H.
DATE OF PLOT :	JUNE 20, 2016
PROJECT DATED ON :	JUNE 2015
DRAWING No.	C-01

NOTE:
THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE LANDSCAPE DWG-L1 (TREE PRESERVATION / MANAGEMENT PLAN & LANDSCAPE PLAN) DATED APR. 04, 2016 BY mmk, LANDSCAPE ARCHITECT.

NOTE:
THE LOCATION OF ALL UNDERGROUND AND ABOVEGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED ON THE CONTRACT DRAWINGS AND WHERE SHOWN, THE ACCURACY OF THE LOCATION OF SUCH THINGS ARE NOT GUARANTEED. THE CONTRACTOR MUST INFORM HIMSELF OF THE EXACT LOCATION OF ALL UTILITIES PRIOR TO STARTING CONSTRUCTION. ANY LIABILITIES FOR DAMAGE WILL BE ASSUMED TO THE CONTRACTOR.



NOTE:
This engineering drawing is the work and property of MMK Engineering Inc. and is to be used for the project and site only. It cannot be used for any other project or site without the written permission of MMK Engineering Inc. Any reproduction or adaptation, whether partial or total, is strictly prohibited without having obtained MMK's written authorization to do so.

OWNER'S NAME	
SIGNATURE	
THE CORPORATION OF THE CITY OF ST. CATHARINES	
DIRECTOR OF PLANNING & BUILDING SERVICES	
DATE: _____, 20____	
Properties	
PIN	46227-0358 LT
Description	LT 31-32 CY PL 51 GRANTHAM; PT LT 30, 33, 46 CY PL 51 GRANTHAM AS IN R0706009; ST. CATHARINES
Address	175- 177 RUSSELL AVENUE ST. CATHARINES

- SITE PLAN NOTES**
1. ALL WORK INVOLVED IN CONSTRUCTION, RELOCATION, REPAIR, MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION & ENV. SERVICES DEPT.
 2. FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
 3. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/ APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - ROAD CUT PERMITS
 - SEWER PERMITS
 - RELOCATION OF SERVICES
 - APPROACH APPROVAL PERMITS
 - COMMITTEE OF ADJUSTMENTS
 4. ABANDONED ACCESSSES MUST BE REMOVED AND THE CURB BOULEVARD RESTORED WITH SDO AT THE OWNERS' EXPENSE TO THE SATISFACTION OF THE TRANSPORTATION & ENV. SERVICES DEPT.
 5. ALL SIGNS MUST COMPLY WITH SIGN BY-LAW #10-197.
 6. ALL MUNICIPAL TREES ARE APPROVED TO BE RETAINED AND MUST BE PROTECTED WITH THE USE OF TREE PROTECTION ZONES ARE SHOWN ON THE TREE PRESERVATION DETAIL HOARDING MUST BE PLACED ON AT LEAST THREE SIDES OF THE TREE PROTECTION ZONES AND THE CUTTING OF THE TREE AS THIS WILL FACILITATE THE CUTTING OF THE LAWN WITHIN THE T.P.Z. TREE PROTECTION SIGNAGE IS TO APPEAR AT THE PERIODIC INTERVALS ALONG EACH STREET.

DESCRIPTION	AREA (m ²)	
	PROPOSED	%
1- PROPERTY AREA	3220.78	100.0%
2- BUILDING	953.08	29.6%
3- PAVEMENT & DRIVEWAYS	1059.0	32.9%
4- LANDSCAPE	1208.0	37.5%
5- ROAD WIDENING	n/a	n/a
6- # PARKING SPACES	n/a	n/a
7- # ACCESSIBLE PARKING	n/a	n/a
8- LOADING SPACES	n/a	n/a

LAND USE BREAKDOWN

By-laws to be considered Monday, July 31, 2017

- (a) A By-law to authorize the acceptance of a conveyance of certain lands from 55 Oakdale Investments Inc. for the widening of Oakdale Avenue, and to repeal By-law No. 2013-267. (One reading - with respect to condition of site plan approval for 55 Oakdale Avenue. Delegation By-law No. 2004-277, as amended.)
- (b) A By-law to authorize an Encroachment Agreement with 155 Oakdale Investments Inc., and to repeal By-law No. 2013-268. (One reading - with respect to encroachment of building and condition of site plan approval for 55 Oakdale Avenue. Delegation By-law No. 2004-277, as amended.)
- (c) A By-law to authorize a contract with Balterre Contracting Limited. (One reading - with respect to 2017 Sewer Flushing and Cleaning, under Project No. P17-013. Delegation By-law No. 2004-277, as amended.)
- (d) A By-law to authorize a contract with Norjohn Contracting and Paving Limited. (One reading - with respect to Fire Hall No. 6 - Driveway and Sidewalk, under Project No. P12-159. Delegation By-law No. 2004-277, as amended.)
- (e) A By-law to authorize a tender award to Brock Ford Sales Inc. (One reading - with respect the purchase of three (3) 2017 Cube Vans, under RFT 17-32. Delegation By-law No. 2004-277, as amended.)
- (f) A By-law to amend By-law No. 2014-169 entitled "A By-law to appoint a Chief Building Official and Inspectors under the Ontario Building Code Act, 1992." (One reading - with respect to updating list of appointed Inspectors, and Manager of Inspections. Delegation By-law 2004-277, as amended.)
- (g) A By-law to authorize a Software Maintenance and Support Agreement with the Wilmac Company. (One reading - with respect to maintenance and additional services on voice recording system used by Fire Services. Delegation By-law No. 2004-277, as amended.)
- (h) A By-law to authorize a Lease Extension Agreement with Penn Terra Group Limited. (One reading - with respect to office space located at 12 Ontario Street. Delegation By-law No. 2004-277, as amended.)
- (i) A By-law to authorize a Lease Extension Agreement with McMaster University. (One reading - with respect to medical training facility located at 16-24 Ontario Street. Delegation By-law No. 2004-277, as amended.)
- (j) A By-law to authorize a Condominium Agreement with Bayport Enterprises Limited, E.C.L. Research & Development Corporation Limited and Effort Properties Limited. (One reading - with respect to 345 Geneva Street. Delegation By-law No. 2004-277, as amended.)

- (k) A By-law to authorize a Condominium Agreement with 16 Tremont Drive (St. Catharines) Limited. (One reading - with respect to 16 Tremont Drive. Delegation By-law No. 2004-277, as amended.)
- (l) A By-law to authorize the acceptance of a conveyance of certain lands from Frank Robert Bracken and Susan Lee Bracken. (One reading - with respect to condition of Severance B-16/16SC and B-17/16SC - 360 Martindale Road. Delegation By-law No. 2004-277, as amended.)
- (m) A By-law to authorize an Agreement with Court Holdings Limited. (One reading - with respect to the Brownfield Tax Increment Finance Grant Program for the redevelopment of lands at 200 Bunting Road. To be considered by General Committee, July 31, 2017.)
- (n) A By-law to confirm the proceedings of council at its meeting held on the 31st day of July, 2017. (One reading - with respect to confirming the proceedings of the meeting held on July 31, 2017.)