



**The Corporation of the City of St. Catharines
CITY COUNCIL AGENDA
Regular, Monday, August 21, 2017
Council Chambers, City Hall, 6:30 PM**

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

Page

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

3.1 [Regular Meeting of Council, Minutes of July 31, 2017](#)

3.2 [General Committee, Minutes of July 31, 2017](#)

- 4. Declarations of Interest**

- 5. Public Meetings Pursuant to Planning Act**

- | | |
|---------|---|
| 3 - 20 | 5.1 Planning and Building Services, Planning Services
<i>Planning Act Public Meeting - Information Report</i>
Application for Official Plan Amendment and Zoning By-law Amendment at 271 Merritt Street (295 Merritt, 6,8,10,12,12A Hastings St.); Owner: Donatelli Productions Limited; Agent: Heelis, Little, and Alma |
| 21 - 32 | 5.2 Planning and Building Services, Planning Services
<i>Planning Act Public Meeting - Information Report</i>
Application for Draft Plan of Vacant Land Condominium for 19 townhouses and 2 semi-detached dwellings on a private road; 54 Mackenzie King Avenue Block 34, Owner: Sycamore Construction (St. Catharines) Ltd.; Agent: Weston Consulting |
| 33 - 53 | 5.3 Planning and Building Services, Planning Services
<i>Planning Act Public Meeting - Information Report</i>
Application for Draft Plan of Standard Condominium - 1024, 1032, 1034, and 1036 (to be known as 1030) Vansickle Road North, Five-Storey (Stepped Down to Three-Storey), 70-Unit Apartment Building; Owner: J&R Properties Inc.; Agent: Quartek Group Inc. |

6. Delegations

- 6.1 Jennifer Wallace, Chair, Arts and Culture Advisory Committee
Re: 2017 St. Catharines Cultural Investment Program Funding
Recommendations - Round One
([see General Committee Agenda, August 21, 2017, Item 4.6](#))

7. Presentations

8. Call for Notices of Motion

9. Motions

- 9.1 Special Meeting of Council
That Council approve a Special Meeting of City Council to be held on
Monday, October 23, 2017, at 6:30 p.m. in Council Chambers for the
purpose of reviewing and considering the Fire Master Plan. FORTHWITH

10. Resolve into General Committee

11. Motion Arising from In-Camera Session

12. Motion to Ratify Forthwith Recommendations

13. By-laws

- 13.1 Reading of By-laws

14. Agencies, Boards, Committee Reports

- 14.1 Minutes to Receive:
- [Arts & Culture Advisory Committee, June 20, 2017](#)
 - [Welland Canal Fallen Workers Memorial Task Force, June 22, 2017 draft](#)
 - [Cultural Sustainability Committee, July 11, 2017 draft](#)
 - [Public Art Advisory Committee, July 4, 2017](#)

15. Adjournment



CITY OF
ST. CATHARINES

Corporate Report

Report from Planning and Building Services, Planning Services

Date of Report: July 28, 2017

Date of Meeting: August 21, 2017

Report Number: PBS-203-2017

File: 60.30.328, 60.35.1020

Subject: *Planning Act Public Meeting - Information Report*

Application for Official Plan Amendment and Zoning By-law Amendment at 271 Merritt Street (295 Merritt, 6,8,10,12,12A Hastings St.); Owner: Donatelli Productions Limited; Agent: Heelis, Little, and Almas

Recommendation

That Council receive this report for information purposes; and

That Council consider the application for approval of an Official Plan Amendment and Zoning By-law Amendment at the meeting of Council on September 25, 2017, pursuant to the 2-step process for planning applications that was approved by Council on May 8, 2017. FORTHWITH

Summary

This Information Report is to provide Council and the public with information concerning the application for an Official Plan Amendment and Zoning By-law Amendment at 271 Merritt Street (295 Merritt Street, 6, 8, 10, 12, 12A Hastings Street) to be considered at a Public Meeting scheduled for August 21, 2017. This Information Report provides an overview of the application, and a summary of applicable planning policies and circulation comments. The applicant is requesting the following amendments for Area A and B as outlined in Appendix 1.

Area A (6, 8, 10, 12, 12A Hastings Street)

OPA: Change the Official Plan designation from Low Density Residential to Mixed Use

ZBA: Change the zoning from Low Density Residential (R2) to Medium Density Mixed Use (M1). Special Provision -relating to landscape buffers, front yard setback, minimum landscape open space within a parking area and maximum lot area.

Area B

ZBA: Add to the Special Provision -relating to landscape buffers, front yard setback, minimum landscape open space within a parking area and maximum lot area.

A Recommendation Report containing a planning analysis, addressing any outstanding concerns raised at the Public Meeting, and providing a staff recommendation will be considered by Council at its September 25, 2017 meeting.

An application for Site Plan Approval is under review by staff. The proposed Site Plan (Appendix 2) is 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 September 25, 2017.

Report

Proposed Development

The applicant seeks approval for an Official Plan and Zoning By-law amendment for Area A (see Appendix 1) to recognize the existing parking area that services existing uses on site. This additional parking was constructed to replace a portion of the site parking area located north of Almond Street that is to be severed off for future residential development.

The applicant also seeks approval for a Zoning By-law amendment for both Areas A and B for a special provision relating to dimensions for landscape buffers, front yard setback, minimum landscape open space within a parking area, and maximum lot area.

Location and Site Description

The subject lands are located on the northwest corner of Glendale Avenue and Merritt Street. A location map is attached as Appendix 3.

The entire subject lands are approximately 2.95 hectares in size, with frontage along Glendale Avenue, Merritt Street, and Hastings Street.

Surrounding land uses include:

North:	Low density residential dwellings, CN Railway
South:	Commercial uses
East:	Low/Medium density residential dwellings, commercial uses
West:	Retail commercial

Previous Applications

Consent to Sever

On June 21, 2017, the Committee of Adjustment granted consent to sever Parts 6, 9, and 10 away from the balance of the subject lands, for the purpose of future multi-unit residential development (see Appendix 4 for location). An Official Plan Amendment and Zoning By-law Amendment were included as conditions of consent to ensure that the

remnant parcel is in compliance with the Official Plan and Zoning By-law. A portion of the development's required parking is located on the severed parcel, hence necessitating the legalization of the parking in Area A.

Official Plan Designation (Garden City Plan)

Area A

- Schedule D1, Neighbourhood Residential (See Appendix 5)
East Planning District, Schedule E9 (Appendix 6) further designates the lands 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.
- Does not permit commercial or mixed use developments.

Area B

- Schedule D1, Mixed Use (See Appendix 5)
- East Planning District (Appendix 6) further designates the lands permitting a mix of medium and higher density housing, work live accommodation, commercial, local office, institutional, indoor recreation, and cultural uses intended to primarily serve the immediate neighbourhood and community population.

Proposed Official Plan Amendment

Area A

- Change the designation from Neighbourhood Residential to Mixed Use on Schedule D1 (See Appendix 7) and
- Change the designation from Low Density Residential to Mixed Use on Schedule E9 (See Appendix 8).

Area B

- No Official Plan Amendment required.

Zoning

Area A

- Low Density Residential – Traditional Neighbourhood (R2) (see Appendix 9) permitting detached, semi-detached, duplex, triplex, fourplex, quadruplex, and townhouse dwellings, along with private road developments.
- Does not permit commercial or mixed use developments.

Area B

- Medium Density Mixed Use, Special Provision 84, Holding 1 (M1-84-H1) (see Appendix 9) permitting a variety of commercial, office, recreation and institutional and residential uses, including triplex, fourplex, townhouse, private road development, and apartment building/long term care facility.
- Special Provision 84 does not permit ground floor dwelling units, and allows retail stores on upper floors only in conjunction with a ground floor commercial use.

- Holding Provision applies only to the portion of the property that extends north of Chestnut Street. Holding Provision 1 requires an Environmental Site Assessment to be prepared and submitted to the City of St. Catharines for approval. If contamination above provincial guidelines is found, a Record of Site Condition, or other acceptable documentation, shall be required for submission to the Ministry of the Environment prior to the removal of the Holding (H) designation.

Proposed Zoning By-law Amendment

Area A

- Change zoning from Low Density Residential – Traditional Neighbourhood (R2) to Medium Density Mixed Use (M1) (see Appendix 10).

Area A and B

- To add to the Special Provision the following zoning provisions:

#	Location	Required	Proposed
1	Landscape buffer along Merritt St. and Glendale Ave.	6m	0m
2	Landscape buffer at NW adjacent to Merritt St. Home	3m	0.9m
3	Landscape buffer at W property line at Hastings	6m	0m
4	Landscape buffer at E property line at Hasting	6m	0m
5	Landscape buffer at west property line at Sobeys site	3m	1.3m
6	Minimum landscaped open space within a parking area	10%	7.37%
7	Building front yard setback along Hasting St.	3m	1.7m
8	Maximum Lot area	4,000m ²	17,933.5m ²

For clarification, the numbering in the table above corresponds with the colour coded site plan attached as Appendix 11.

Site Plan Approval

The applicant has received site plan approval for a 6 storey mixed use addition to the current commercial use on the property. This development is currently under construction.

An application for an amendment to the site plan agreement has been made to remove the lands north of Almond Street from the site plan agreement and to add in newly acquired lands. These include 6, 8, 10, 12, 12A Hastings Street and 295 Merritt Street, along with the former CN lands to the west of the development. The site plan amendment was also a condition of consent.

Circulation of Application

The application was circulated to all relevant departments and agencies in accordance with the Planning Act. Parks, Recreation and Culture Services has commented that the retention of minimum landscape requirements on the site should receive a high priority. Comments relating to site development have been addressed through the review of the Site Plan Application.

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. The subject land is located within the Provincially designated Built Boundary for the City of St. Catharines.

No new residential development is being proposed that would contribute to the City's intensification targets or Provincial growth targets. Rather, four residential units have been demolished to make way for the proposed parking areas.

However, Regional staff notes that "these amendments have been applied for with the understanding that they will contribute to the overall development of the Stone Mill Inn property (i.e. providing parking for the commercial hotel and the developing residential apartments). Although the demolition of housing stock for the purposes of establishing more parking should be viewed as being contrary to the growth policies of the Region and Province, it is Regional staff's opinion that the amendments are technical in nature and relate to a more efficient configuration of a developing urban site".

Public Open House

A public open house was hosted by Planning and Building Services on June 6, 2017. The purpose of the open house was to present the applicant's proposal and the site plan application and afford an opportunity for attendees to ask questions and provide comments before staff recommendations are presented to Council for consideration. The owner, his planning consultant and his lawyer were in attendance. Approximately 14 members of the public attended. Comments received are summarized below, with corresponding staff responses.

Traffic

Comment: Rock blasting on the northern portion of the site is causing cracked foundations in neighbouring dwellings.

Response: Prior to any development or site works beginning, Staff always encourage applicants to conduct preconstruction assessments of neighbouring properties when there is any chance that damage may occur. As a first step, residents should consult with a structural engineering to assess the damage.

Comment: Residents in the townhouses on Almond Street that back onto the new parking area were promised an access gate to be able to enter their backyards.

Response: The owner committed to constructing an access gate by July 1st.

Comment: Is there sufficient parking for the 6 storey mixed use development?

Response: Yes, the site plan application for the 6 storey mixed use development has been approved.

Comment: Will Chestnut Street be extended?

Response: The municipality is preparing a Transportation Master Plan. Once complete, it will outline desired future connections.

Comment: Is the sewer running through the lands north of Almond Street public or private?

Response: It is a private sewer.

Comment: Is the Legion's parking affected?

Response: The owner stated that he has no objection to the Legion using the subject lands for parking.

Comment: Are traffic flow and parking design reviewed as part of the process?

Response: Yes, the traffic division is circulated on all development applications. Detailed traffic and parking design is dealt with through the site plan approval process. No concerns have been expressed by the Traffic Division.

Public Notice

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

Financial Implications

All costs associated with this development are at the expense of the developer. No financial impacts to the City are triggered by these approvals.

Economic Sustainability

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

- Facilitating private investment through development in the City

Conclusion

In summary, this report provides the planning context and explains the applications for Official Plan Amendment and Zoning By-law Amendment for 271 Merritt Street (295 Merritt Street, 6, 8, 10, 12, 12A Hastings Street). The amendments would facilitate the use of former residential lands for additional parking for the mixed use site and add a special provision relating to landscape buffers, front yard setback, minimum landscape open space within a parking area, and maximum lot area. The site plan agreement is being reviewed and will be registered on the lands regulating the form and function of the development. A Recommendation Report will be presented at the Council meeting on September 25, 2017.

Notification

It is in order to advise Patrick Little, Heelis, Little, Almas, LLP, 14 Church Street, P.O. Box 1056, St. Catharines, ON, L2R 7A3, the owner's agent.

Prepared by:

Margaret Josipovic
Planner I

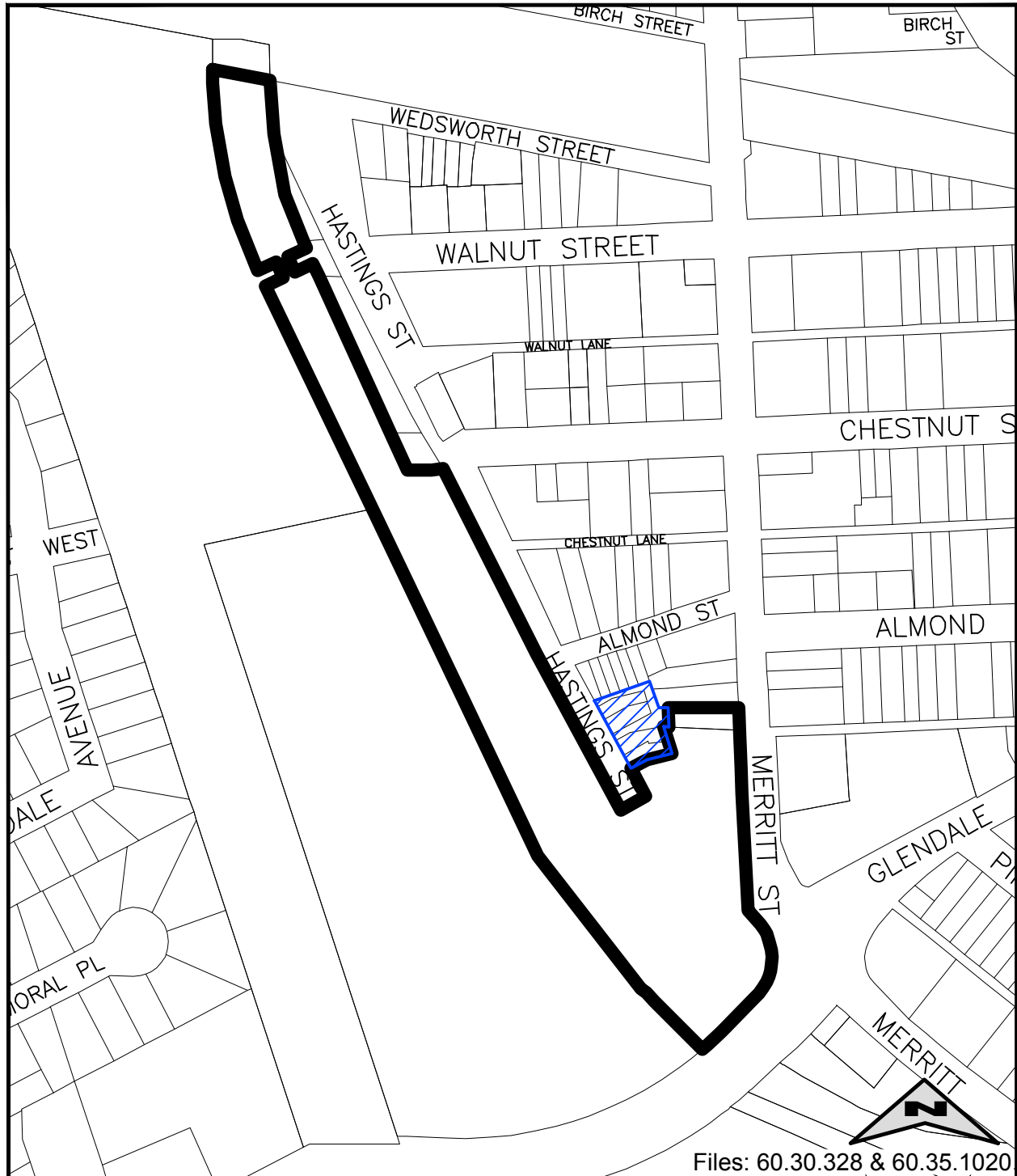
Submitted by:

Judy Pihach, MCIP, RPP
Manager, Planning Services

Approved by:

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

Areas A and B



 Area A

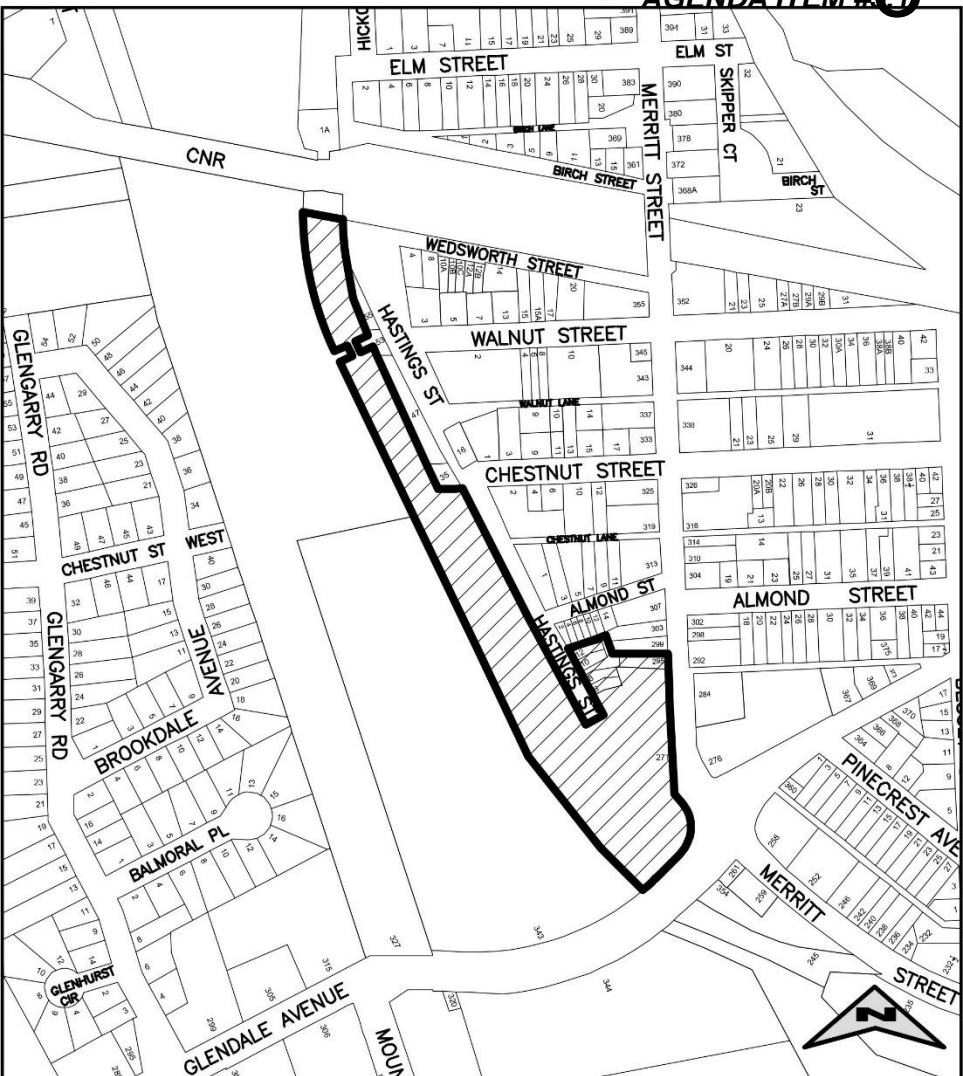
 Area B



Location Map

AGENDA ITEM #5.1

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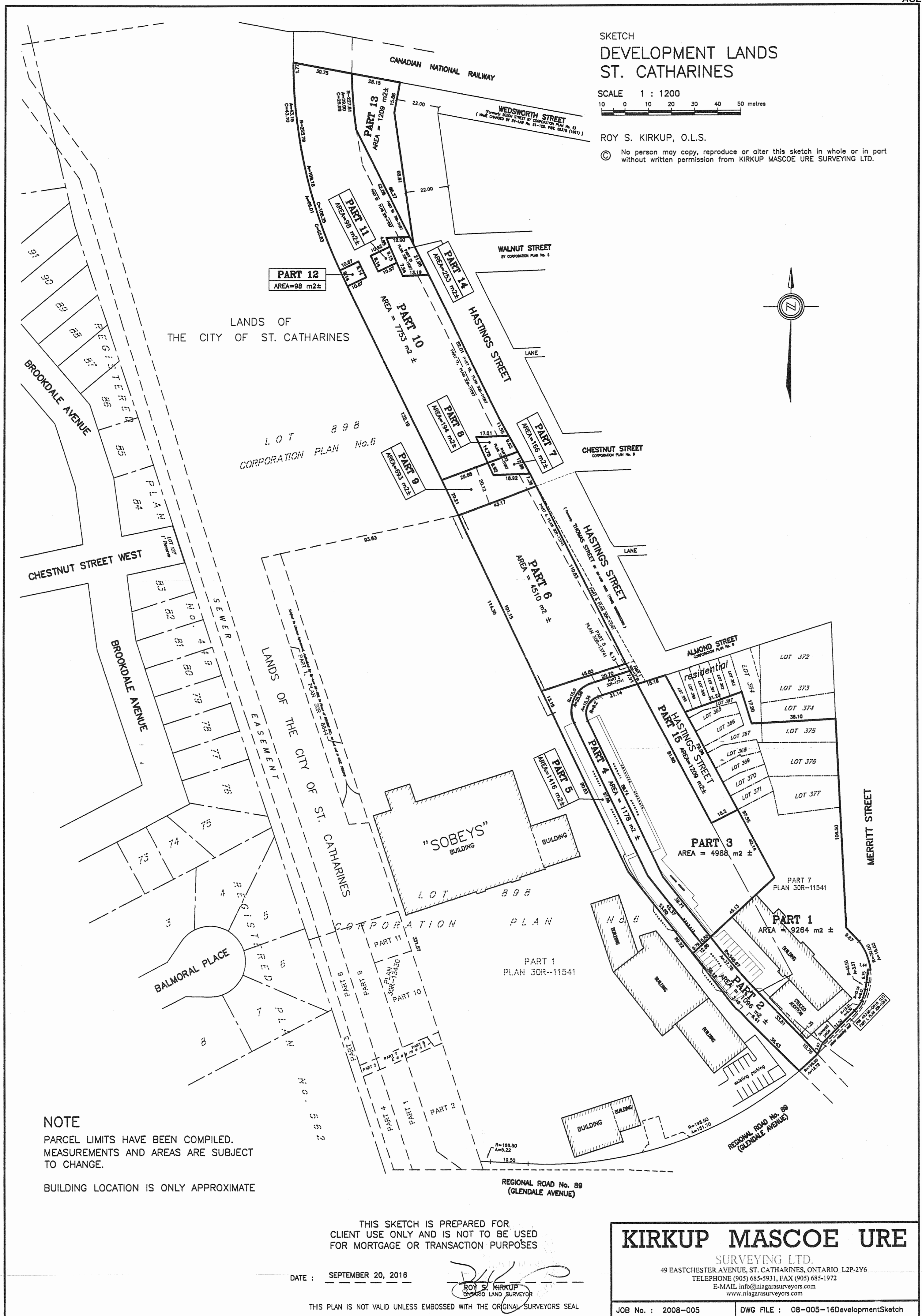
Subject Lands

271 & 295 Merritt Street;

6, 8, 10, 12 & 18A Hastings Street

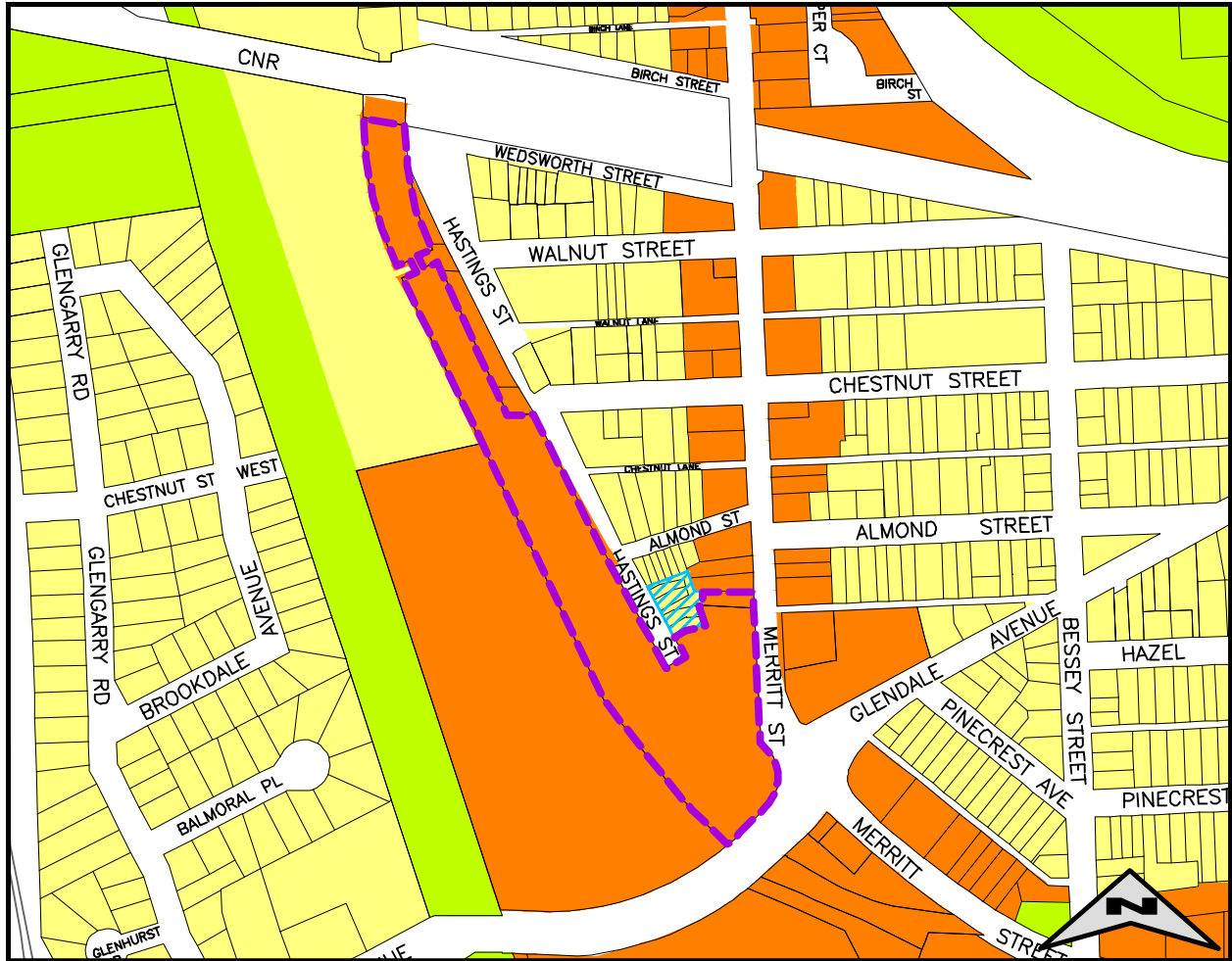
Planning and Building Services, Planning Services File No. 60.30.328 & 60.35.1020

Files: 60.30.328 & 60.35.1020




Existing Land Use Designation

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



 Area A (6, 8, 10, 12 & 12A Hastings Street)

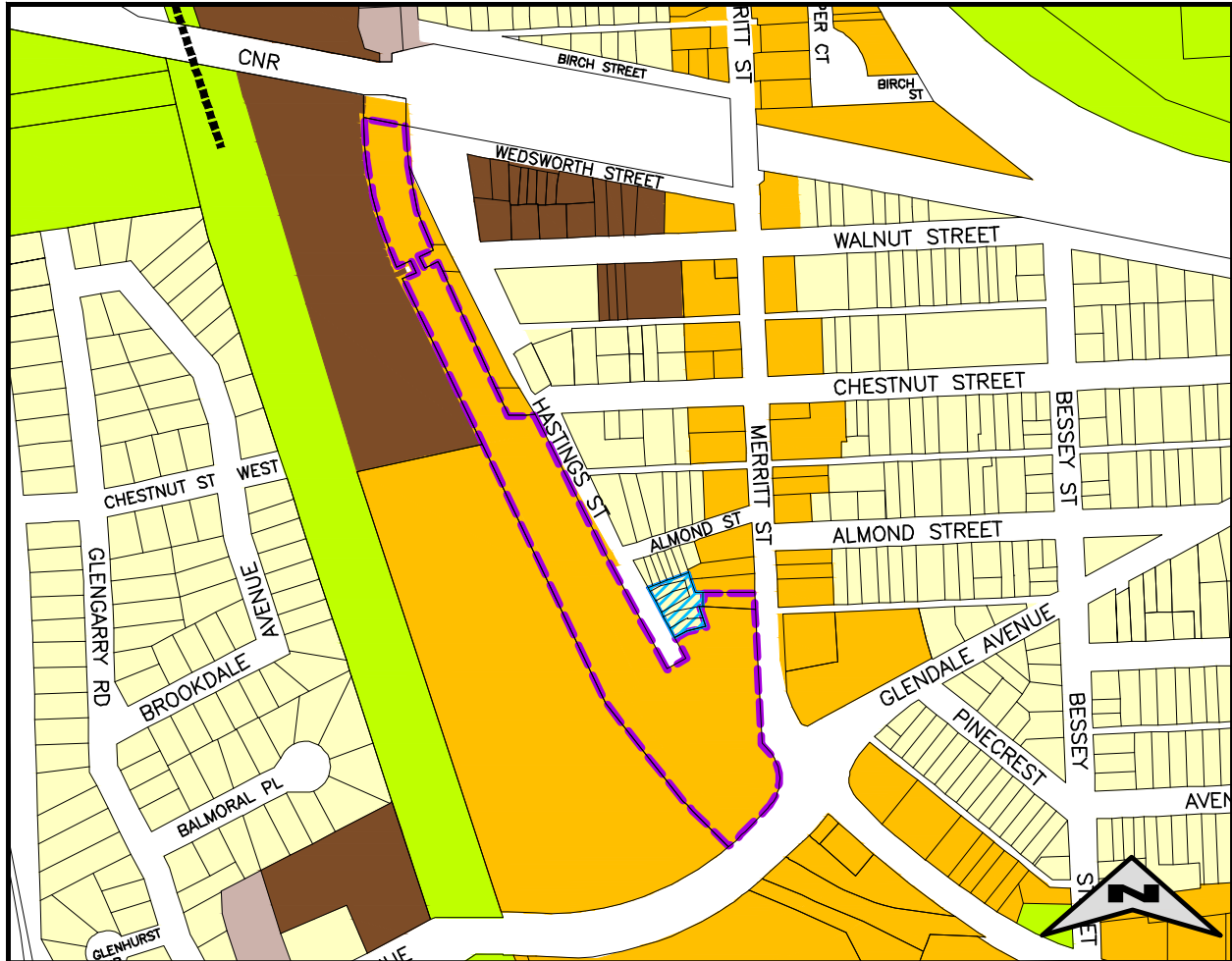
 **Area B (271 & 295 Merritt Street)**


Land Use Designations


-  Neighbourhood Residential
 Commercial
 Mixed Use
 Parkland & Open Space

Files: 60.30.328 & 60.35.1020







Existing Land Use Designation (The Garden City Plan - East Planning District, Schedule E9)



 **Area A** (6, 8, 10, 12 & 12A Hastings Street)

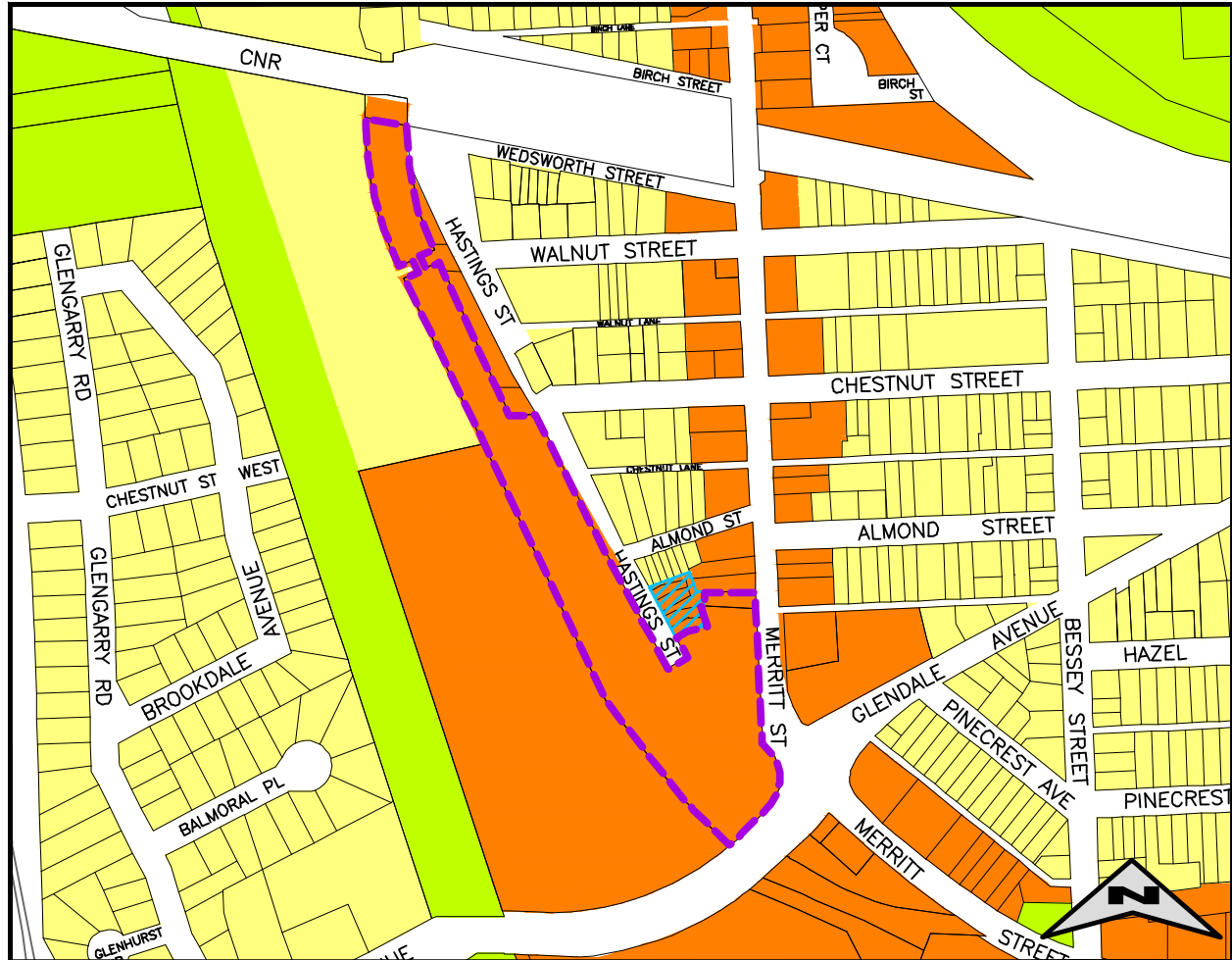
 **Area B** (271 & 295 Merritt Street)


Land Use Designations


 Low Density Residential	 Community Commercial
 Medium Density Residential	 Mixed Use
 High Density Residential	 Parkland & Open Space
	 Natural Area Extent Line

Files: 60.30.328 & 60.35.1020




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



 **Area A** (6, 8, 10, 12 & 12A Hastings Street)
Lands to be re-designated from
Neighbourhood Residential to
Mixed Use

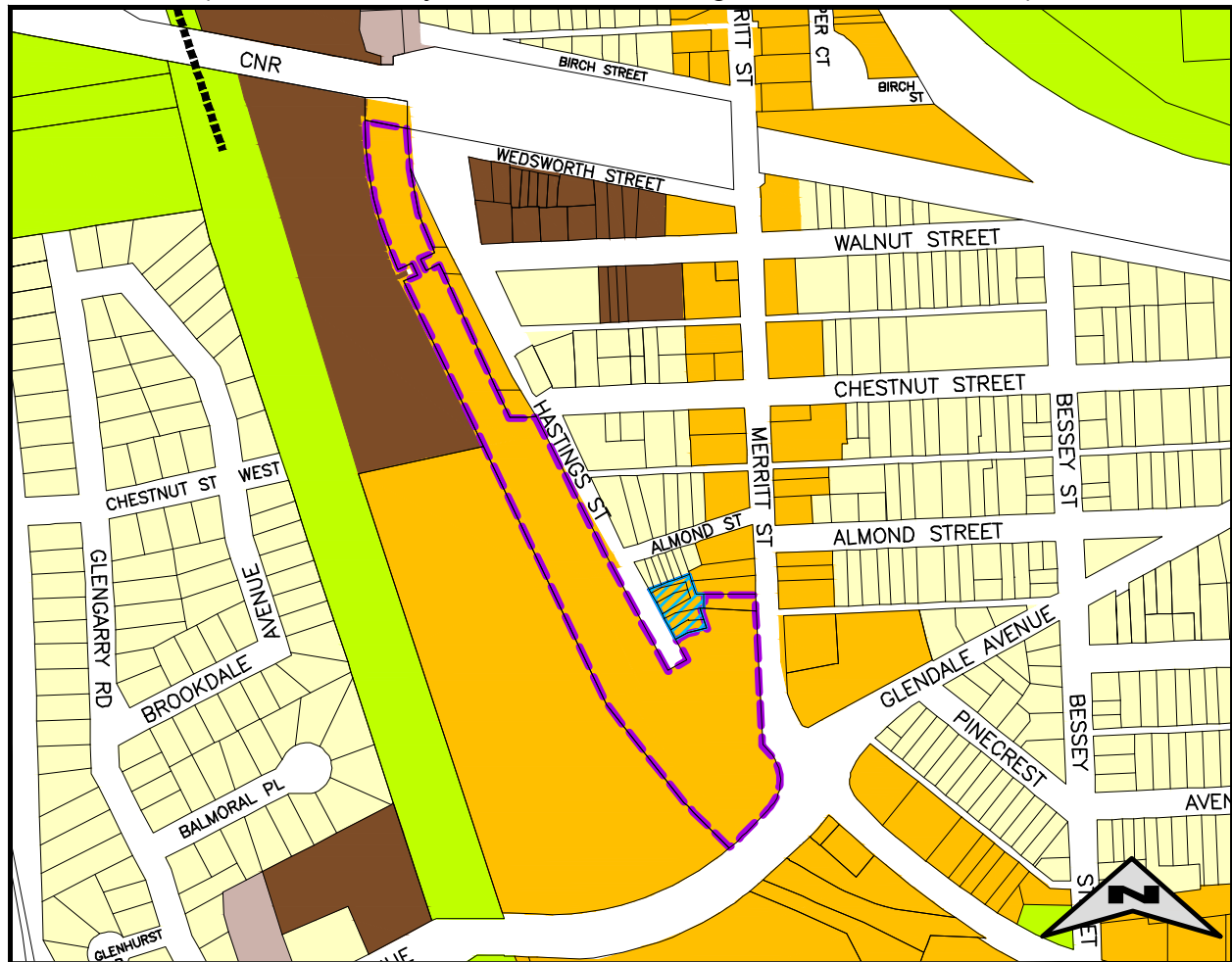
 **Area B** (271 & 295 Merritt Street)


Land Use Designations


-  Neighbourhood Residential
-  Commercial
-  Mixed Use
-  Parkland & Open Space

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




Proposed Official Plan Amendment (The Garden City Plan - East Planning District, Schedule E9)



 **Area A** (6, 8, 10, 12 & 12A Hastings Street)
Lands to be re-designated from
Low Density Residential to
Mixed Use

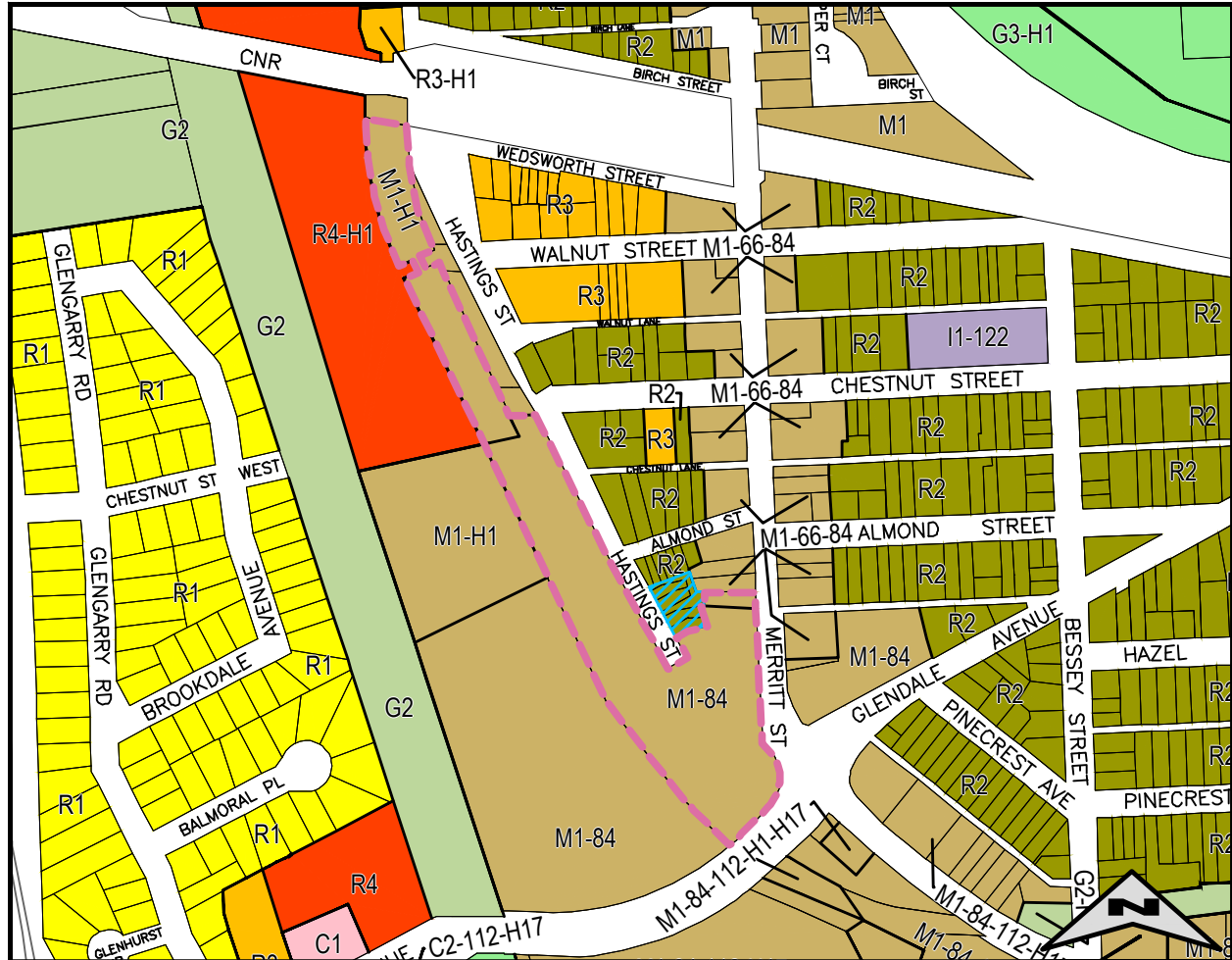
 **Area B** (271 & 295 Merritt Street)


Land Use Designations


 Low Density Residential	 Community Commercial
 Medium Density Residential	 Mixed Use
 High Density Residential	 Parkland & Open Space
	 Natural Area Extent Line

Files: 60.30.328 & 60.35.1020











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



 **Area A** (6, 8, 10, 12 & 12A Hastings Street)

 **Area B** (271 & 295 Merritt Street)

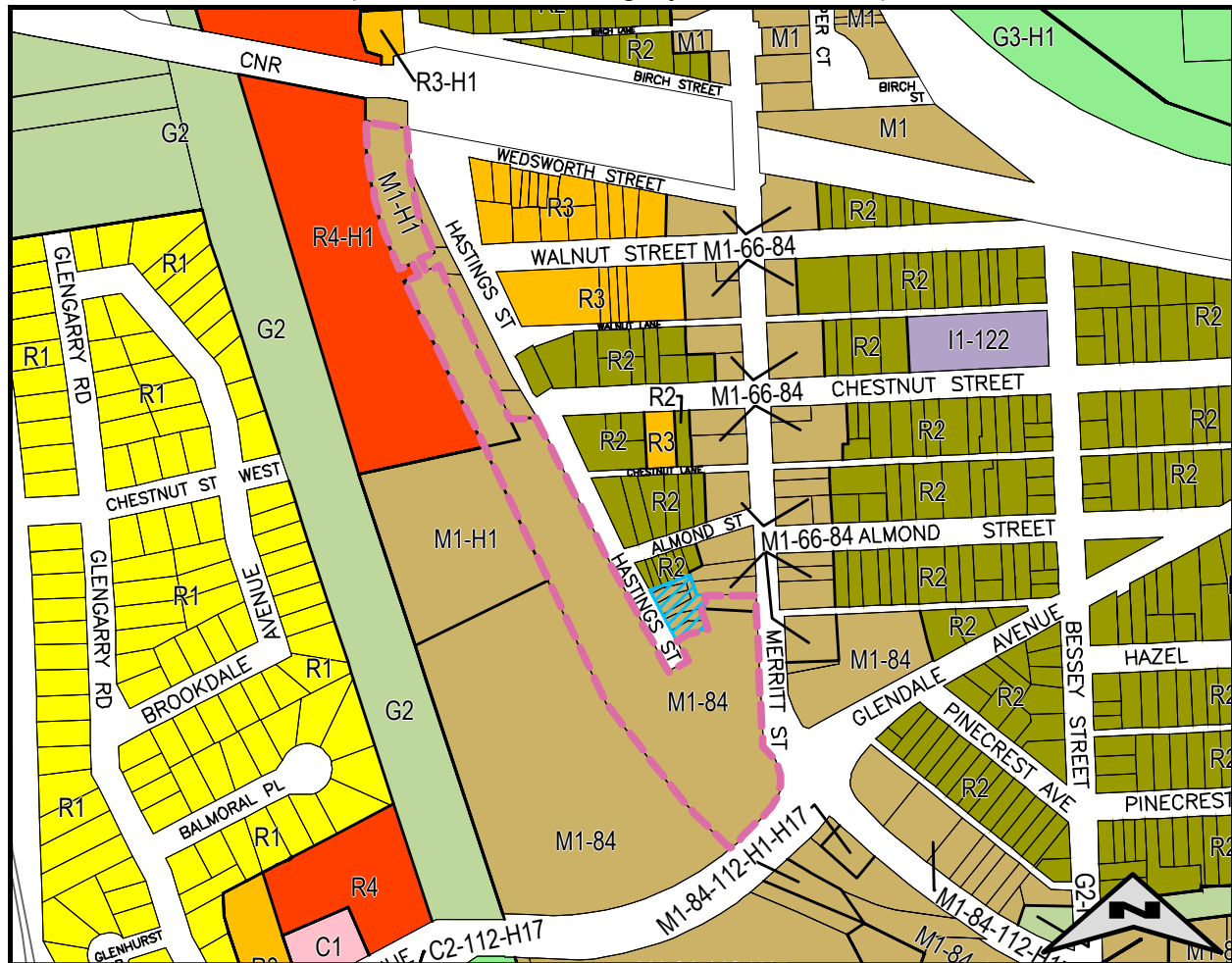
Zones

 R1 Low Density Residential - Suburban Neighbourhood	 C1 Local Convenience Commercial
 R2 Low Density Residential - Traditional Neighbourhood	 C2 Community Commercial
 R3 Medium Density Residential	 M1 Medium Density Mixed Use
 R4 High Density Residential	 G2 Minor Green Space
	 G3 Major Green Space
	 I1 Local Neighbourhood Institutional

Files: 60.30.328 & 60.35.1020

Proposed Amendment to Zoning By-Law 2013-283

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



Area A (6, 8, 10, 12 & 12A Hastings Street)

Lands to be re-zoned from
Low Density Residential - Traditional Neighbourhood (R2) to
Medium Density Mixed Use with Special Provision No. 84
(M1-84)



Area B (271 & 295 Merritt Street)

Zones

- R1** Low Density Residential
- Suburban Neighbourhood
- R2** Low Density Residential
- Traditional Neighbourhood
- R3** Medium Density Residential
- R4** High Density Residential

- C1** Local Convenience Commercial
- C2** Community Commercial
- M1** Medium Density Mixed Use
- G2** Minor Green Space
- G3** Major Green Space
- I1** Local Neighbourhood Institutional

Files: 60.30.328 & 60.35.1020





CITY OF
ST. CATHARINES

Corporate Report

Report from Planning and Building Services, Planning Services

Date of Report: July 28, 2017

Date of Meeting: August 21, 2017

Report Number: PBS-202-2017

File: 60.46.428

Subject: *Planning Act Public Meeting - Information Report*

Application for Draft Plan of Vacant Land Condominium for 19 townhouses and 2 semi-detached dwellings on a private road; 54 Mackenzie King Avenue Block 34, Owner: Sycamore Construction (St. Catharines) Ltd.; Agent: Weston Consulting

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 September 25, 2017, at least 14 days after the Public Meeting of August 21, 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 54 Mackenzie King Avenue, Block 34 to be considered at a Public Meeting scheduled for August 21, 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 questions raised at the Public Meeting, and providing a staff recommendation will be considered by Council at its September 25, 2017 meeting.

An application for site plan approval has been made and is under review.

The Vacant Land Condominium plan (Appendix 1) and the proposed Site Plan (Appendix 2) 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 September 25, 2017.

Report

Proposed Development

The Draft Plan of Vacant Land Condominium application seeks approval for the creation of 19 townhouse dwellings and 2 semi-detached dwellings as well as a common element area for a private road, visitor parking, landscaping, servicing, and access for maintenance (See Appendix 1).

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. The private road has one access from a new public road that is to be constructed as a part of the subdivision approved on block 33. The applicant has requested Draft Plan of Vacant Land Condominium Approval so that each of the 21 units can be sold individually. This application deals solely with the tenure of the units.

Location and Site Description

The site is located in City's East Planning District. More specifically, it is located on the south of Howland Drive and is situated along Welland Canals Parkways with a portion of City owned land separating it from the right of way. A location map is attached as Appendix 3.

The subject lands are vacant with a site area of 0.69 hectares. The property has 20m of frontage along the new public road (Street A) to be created through the draft plan of subdivision approval for Block 33.

Surrounding land uses include:

North:	Vacant lands owned by the applicant (draft approved for townhouses)
South:	Future municipal park
East:	Natural Area, and the Welland Canal, and the Welland Canal Trail.
West:	Residential (townhouse 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 Application. 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.

The subject land is located within the Provincially designated Built Boundary for the City of St. Catharines. The proposed development is considered as Intensification and will count towards the City's annual residential intensification target of 95%, as set by the Regional Official Plan. Regional staff had no objections to the proposed Draft Plan of Vacant Land Condominium or the associated plan.

Official Plan Designation (Garden City Plan)

The City's Official Plan, The Garden City Plan (GCP), designates the lands as Neighbourhood Residential (Appendix 4), permitting a range of housing opportunities, types, forms, and densities. Schedule E9 (Appendix 5) provides additional direction for the East Planning District and designates the lands as Medium Density Residential, permitting detached, semi-detached, duplex, triplex, quadruplex, fourplex, townhouse and apartment dwellings with a special policy allowing for a density range generally between 23 and 99 units per hectare of land.

At a proposed density of 30 units per hectare, this development complies with the density policies of the GCP. The proposed townhouse and semi-detached dwelling units are permitted within the Medium Density designation.

Zoning

By-law 2013-283 zones the lands as Medium Density Residential Site Specific 61(R3-61) (refer to Appendix 6). The R3 zone permits a range of residential uses, including townhouse and semi-detached dwelling units.

The residential use proposed for this development is permitted. The proposal complies with the provisions of the zoning by-law.

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 condominium corporation will assume the responsibility of 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. An application for site plan approval has been made and is under review.

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

Public Open House

A public open house was hosted by Planning and Building Services on June 12th, 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 and the owner were in attendance. Approximately 18 members of the public attended. Comments received are summarized below, with corresponding staff responses.

Traffic

Comment: Concerns continue about the impact that the additional dwellings will have on traffic in the area.

Response: The application was circulated to the Traffic Division of Transportation and Environmental Services. No concerns were expressed nor are there any infrastructure upgrade requirements.

Comment: Concern was raised with respect to the effect on traffic that the raising of the bridges on the Welland Canal has. It was questioned whether that factored into staff's review of the application.

Response: Traffic staff reviewed the application with the knowledge of the effect of the raised bridges. Approval of the application would not exacerbate the issue, nor would denial resolve it.

Comment: Transport trucks that are using Welland Canals Parkway are a concern.

Response: This is a policing matter and the municipality has no authority issue traffic tickets.

Comment: Speeding along Welland Canals Parkway was raised as a safety issue.

Response: Speeding is a policing issue: the municipality has no authority issue traffic tickets.

Comment: Residents inquired whether Emmett Road would be extended.

Response: The municipality is preparing a Transportation Master Plan which will help to determine the possibility of extending Emmett Road.

Comment: Why is the proposal on a private road and not a public road? What are the differences between the two.

Response: The applicant has applied for a draft plan of condominium which includes a private road. A private road essentially provides the same access and function as a public road but ultimately is not the responsibility of the municipality. While it is narrower, it must be constructed to city specifications.

Previous Approvals

Comment: Residents expressed concerns that comments that they made regarding the previous application were not taken into account for the Block 33 Draft Plan of Subdivision Approval.

Response: All comments and concerns expressed by the applicants were included in the staff report that went to Council on January 25, 2016. All letters received were attached to the report package that Councillors receive prior to each Council meeting. It should be noted that staff wrote two additional reports addressing resident concerns prior to the approval of the Draft Plan of Subdivision.

Grading and Drainage:

Comment: Ponding is occurring on the site.

Response: Grading and drainage is reviewed under the subdivision agreement (block 33) and the site plan agreements (blocks 33 and 34). All ponding will be resolved once the sites are graded according the approved plans. In the meantime, Staff will assess the present situation and ensure that mitigating measures are completed, if necessary.

Comment: Emmett Road appears to be draining onto private property.

Response: Staff will investigate this issue.

General

Comment: What is the timing for construction?

Response: The applicant's agent noted that they would prefer to being servicing this year and begin construction next year.

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 54 Mackenzie King (Block 34). The plan of condominium will allow each of the proposed townhouse dwellings to be sold individually. The Site Plan Agreement is being reviewed and will be registered on the lands regulating the form and function of the development.

The development utilizes a vacant parcel of urban land within the built-up area and will contribute to the municipal intensification target. The built form is compatible with other adjacent dwellings in the larger neighbourhood (detached dwellings, and townhouses). The proposal meets the applicable Provincial and Regional policies. A Recommendation Report will be presented at the Council meeting on September 25, 2017.

Notification

It is in order to advise Ryan Guetter, Weston Consulting, 127 Berkeley St. Toronto, ON, M5A 2X1, the owner's agent.

Prepared by:

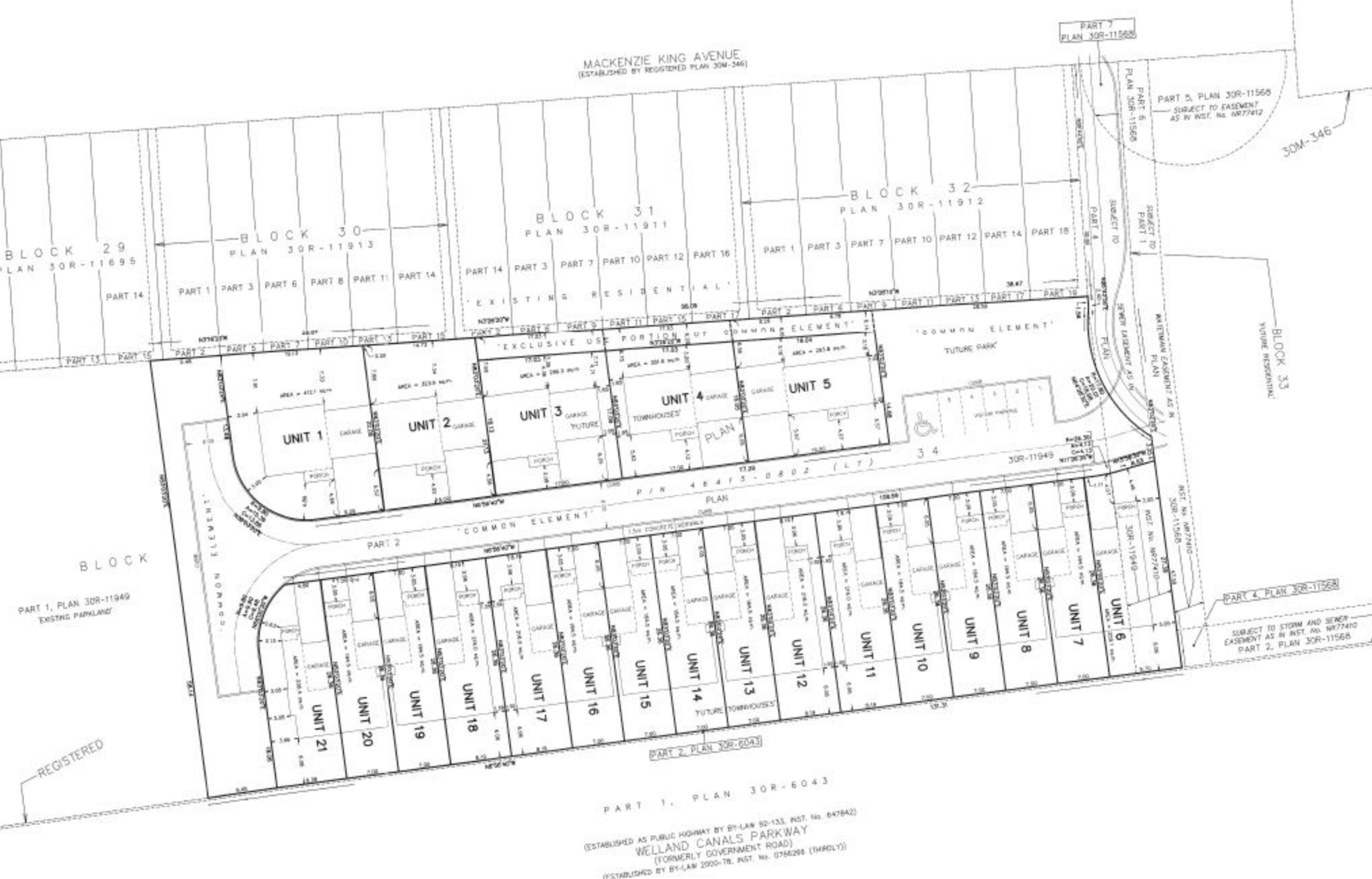
Margaret Josipovic
Planner I

Submitted by:

Judy Pihach, MCIP, RPP
Manager, Planning Services

Approved by:

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



ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT AND UNDER SECTION 9 OF THE CONDOMINIUM ACT 1998

- (1) AS SHOWN ON DRAFT PLAN
- (2) AS SHOWN ON DRAFT PLAN
- (3) AS SHOWN ON DRAFT AND KEY PLANS
- (4) THIS IS THE COMMON ELEMENT ROADWAY FOR A FUTURE RESIDENTIAL DEVELOPMENT OF 21 UNITS
- (5) AS SHOWN ON DRAFT PLAN
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LAND USE ANALYSIS
TOTAL DRAFT PLAN AREA - 8364 SQ. FT.
CONVERTS SITE AND UNIT BOUNDARIES

NUMBER OF UNITS	21 TOWNHOMES
PARKING	25 GARAGE SPACES 25 DRIVEWAY SPACES 5 VISITOR SPACES 1 HANDICAP SPACE 58 TOTAL SPACES

DRAFT PLAN OF VACANT LAND CONDOMINIUM OF
PART OF BLOCK 34
REGISTERED PLAN 30M-346
CITY OF ST. CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 250
MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD.
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

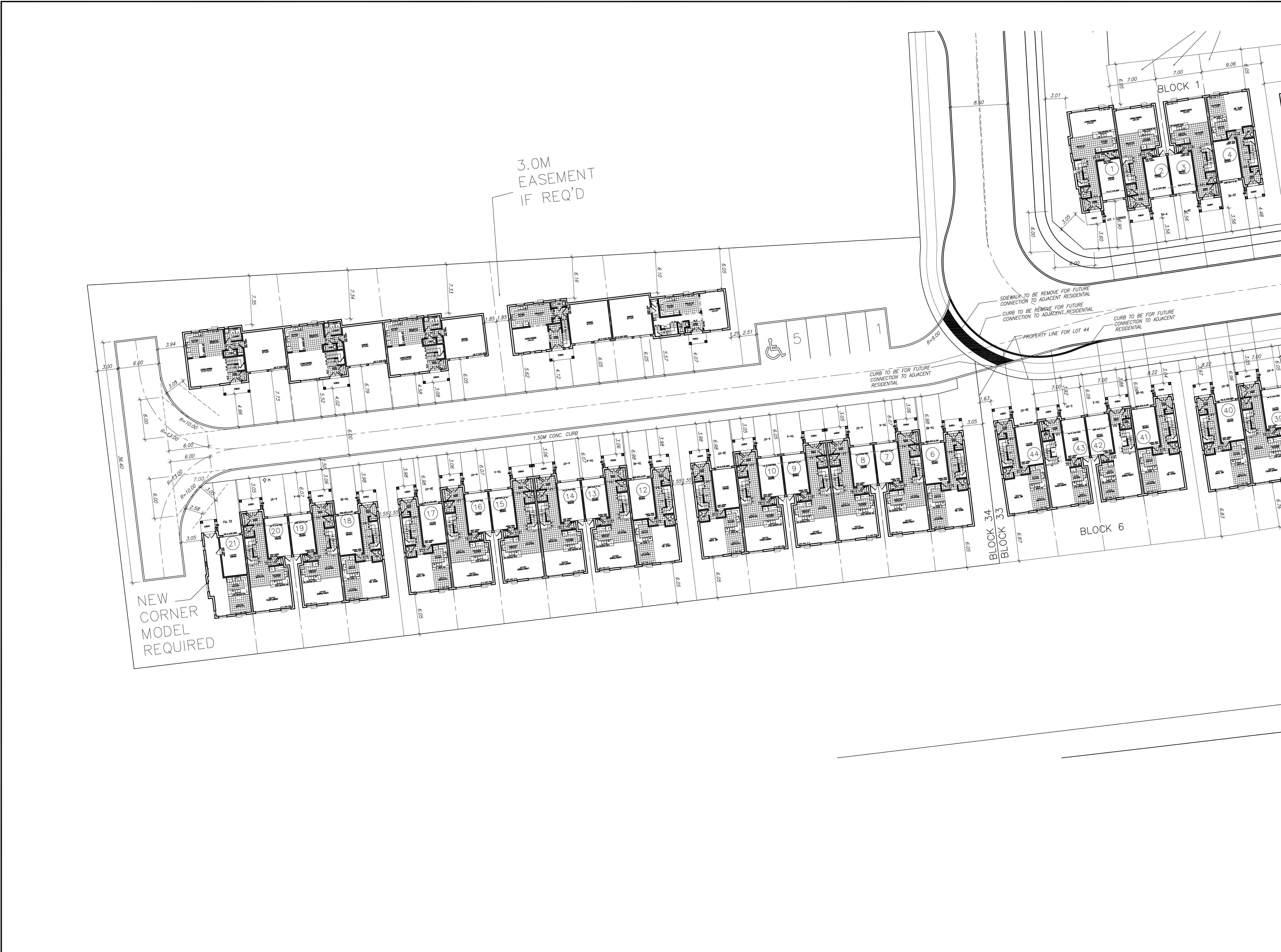
OWNER'S CERTIFICATE
I HEREBY AUTHORIZE MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LIMITED TO SUBMIT THIS PLAN TO THE CITY OF ST. CATHARINES FOR THEIR APPROVAL.
SYCAMORE CONSTRUCTION (ST. CATHARINES) LTD.

W. 6/17
DATE
I HAVE THE AUTHORITY TO SIGN THE CERTIFICATE

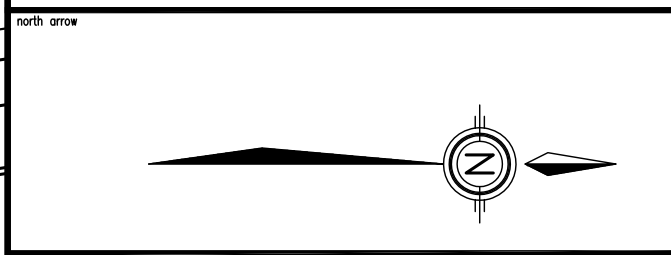
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED CORRECTLY SHOWN

Feb. 16, 2017
DATE
SIGNATURE
EXTENDED LAND SURVEYOR

MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LIMITED
A wholly owned subsidiary of J.D. Barnes Limited
2221 REGENCY AVENUE, UNIT 1, NIAGARA FALLS, ON L2G 1C2
T: (905) 338-3881 F: (905) 338-4334 www.jdh.com



- PROPOSED VALVE
- LIGHT POLE
- HYDRANT
- TRANSFORMER
- WATER SERVICE
- DOUBLE STM/SAN CONNECTION
- SINGLE STM/SAN CONNECTION
- CATCH BASIN
- CABLE TELEVISION PEDESTAL
- BELL PEDESTAL
- No. OF RISERS
- FINISHED FLOOR ELEVATION
- UNDERSIDE FOOTING ELEVATION
- FIN. BASEMENT FLOOR SLAB
- TOP OF FOUNDATION WALL
- UNDERSIDE FOOTING AT REAR
- UNDERSIDE FOOTING AT FRONT
- UNDERSIDE FOOTING AT SIDE
- WALK OUT DECK
- WALK OUT BASEMENT
- REVERSE PLAN
- STREET SIGN
- SUPER MAIL BOX
- RETAINING WALL
- CHAIN LINK FENCE
- ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
- WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
- HYDRO SERVICE LATERAL
- SWALE DIRECTION
- EMBANKMENT
- PROPOSE 3/4" DIA. CLEAR STONE IN THIS AREA
- THIS LOT CONTAINS ENGINEERED FILL
- AIR CONDITIONER REQUIRED
- RAIN WATER DRAINOUT LOCATION (DISCHARGE ONLY SHOWN)
- SIDE WINDOW LOCATION
- EXTERIOR DOOR LOCATION
- REDUCE SIDE WALK



10			
9			
8			
7	REVISED SITE PLAN AS PER CITY COMMENTS	10-01-17	RC
6	REVISED AS PER NEW SURVEY PLAN	30-08-16	RC
5	IMPORT BLOCK LOT LINES AND ROAD	15-06-16	RC
4	ADD PRELIMINARY LOT DIMENSIONS	04-12-15	RC
3	ADD CONDO SITE PLAN	23-10-15	RC
2	REV TO REAR ACCESS FROM GARAGE	15-06-15	RC
1	ISSUED FOR CLIENT REVIEW	25-05-15	RC
no. description date by			

Builder to verify location of all hydrants, street lights, transformers and other services.
If minimum dimensions are not maintained, builder is to relocate at his own expense.
Builder to verify service connection elevations prior to constructing foundations.

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BAVIEWV WELLINGTON

project name
PASSAGES
ST CATHERINES
registered plan no.
15009

date
MAY 2015
drawn by
KL

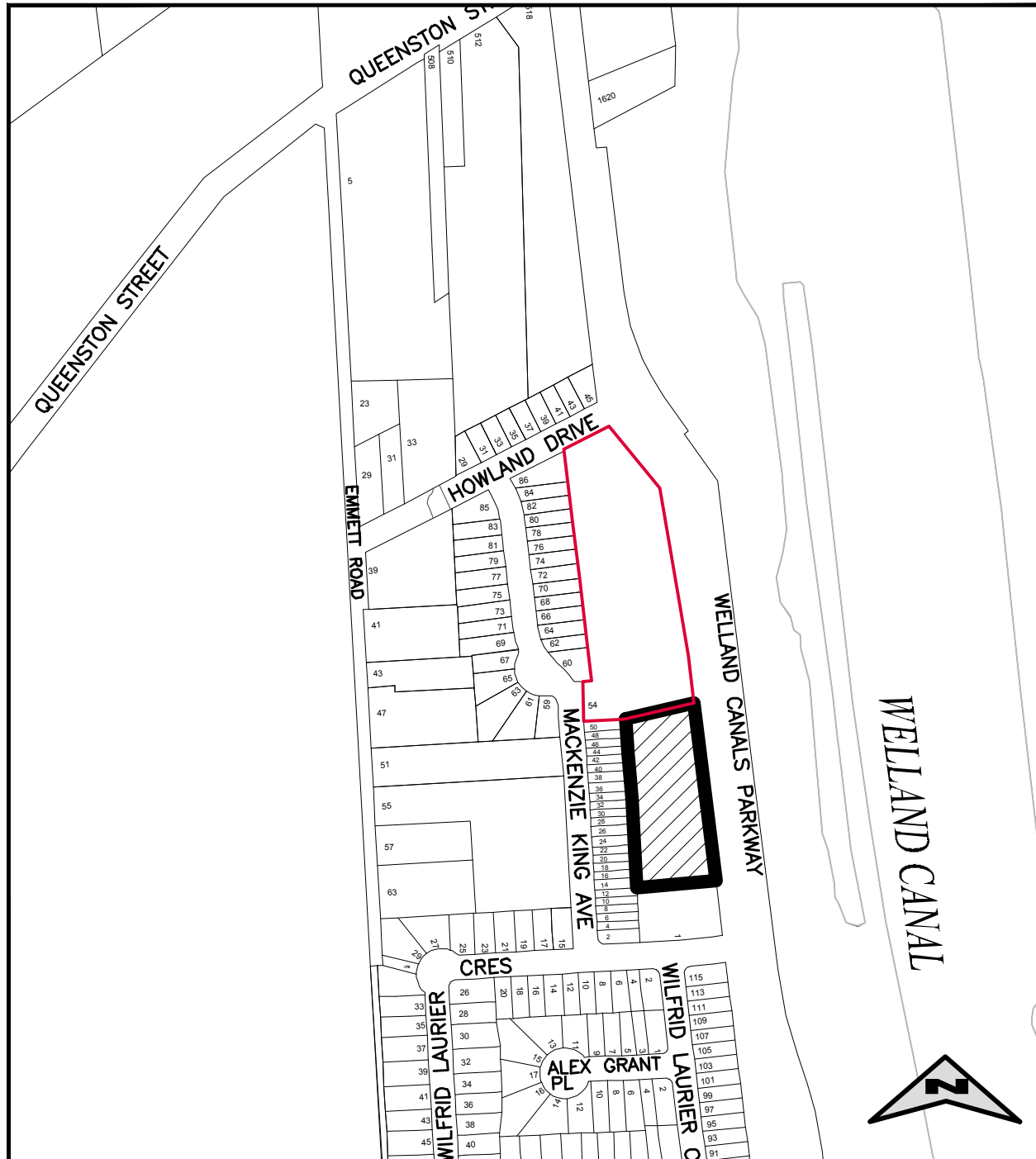
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project no.
15009

sheet no.
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SITE PLAN

Location Map

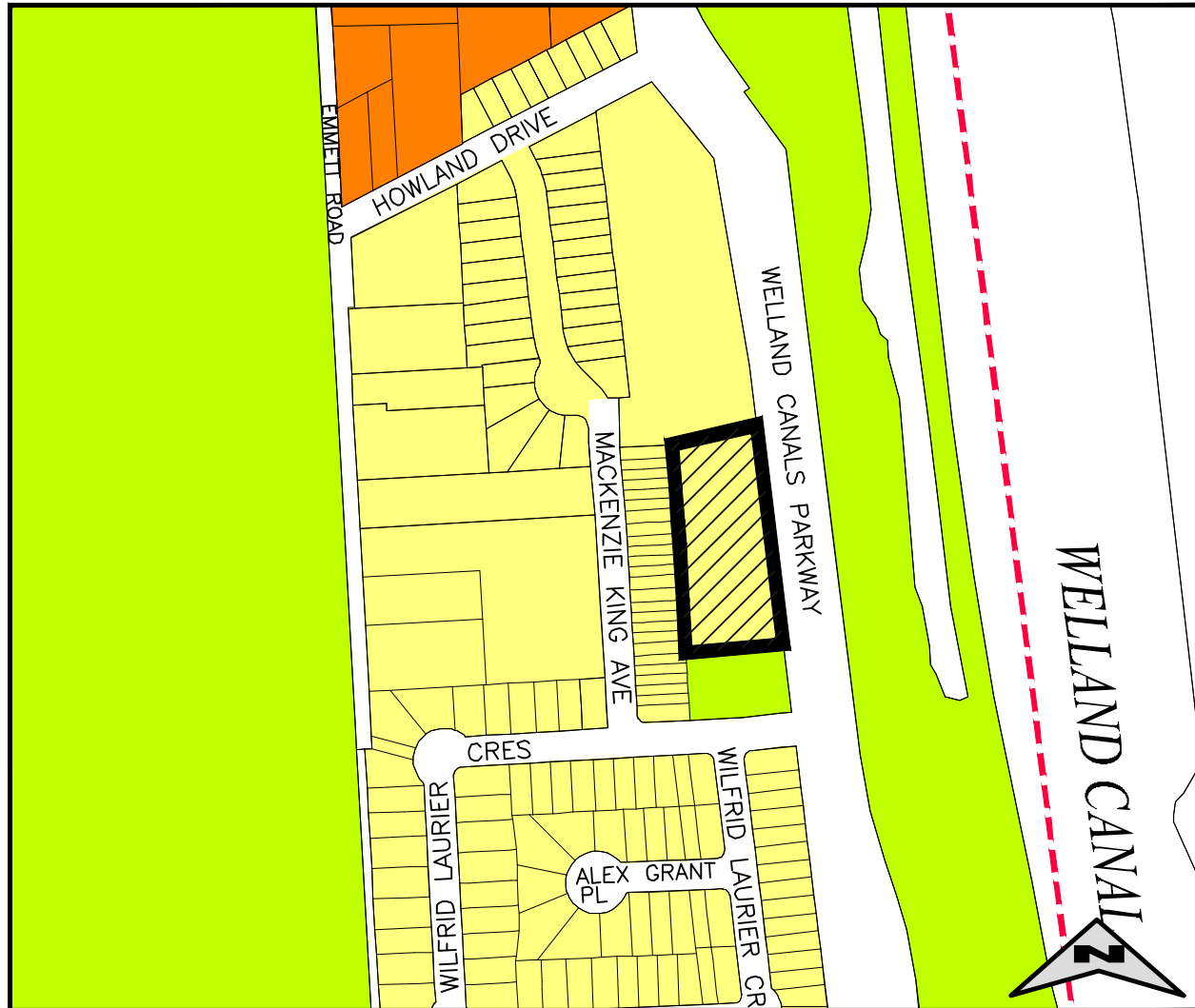


Subject Lands
54 Mackenzie King Avenue
File: 60.46.428



Draft Plan of Subdivision
Redline Revision, Block 33
54 Mackenzie King Avenue
File: 60.46.410

Existing Land Use Designation (General Land Use Plan D1 - Garden City Plan)



Subject Lands
54 Mackenzie King Avenue

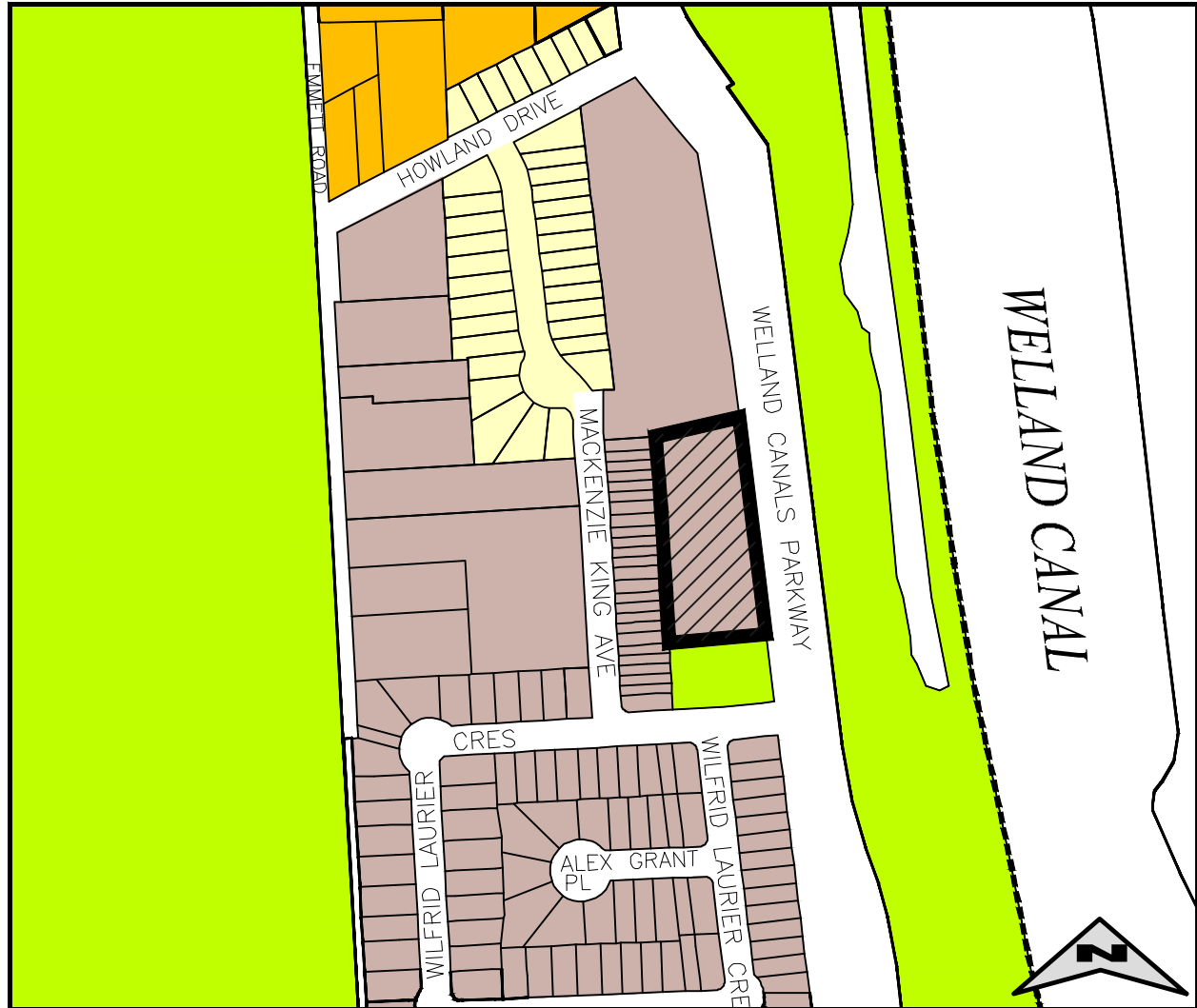
Land Use Designations

Neighbourhood Residential
Mixed Use

Parkland & Open Space
Urban Area Boundary






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Existing Land Use Designation (East Planning District E9 - Garden City Plan)



Subject Lands

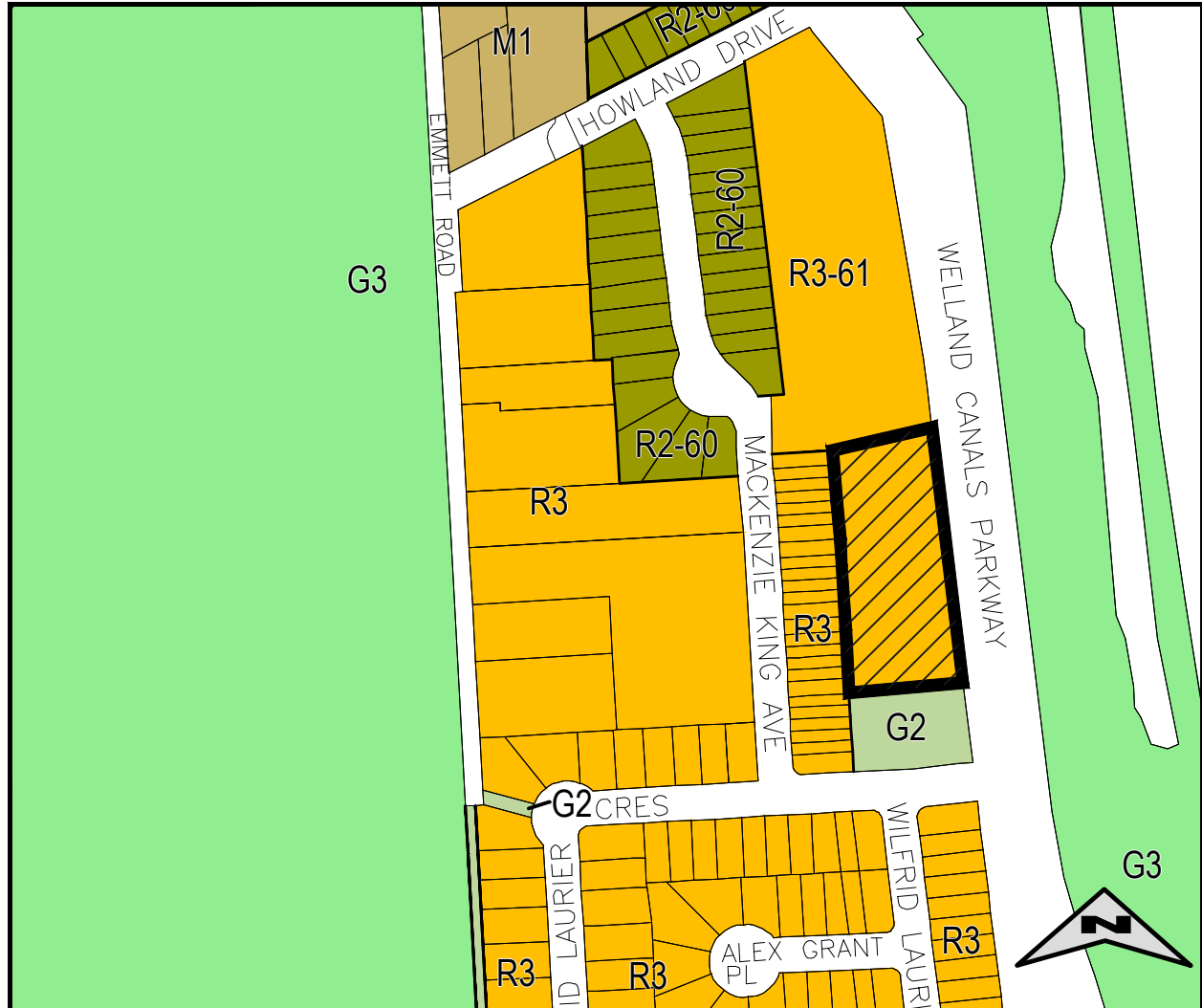
54 Mackenzie King Avenue

Land Use Designations	
 Low Density Residential	 Parkland & Open Space
 Medium Density Residential	 Natural Area Extent Line
 Mixed Use	

File: 60.46.428

Existing Zoning

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



Subject Lands

54 Mackenzie King Avenue

Zones

- R2 Low Density Residential
- Traditional Neighbourhood
- R3 Medium Density Residential
- M1 Medium Density Mixed Use

- G2 Minor Green Space
- G3 Major Green Space

File: 60.46.428



CITY OF
ST. CATHARINES

Corporate Report

Report from Planning and Building Services, Planning Services

Date of Report: July 28, 2017

Date of Meeting: August 21, 2017

Report Number: PBS-201-2017

File: 60.46.429

Subject: *Planning Act Public Meeting - Information Report*

Application for Draft Plan of Standard Condominium - 1024, 1032, 1034, and 1036 (to be known as 1030) Vansickle Road North, Five-Storey (Stepped Down to Three-Storey), 70-Unit Apartment Building; Owner: J&R Properties Inc.; Agent: Quartek Group Inc.

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 standard condominium at the meeting of Council on August 21, 2017, at the meeting of Council on September 25, 2017, at least 14 days after the public meeting of August 21, 2017, pursuant to Section 51(20) of the Planning Act. FORTHWITH

Summary

This Information Report provides Council and the public with information concerning the application for draft plan of standard condominium for lands at 1024, 1032, 1034, and 1036 Vansickle Road North (Appendix 1) to be considered at a public meeting scheduled for August 21, 2017. This report provides an overview of the application and a summary of applicable planning policies, circulation comments, and public input thus far. 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 September 25, 2017 meeting.

The draft condominium plans (Appendices 2, 3, 4 and 5), site plan (Appendix 6), perspectives (Appendix 7), elevation plans (Appendices 8 and 9), and landscape plan (Appendix 10) are attached for Council's reference.

Background

On June 8, 2015, Council approved official plan and zoning by-law amendments to permit a five-storey (stepped down to three-storeys), 70-unit apartment building on the subject lands (Report Nos. PBS-084-2015 and PBS-165-2015). At that time Council directed that members of the public be consulted as part of the site plan approval process. Council also directed that staff pay particular attention to the following site and building design matters:

- a significant landscape buffer strip is to be provided along the westerly lot line to ensure compatibility with existing homes along Huntington Lane. This buffer strip is to incorporate as many existing, healthy trees as possible (in accordance with the recommendations of a tree preservation and protection plan acceptable to the City), plus wood-board fencing and a variety of new deciduous and coniferous trees, which are both of a large caliper and of a rapid-growth species;
- balconies along the north, west and south facades of the apartment building are to be oriented to ensure overlook onto adjacent properties is mitigated and consideration should be given for the construction of solariums or other alternatives;
- the grading plan for the development must demonstrate that proposed grades are no greater than 0.6 metres higher than existing grades (staff estimates the existing grade to be 97.6 metres at the top of the curb in front of 1032 Vansickle Road, based on a 0.15 metre high curb and City construction drawings showing an existing grade of 97.439 metres at the top of the catch basin in front of the same property);
- architectural and landscape design techniques are to be used to break up the bulk and massing of the building, particularly the front façade.

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 Information Report will be followed by a Recommendation Report for council's consideration on September 25, 2017.

Report

Proposed Development

The draft plan of standard condominium application seeks approval for the creation of 70 apartment dwelling units within a stepped three-to-five-storey apartment building. Common element areas will be provided for access and circulation, visitor parking, landscaping, and servicing (see Appendices 2 thru 5). Draft plan of condominium approval will allow each of the 70 apartment units to be sold individually.

All four existing detached dwellings will be demolished and the four lots merged. The new apartment building will be oriented to the front of the property with 22 at-grade parking spaces provided west of the building and an additional 68 below-grade parking spaces provided under the building (see Appendix 6). Height is proposed at five storeys (16 metres) at the north end of the site, reducing to four-storeys (13 metres) and then to three-storeys (9.8 metres) at the south end (see Appendices 7 thru 9). The development constitutes a density of 88 units per hectare of land.

Location and Site Description

The subject lands are situated on the west side of Vansickle Road North, between Martindale Road and Tuscany Court (see Appendix 1).

The site is comprised of four contiguous properties: 1024, 1032, 1034, and 1036 Vansickle Road North; each containing one detached dwelling. The subject lands have a total lot area of 8,301 square metres (7,975 square metres after the necessary road widening dedication), with 107.5 metres of frontage along Vansickle Road North and an irregular depth of approximately 80 metres. The lands are relatively flat, sloping slightly toward the west.

Surrounding land uses (Appendix 1) include:

North:	A mix of detached and semi-detached dwellings, a three-storey apartment building to the immediate north, a ten-storey apartment building further north
South:	A mix of detached and semi-detached dwellings, townhouses, quadruplexes, three 3-storey apartment buildings
East:	A mix of detached and semi-detached dwellings, townhouses, quadruplexes, St. Catharines Fire Station No. 5
West:	Detached dwellings

Circulation of Application

This application for draft plan of condominium approval was circulated to all appropriate departments and agencies for their comments and requirements. There were no objections received. Most departments and agencies confirmed that their technical requirements will be addressed through the site plan approval process currently underway (site plan approval is discussed further in the Planning Context section of this report).

Planning Context

Provincial Policy Context

The subject lands are located within a Settlement Area, as defined by the Provincial Policy Statement (2014) and within the Built-up Area as identified by the Provincial Growth Plan for the Greater Golden Horseshoe (2017). These documents contain policies that support all forms of residential intensification and urban area regeneration, directing growth to Built-up Areas. The Provincial Policy Statement requires that land use patterns within settlement areas be based on densities and a mix of land uses which support active transportation, are transit-supportive, and which efficiently use land, resources, infrastructure and public service facilities which may be planned or are already available.

This development provides for the efficient use of underutilized lands with access to existing infrastructure and services. Local commercial and community uses as well as parks and trails are located in close proximity to the site. Public transit is available within walking distance, at the intersection of Vansickle Road North and Grapeview Drive. The proposed condominium apartment building will contribute to the range of available housing types in the neighbourhood. The proposal meets the spirit and intent of the applicable Provincial policies.

Regional Official Plan

According to the Regional Official Plan (ROP), the subject lands are located within the Urban Area for the City of St. Catharines and within a Built-up Area under Amendment 2-2009 (Niagara 2031/conformity amendment), which will be the focus of residential and employment intensification and redevelopment within the Region over the long term. Municipalities are encouraged to provide a full range of housing types to serve a variety of people as they age through the life cycle.

The ROP reiterates the land use pattern policies and objectives of the Provincial Policy Statement for residential intensification and sustainable communities outlined above. Further, the ROP requires that municipalities achieve a minimum 40 per cent residential intensification target for Built-up Areas by 2015 and for each year thereafter. The Region's Sustainable Community Policies establish a residential intensification target of 95 per cent for the St. Catharines Built-up Area.

The proposed development contributes to the mix of housing types available in the area to meet the needs of existing and future residents of the community. At a density of 88 units per hectare, redevelopment of these underutilized properties makes more efficient use of the lands and existing infrastructure. The site is in close proximity to public transit, commercial and community facilities, and parks and active transportation opportunities such as the Merritt Trail, which forms part of the Region of Niagara Bicycle Network. The proposal complies with the policies of the Regional Official Plan.

Official Plan

Schedule D1 of the City's Official Plan, the Garden City Plan, designates the lands as Neighbourhood Residential, providing for a wide range of housing opportunities, types, form and density to help accommodate projected growth (see Appendix 11). Schedule E6 provides additional direction for the North Planning District and designates the lands as Medium Density Residential, permitting detached, semi-detached, duplex, triplex, quadruplex, fourplex, townhouse, and apartment dwellings at a density range generally between 25 and 99 units per hectare of land. Height of buildings should generally not exceed 20 metres (see Appendix 12). This 70-unit apartment building would constitute a density of 88 units per hectare of land. At its tallest point (the northernmost end), the building will not exceed 16 metres in height. The proposal complies with the policies of the Garden City Plan.

Zoning

The City's Zoning By-law 2013-283 zones the subject lands Medium Density Residential (R3-129) permitting detached, semi-detached, duplex, triplex, fourplex, quadruplex, and townhouse dwellings, as well as private road developments, apartment buildings, and long term care facilities (see Appendix 13). A special provision applies certain site specific requirements relating to minimum yards, maximum height, landscaping, and density. The site-specific provisions previously approved by Council mitigate land use impacts in this neighbourhood. The proposal complies with the requirements of the zoning by-law.

Condominium Draft Plan Approval

The applicant proposes standard condominium tenure – a form of property ownership – for 70 apartment dwelling units, 68 below-grade parking spaces, plus common element areas that include driveways, 22 at-grade parking spaces, and landscaping.

Condominium tenure will allow each of the dwelling units to be sold individually (see Appendices 2 thru 5).

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

- The development does not have a detrimental effect on matters of provincial interest.
- The development 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 lot(s) and units are of an appropriate size and shape.
- 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 access point is adequate to support the development.

The site plan approval process also considers these matters prior to final approval. Staff are satisfied that these matters have been adequately addressed, subject to certain minor technical revisions; site plan approval and a site plan agreement are imminent. Site plan agreements are registered on title and are legally binding to future owners. Accordingly, the future condominium corporation will assume responsibly of the site plan agreement.

Site Plan Control

The City's Site Plan Control By-law 2017-63, provides that any residential development of four or more units shall be subject to site plan control. Site plan control is the City's principal tool through which staff can implement design considerations to maximize compatibility with the surrounding neighbourhood and ensure the long-term maintenance and functionality of the site. Site plan control also ensures that developments are designed to meet the City's minimum design standards.

The applicant has worked with staff to refine the site plan (Appendix 6), which is now acceptable. Site plan control has addressed building elevations (Appendices 8 and 9), landscaping (Appendix 10), tree preservation, access, parking, lighting, site servicing, grading, drainage, stormwater management, waste collection, and similar site details. Staff are satisfied with the various designs submitted for approval, subject to certain minor technical revisions. Once the applicant has submitted the necessary securities and cash payments, the site plan agreement will be executed and registered on title.

The future condominium corporation will be bound to the terms of the Site Plan Agreement. Additional securities for incomplete primary services within common elements will be collected prior to final approval of the plan of condominium.

Public Open House

A public open house was hosted by Planning and Building Services on July 13, 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. In accordance with Council's direction of June 8, 2015, detailed designs reviewed through the application for site plan approval were also presented.

Several agents on behalf of the owner were in attendance. Seven members of the public attended. Comments received are summarized below, with corresponding staff responses.

Buffering

Comment: How will the new development be buffered from adjacent lower-rise homes?

Response: Landscape buffer strips of 3.0 metres in width are proposed along the northerly and southerly property boundaries and include a mix of coniferous and deciduous trees (see Appendix 10). A 6.0 metre landscape buffer strip is proposed along the westerly property boundary and retains several existing trees, including a hedge of white cedars, several silver maples, and an apple tree. To that end, the applicant has submitted a tree preservation report, the recommendations of which will be included in the site plan agreement. The westerly landscape buffer strip will also include several new coniferous and deciduous trees to be spaded in. These trees will be rapid-growth species and larger than typically required at 3.65 to 4.25 metres in height. Landscape buffers strips along the northerly, southerly, and easterly property boundaries will also include a 1.8 metre-high board-on-board privacy fence. The easterly edge of the property, along Vansickle Road North, will include new landscaping in addition to a double row of street trees within the municipal boulevard.

Overlook

Comment: Balconies will overlook neighbouring yards, impacting privacy.

Response: Elevation plans submitted by the applicant show tall privacy screens provided on balconies along the north, west and south facades of the building (See Appendices 7 thru 9). These screens will be constructed in place of traditional glass or open-construction guards. Balconies have been oriented to direct an occupant's gaze away from the more sensitive areas of adjacent properties, such as bedroom windows and rear yards. The remaining balconies are substantially set back from neighbouring

properties. The closest balcony to the westerly lot line that is not screened is setback approximately 27 metres (see Appendix 6).

Traffic

Comment: This development will exacerbate existing traffic issues along Vansickle Road North; the road is already very busy.

Response: On April 13, 2015, Council directed that the applicant complete a traffic impact study prior to making its decision on the related official plan and zoning by-law amendments. Subsequently, the applicant submitted a study that confirmed there is sufficient capacity on Vansickle Road North to accommodate the development. A follow-up report, which included the traffic impact study, was prepared for Council's meeting of June 8, 2015, when the previous planning approvals were granted. Transportation and Environmental Services staff continue to have no concerns with the increase in traffic generated by this development.

Comments: The speed limit along Vansickle Road North is not posted; speeds are excessive.

Response: Transportation and Environmental Services has confirmed that Vansickle Road North qualifies for traffic calming measures under the City's traffic calming policy. As such, the road has been flagged for future assessment. Additionally, a work order has been issued for the installation of a speed limit sign, which states that the maximum speed is 50 km/hr.

Parking

Comment: Parking from the development will overflow onto Vansickle Road North.

Response: The City's Zoning By-law requires a total of 88 parking spaces on-site for this 70-unit development, while the site plan indicates that 90 parking spaces will be provided. The applicant advises that all 68 underground parking spaces will be used exclusively by building residents and at least 20 of the 22 at-grade parking spaces within the common area are reserved for visitors.

Comment: It is sometimes difficult to back-out onto Vansickle Road North. On-street parking should be removed from at least one side of Vansickle Road North to improve sight-lines.

Response: Vansickle Road North is 8.0 to 8.5 metres wide; sufficient to allow for dual-side parking. A survey conducted by Transportation and Environmental Services in 2015 showed that there was not sufficient support to remove parking from one side of Vansickle Road North. TES staff have indicated they would be supportive of removing parking from one side of the street, however this would need to either be initiated by residents in the form of a

petition or be directed by Council. It should be noted that on-street parking in this instance could be considered as a form of traffic calming; removing it will most likely result in an increase in speeds.

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 standard condominium for 1024, 1032, 1034, and 1036 (to be known as 1030) Vansickle Road North. The plan of condominium will allow each of the proposed 70 apartment dwellings to be sold individually. The site plan agreement to 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 to Council at its meeting of September 25, 2017.

Notification

It is in order to advise Quartek Group Inc., 89-91 St. Paul Street, St. Catharines, ON, L2R 3M3, the owner's agent.

Prepared by:

Amanda Knutson
Planner I

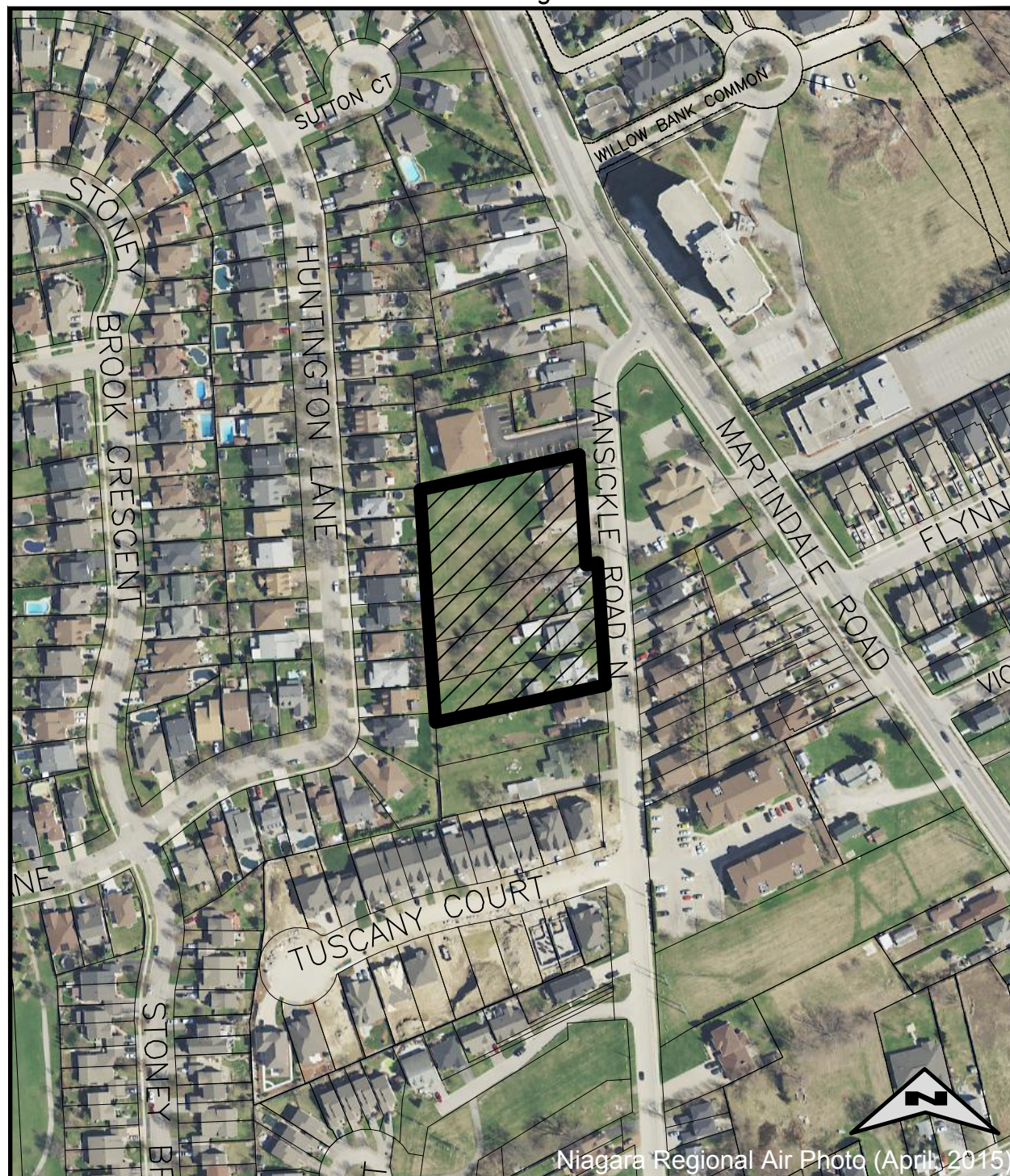
Submitted by:

Judy Pihach, MCIP, RPP
Manager, Planning Services

Approved by:

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

Aerial Photo Surrounding Area

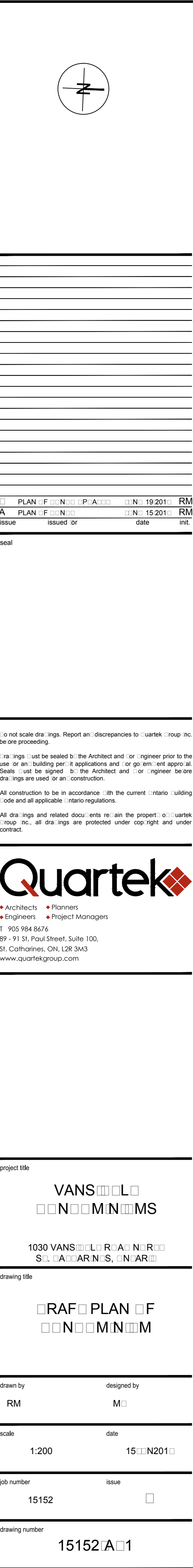


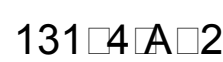
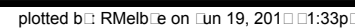
Niagara Regional Air Photo (April 2015)

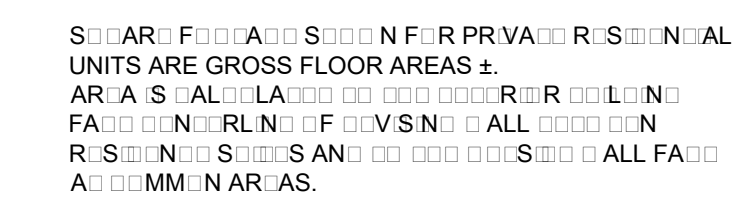


Subject Lands

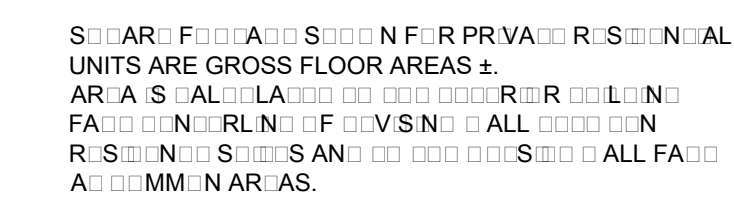
1024, 1032, 1034 & 1036 Vansickle Road North
File: 60.46.429



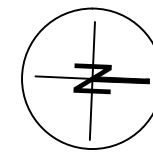




**TWO-STOREY
VAULTED ENTRY
+/-324 SQ.M**



— P A L A N S

[illegible]

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A PLAN <input type="checkbox"/> F <input type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> N 15/201	RM
issue	issued or	date
		init.

see

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project title

VANS ☐☐☐☐ L ☐
☐☐ N ☐☐ M ☐☐ N ☐☐ MS

1030 VANS L R A N R
S. A AR N S, N AR

drawing title

☐RAF ☐PLAN ☐F
☐N☐M☐N☐M

drawn by

designed by

scale

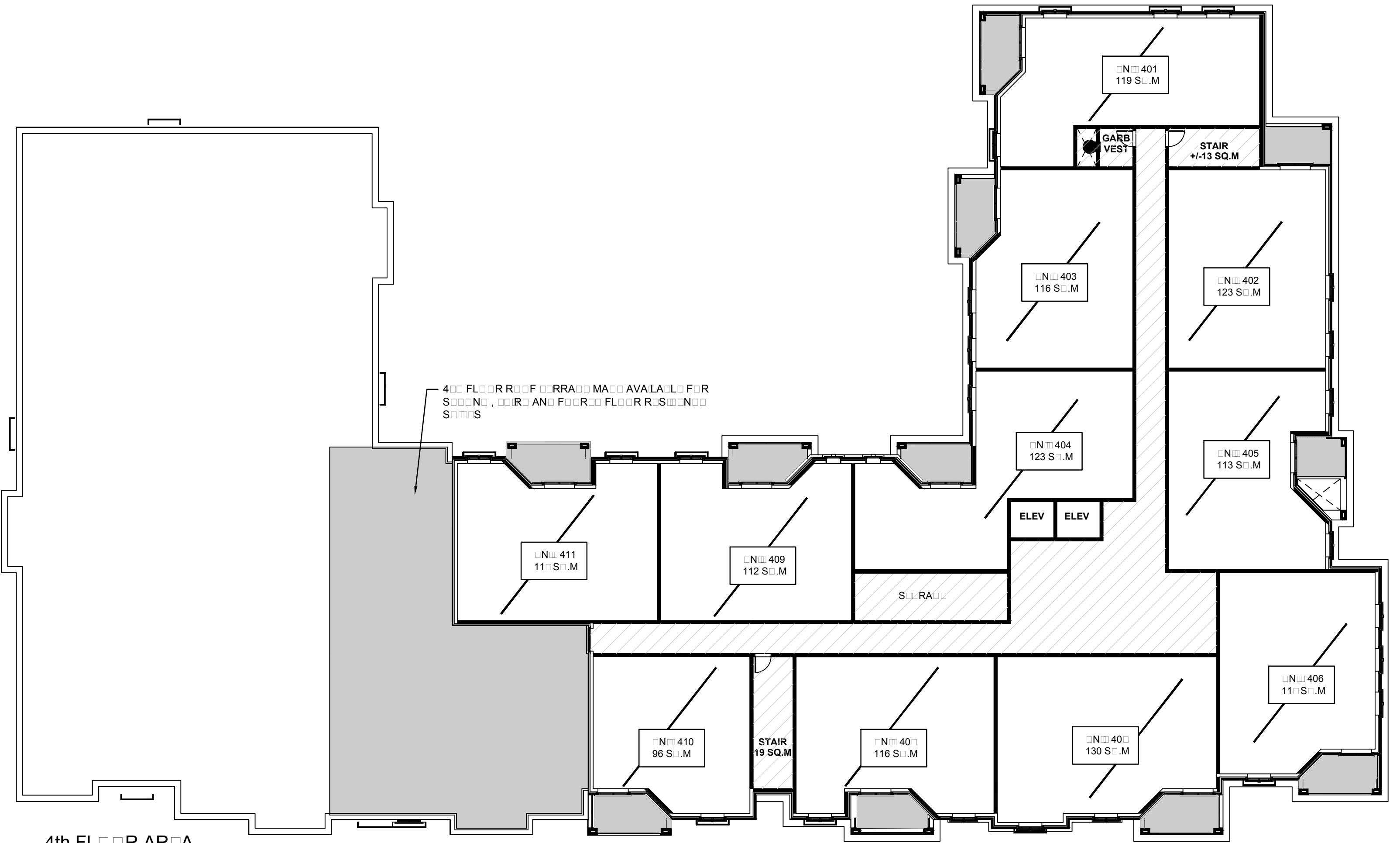
date

job number

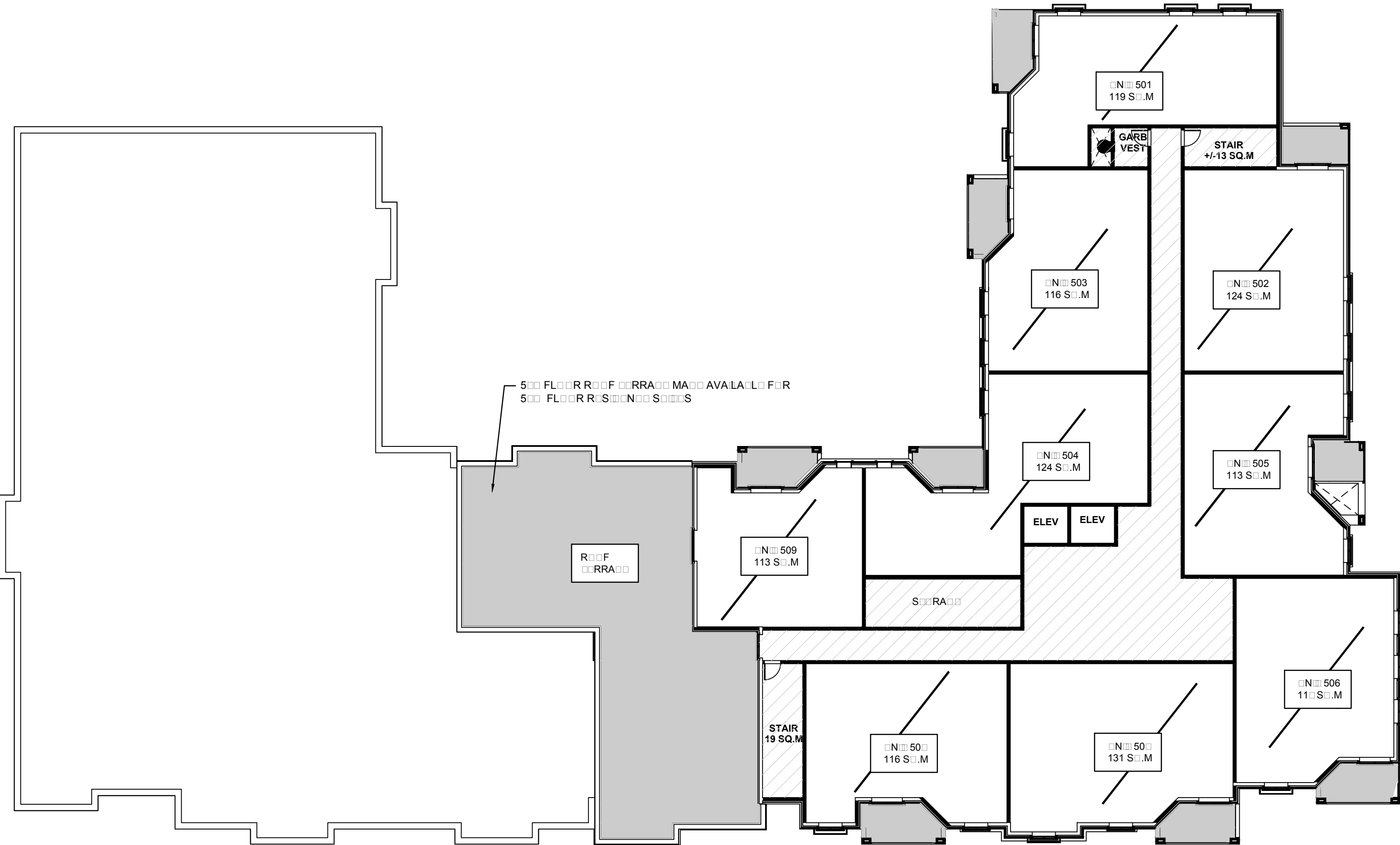
issue

drawing number

15152A3



4th FLOOR AREA
SCALE: 1:200



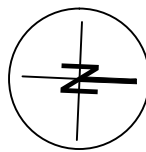
5th FLOOR AREA
SCALE: 1:200

LEGEND

- COMMON AREAS
- RESIDENTIAL AREAS

NOTES:

STAIRS: FLOOR STAIRS FOR PRIVATE RESIDENTIAL UNITS ARE GROSS FLOOR AREAS ±:
AREA: STAIRS ARE GROSS FLOOR AREAS ±:
FLOOR: STAIRS ARE GROSS FLOOR AREAS ±:
RESIDENTIAL STAIRS ARE GROSS FLOOR AREAS ±:
ALL COMMON AREAS.



PLAN	REVISION	DATE	BY
1	1	15/02/2014	RM
2	1	15/02/2014	RM
3	1	15/02/2014	RM
4	1	15/02/2014	RM
5	1	15/02/2014	RM
6	1	15/02/2014	RM
7	1	15/02/2014	RM
8	1	15/02/2014	RM
9	1	15/02/2014	RM
10	1	15/02/2014	RM
11	1	15/02/2014	RM
12	1	15/02/2014	RM
13	1	15/02/2014	RM
14	1	15/02/2014	RM
15	1	15/02/2014	RM
16	1	15/02/2014	RM
17	1	15/02/2014	RM
18	1	15/02/2014	RM
19	1	15/02/2014	RM
20	1	15/02/2014	RM

PLAN	REVISION	DATE	BY
1	1	15/02/2014	RM
2	1	15/02/2014	RM
3	1	15/02/2014	RM
4	1	15/02/2014	RM
5	1	15/02/2014	RM
6	1	15/02/2014	RM
7	1	15/02/2014	RM
8	1	15/02/2014	RM
9	1	15/02/2014	RM
10	1	15/02/2014	RM
11	1	15/02/2014	RM
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15	1	15/02/2014	RM
16	1	15/02/2014	RM
17	1	15/02/2014	RM
18	1	15/02/2014	RM
19	1	15/02/2014	RM
20	1	15/02/2014	RM

seal

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project title

VANSVILLE
COMMUNITARIANS

1030 VANSVILLE ROAD NORTH
SCARBOROUGH, ONTARIO

drawing title

RAFT PLAN OF
COMMUNITARIANS

drawn by

RM

designed by

RM

scale

1:200

date

15/02/2014

job number

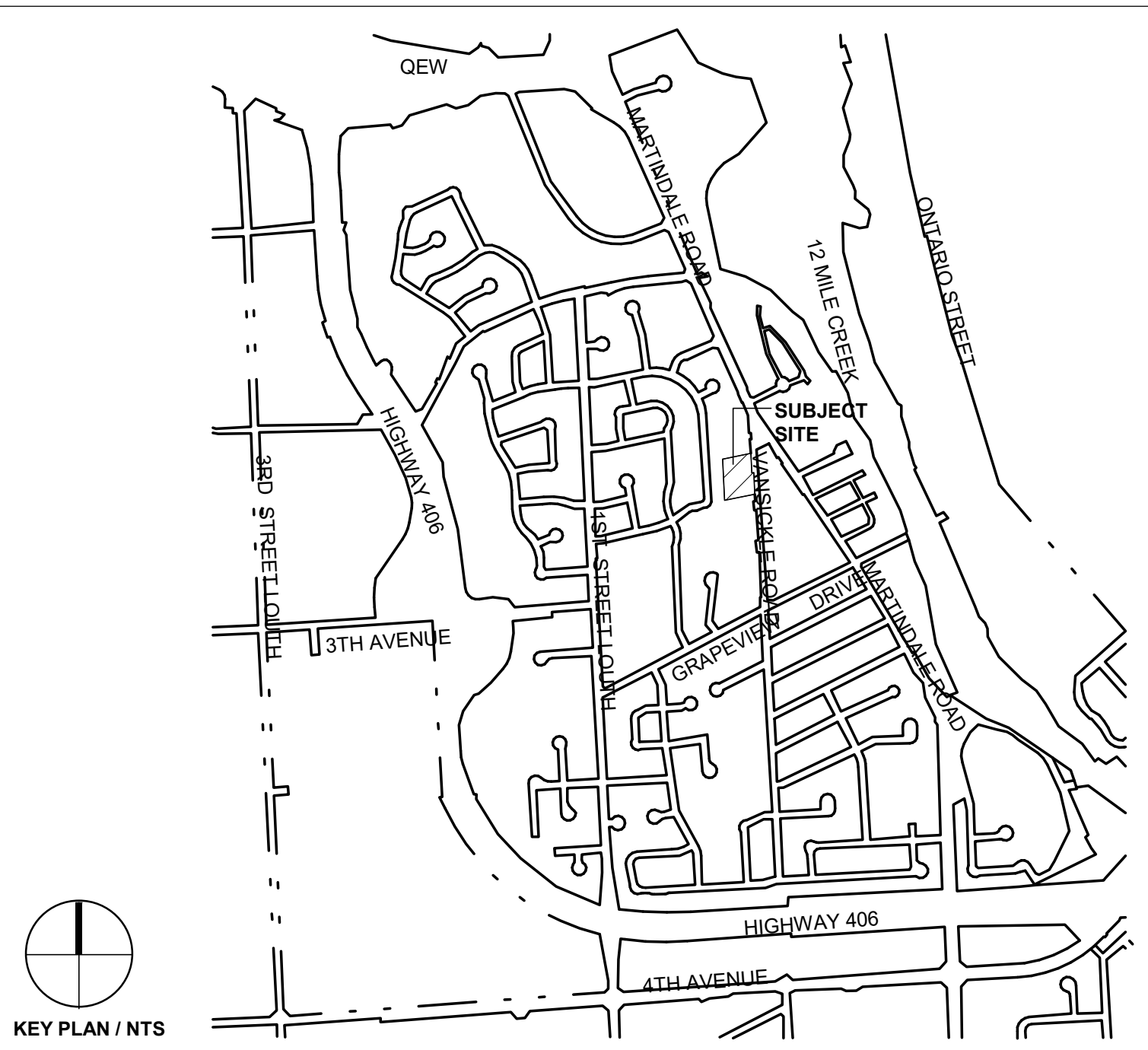
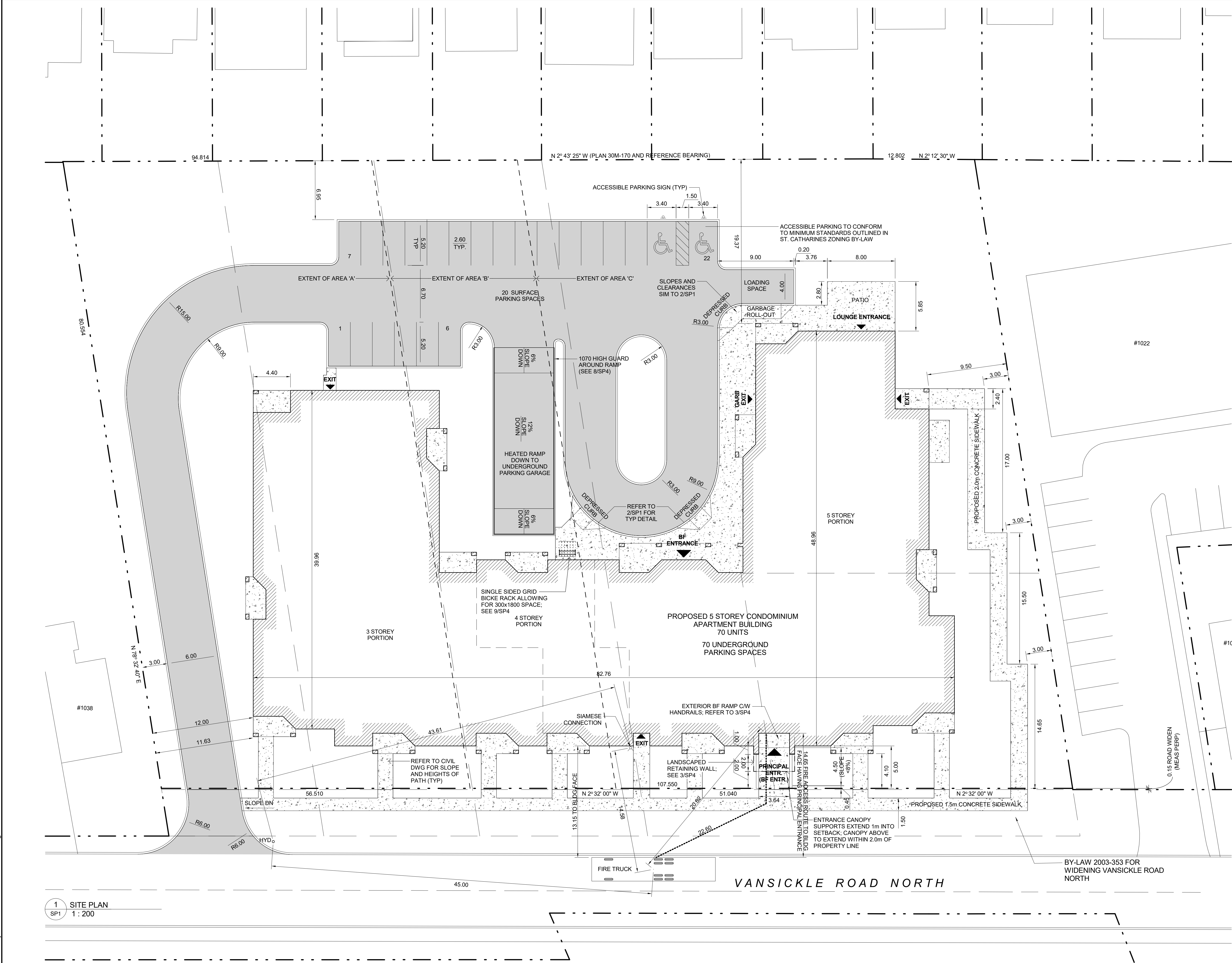
15152

issue

1

drawing number

15152/A4



SITE STATISTICS

DESCRIPTION	AREA(m ²)	PERCENT(%)
SITE TOTAL	7,975	100.00
BUILDING AREA (70 UNITS)	2,610	32.7
PARKING LOT / DRIVEWAY	1,588	19.9
CONCRETE WALKWAY / CURB	863	8.3
LANDSCAPING	3,114	39.1

DENSITY CALCULATIONS

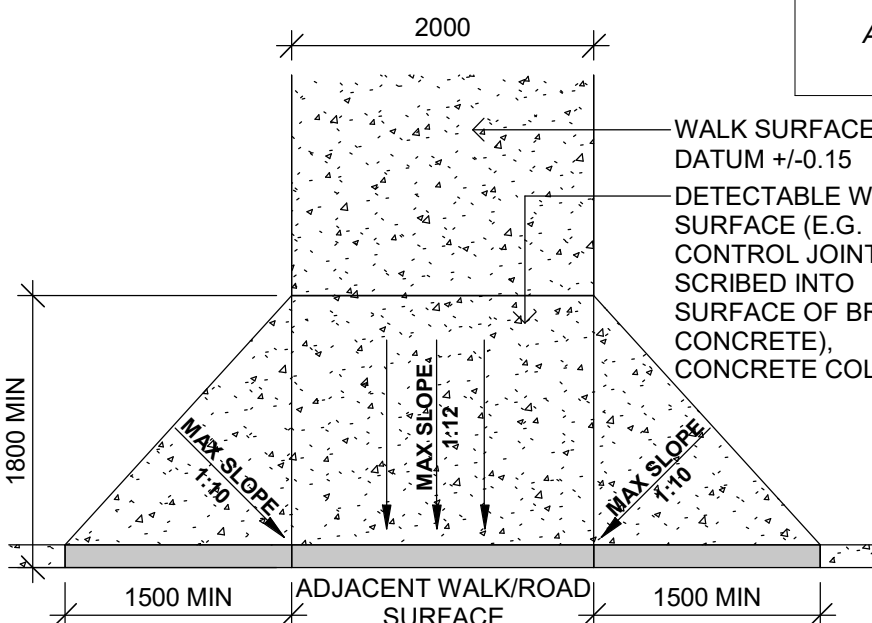
TOTAL UNITS	70
TOTAL SITE AREA	0.7975 hectare
DENSITY	87.78 units per hectare

PARKING

REQUIRED SPACES	88
PROVIDED SPACES	90
SURFACE	22
UNDERGROUND	68
BICYCLE PARKING	12 (6 @ GRADE / 6 UNDERGROUND)

BARRIER FREE DESIGN NOTES

- 3.8.1.2 NUMBER OF BARRIER FREE ENTRANCES
-THREE (3) BARRIER FREE PEDESTRIAN ENTRANCES PROVIDED (OUT OF 3 FORMAL ENTRANCES IN TOTAL)
- 3.8.2.2 ACCESS TO PARKING AREA
-INTERIOR PARKING ACCESSED BY ELEVATOR FROM THE CORE SERVICES AREA
- 3.8.3.1 ACCESSIBLE SIGNS
-ACCESSIBLE SIGNS WILL BE INSTALLED IN CONFORMANCE WITH THIS SECTION
- 3.8.3.2 EXTERIOR WALKS
-EXTERIOR WALKS SHALL EXCEED 1:20 SLOPE
- 3.8.3.4 RAMPS
-RAMPS TO SLOPE BETWEEN 1:12 & 1:20 SLOPE, WITH REQ'D GUARDS & CURBS



2 TYP DEPRESSED CURB
SP1 1 : 50

3 SITE SIGN DETAIL
SP1 1 : 50

OWNER'S NAME _____

SIGNATURE _____

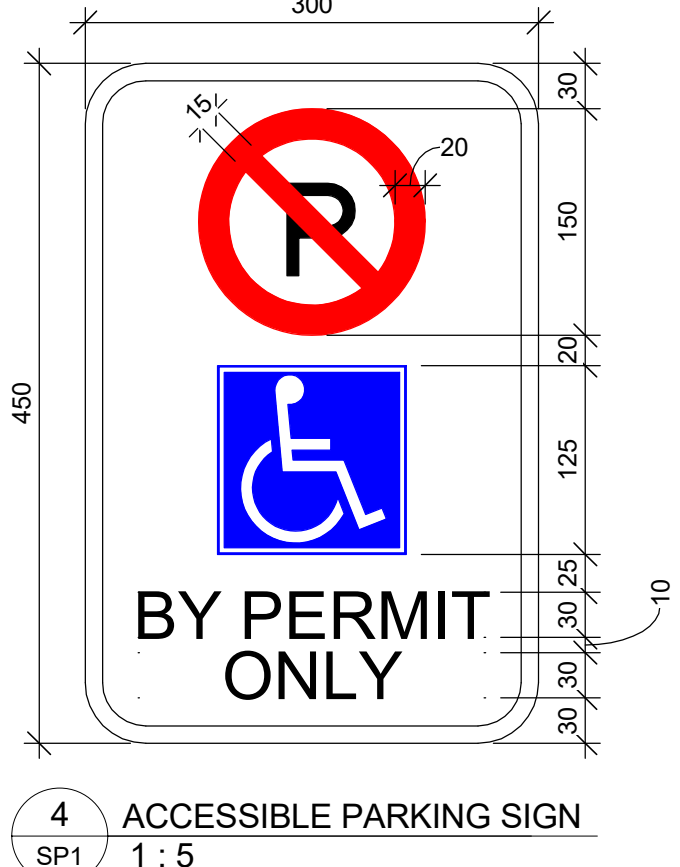
THE CORPORATION OF THE CITY OF ST. CATHARINES

Jim Riddell, MPI, MCIP, RPP

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

DATE: 20

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.



4 ACCESSIBLE PARKING SIGN
SP1 1 : 5

D	SPA RESUBMISSION	31MAY2017	NY
C	REVISIONS	17MAY2017	NY
B	SPA RESUBMISSION	02MAY2017	NY
A	SITE PLAN AGREEMENT	31JAN2017	NY
Issue	Issued for	Date	Int.

Sheet



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Project Title

1030 VANSICKLE CONDO DEVELOPMENT

1030 VANSICKLE ROAD NORTH ST. CATHARINES, ON

Drawing Title

SITE PLAN

Drawn by NY Designed by NY

Scale As indicated Date Created 11 MAY 2017

Job Number 15152 Issue D

Drawing Number SP1



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Drawing Title	
PERSPECTIVES	
Drawn by	Designed by
NY	NY
Scale	Date Created
	11 MAY 2017
Job Number	Issue
15152	B
Drawing Number	
SP6	



OWNER'S NAME

SIGNATURE

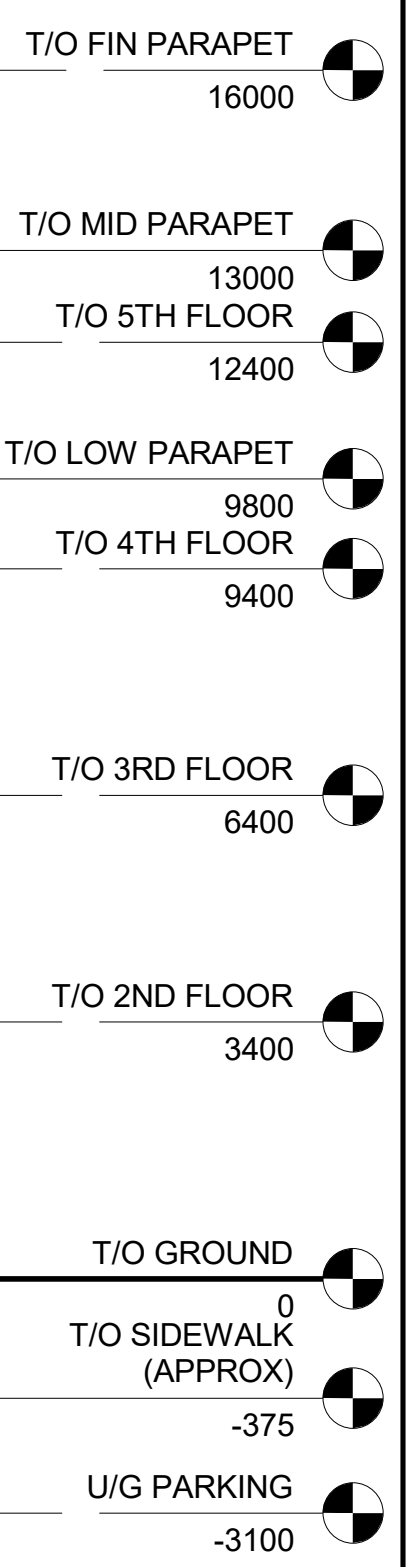
THE CORPORATION OF THE CITY OF ST CATHARINES

Jim Riddell, MPI, MCIP, RPP

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

DATE: 20

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B	SPA RESUBMISSION	02MAY2017	NY
A	SITE PLAN AGREEMENT	31JAN2017	NY
Issue	Issued for	Date	Int.



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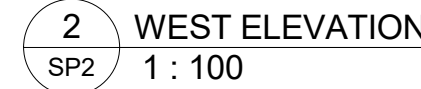
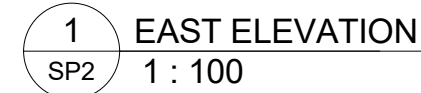


Project Title

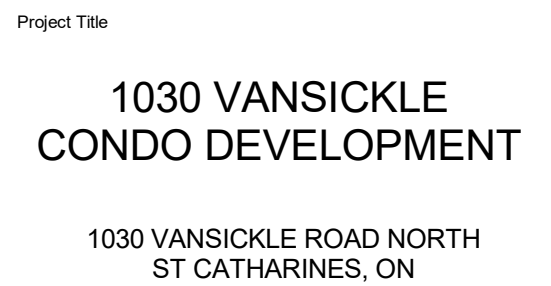
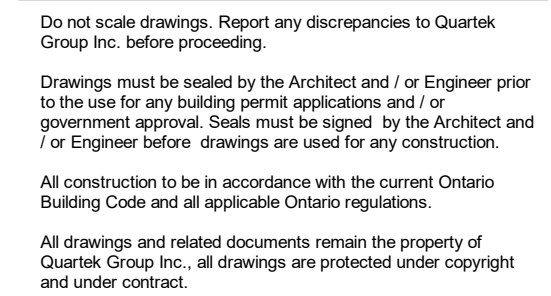
1030 VANSICKLE CONDO DEVELOPMENT

1030 VANSICKLE ROAD NORTH
ST CATHARINES, ON

Drawing Title	ELEVATIONS
Drawn by	NY
Designed by	NY
Scale	As indicated
Date Created	11 MAY 2017
Job Number	15152
Issue	B
Drawing Number	SP3



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ELEVATIONS

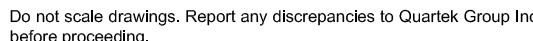
Drawn by	Designed by
NY	NY
<hr/>	
Scale	Date Created
As indicated	11 MAY 2017
<hr/>	
Job Number	Issue
15152	B
<hr/>	
Drawing Number	
SP2	

1. 2' - 3' Granite beach stone c/w filter cloth
2. 'Permalco' aluminum edge restraint (3/16" x 5.5"-black anodized)
3. Maintenance Strip (60 cm wide 1 1/2" to 3" granite beachstone c/w filter cloth)
4. Annuals/Perennials in variety
5. Cedar Lattice Fence at Ground Floor Patios Only (5' high); See 6/SP4 for details.
6. Board on board Fence around perimeter of property (6' and 3' high); See 7/SP4 for details.
7. Japanese Yew hedge to be maintained at 30" height and 24" wide.



Key	Botanical Name	Common Name	Qty	Size
AC	Amelanchier canadensis	Canada Serviceberry	6	259 cm, clump, W.B.
AK	Acer rubrum 'Karlpik'	'Karlpik' Red Maple	4	60 mm, W.B.
AM	Aquilegia 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	4	175 cm, clump, W.B.
AS	Aronia 'Silver Queen'	'Silver Queen' Queen' Silver Maple	1	70 mm, W.B.
BE	Bergenia c. 'Bressingham Ruby'	'Bressingham Ruby' Bergenia	87	15 cm pot
CA	Calamagrostis a. 'Karl Foerster'	'Karl Foerster' Reed Grass	29	15 cm pot
CE	Celtis occidentalis	Eastern Hackberry	1	70 mm, W.B.
CK	Cornus kousa chinensis	Chinese Dogwood	1	200 cm, multi-stem, W.B.
CM	Clematis paniculata	Sweet Autumn Clematis	11	1 gal, STK
CR	Cornus mas	European Cherry	1	150 cm, multi-stem, W.B.
CR	Cornus radicans	Trumpet Vine	8	1 gal, STK
CT	Clematis lanata	Golden Clematis	19	1 gal, STK
EU	Eumonymus alga 'compacta'	'Compact' Burningbush	46	60 cm, 5 gal pot
EV	Eumonymus fortunei 'coloratus'	'Colorata' Eumonymus	36	40 cm, W.B.
FI	Fagus s. 'Princeton Sentinel'	'Purple Sentinel' Beech	21	70 mm, 3 gal
GI	Ginkgo b. 'Princeton Sentinel'	'Princeton Sentinel' Ginkgo	20	70 mm, W.B.
GL	Gleditsia t. 'Draves'	'Street Keeper' Honeylocust	1	90 mm, W.B.
HA	Hydrangea m. 'Endless Summer'	'Endless Summer' Hydrangea	32	3 gal pot
HP	Hydrangea paniculata 'Grandiflora'	PeeGee Hydrangea	2	40 cm, W.B. Tree Form
HG	Hydrangea a. petiolaris	Climbing Hydrangea	2	4 gal, STK
LI	Liriodendron t. 'Fastigiatum'	Colonial Tree	8	70mm W.B.B.
LI	Liriodendron t. 'Anole'	'Anole' Tulipree	250	cm, 15 gal pot
LQ	Liquidambar 'Slender Silhouette'	'Slender Silhouette' Sweetgum	4	50 cm, 25 gal pot
MA	Magnolia stellata 'Royal Star'	'Royal Star' Magnolia	2	250 cm, W.B., specimen
MC	Malus baccata 'columnaris'	Columnar Siberian Crabapple	3	70 mm, W.B.
PA	Picea abies	Norway Spruce	1	14" spaded
PG	'Pyrus c. 'Capital'	'Capital' Oriental Pear	1	50 mm, W.B.
PG	Picea glauca	White Spruce	1	12" spaded
PI	Picea pungens 'Hoopsi'	'Hoopsi' Colorado Spruce	12	300 cm, W.B.
PO	Potentilla f. 'Abbotswood'	'Abbotswood' Shrubby Cinquefoil	29	60 cm, 3 gal
PP	Picea pungens	Colorado Spruce	10	12" spaded
PR	Parthenocissus quinquefolia	Virginia Creeper	18	1 gal, STK
PY	'Pyrus c. 'Chanticleer'	'Chanticleer' Pear	2	60 mm, W.B.
QC	Quercus coccinea	Scarlet Oak	1	80 mm, W.B.
QF	Quercus robur 'fastigiata'	Columnar English Oak	18	18" spaded
QH	Quercus palustris	Pin Oak	5	70 mm, W.B.
RH	Rhus aromatica 'Gro- Low'	'Gro- Low' Fragrant Sumac	20	50 cm, 3 gal
SP	Spiraea n. 'Snowmound'	'Snowmound' Spiraea	40	50 cm, 3 gal
SP	Spiraea b. 'Anthony Waterer'	'Anthony Waterer' Spiraea	20	50 cm, 3 gal
TA	Taxus canadensis 'Hillii'	'Hill's' Japanese Yew	25	60 cm, f. pot
TH	Thuja occidentalis 'Emerald'	Emerald Eastern White Cedar	17	200 cm, W.B.
YU	Yucca filamentosa	Adam's Needle	18	3 gal pot

503



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Architects • Planners
Engineers • Project Managers

T 905 984 8676
89 - 91 St. Paul Street, Suite 100,
St. Catharines, ON, L2R 3M3
www.quartekgroup.com

project title

1030 VANSICKLE
CONDOMINIUMS

030 VANSICKLE ROAD NORTH
ST CATHARINES, ON

drawing title

LANDSCAPE PLANTING PLAN

R. MELBYE I. MORLEY

scale 1 : 200 date 08 NOV 2016

job number issue

15152 B

drawing number

15152-LP1

[illegible][illegible]

10-INCH-SPEEDWOOD MULCH OVER PERFORATE PLANT.

WOUND: WOODRUM GRADE OF SUBULUS AREA OR SLIGHTLY HIGHER TO SAT SAT SOIL CONCENTR.

30-INCH-DEEP 40-INCH SAUCER

CUT AND REMOVE SUBULP FROM TOP 1/3 OF ROOT REMOVE ENTIRE PERFOR POT.

PLANTING SLOT SHALL BE TRIPLE LINE OR APPROVED.

PRUNING: TO SAT SPECIES - PRUNE BRANCHES TO REMOVE DAMAGED OR OBSTRUCTIVE BRANCHES. PROVIDE PROPER CUTTER AND CUTTER. DO NOT CUT TO NEAR LEAVES.

2. CONFERING PLANT WATER, SHOULD NOT LEADERS. PREPARE FOR DEAD AND DAMAGED BRANCHES. PROVIDE SUBSTRATE OF PLANT.

3. THE BARK ROOT, BEYOND AT DAMAGED, BE SUFFICIENTLY POWER AND SPREAD OF ROOTS. THE TOP OF THE BARK, BEYOND THE ROOTS, FROM SOIL, WATER, WITH 50%.

4. SOIL SURFACE SHOULD BE HEAVY COMPACT. ELEMENTS ARE PROCKETS AND TO PREVENT SETTLEMENT.

5. THE DETAIL, DOES NOT REPRESENT ANY SPECIES.

DECIDUOUS / CONIFEROUS SHRUB PLANTING

[illegible]

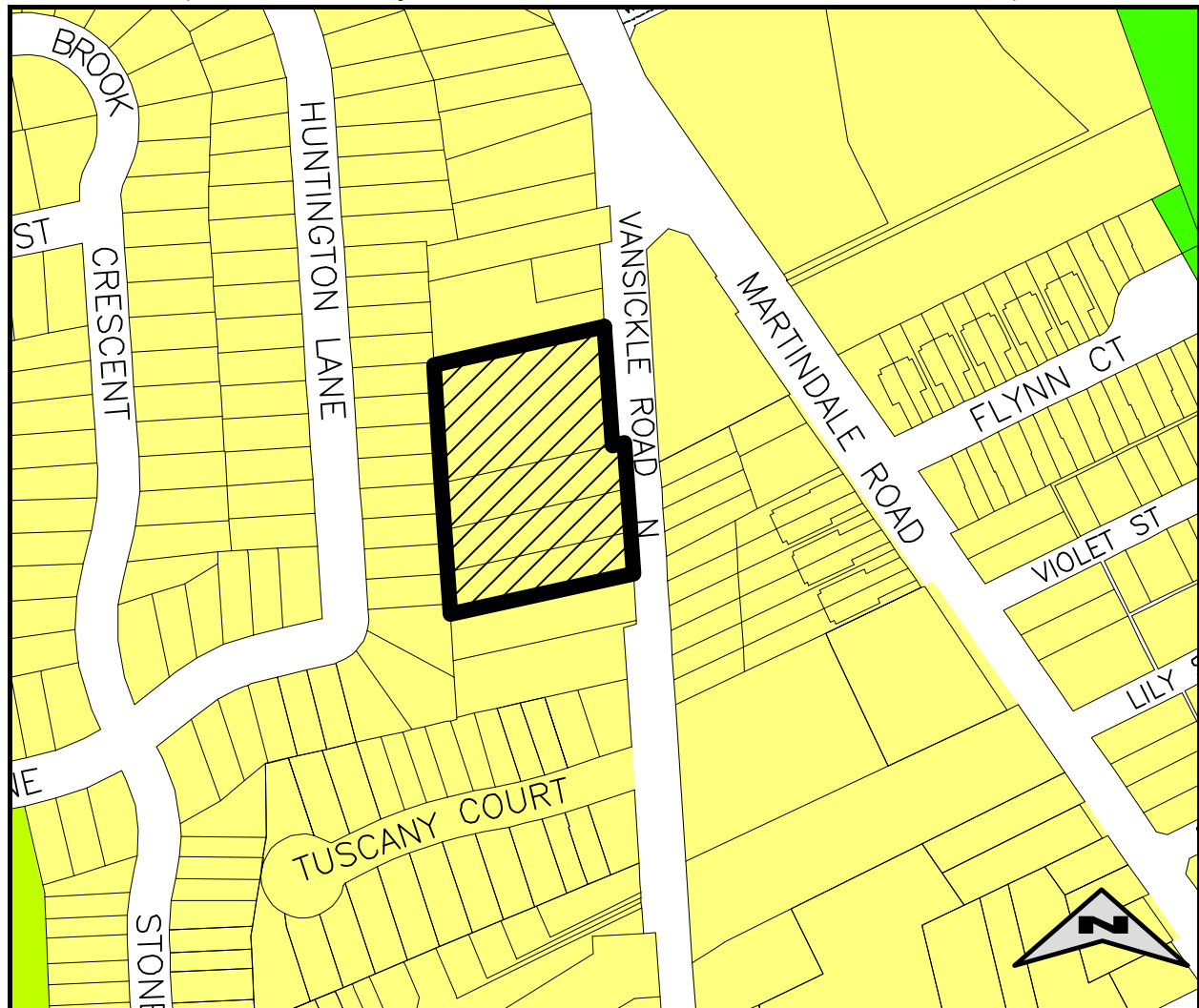
CONIFEROUS TREE PLANTING DETAIL
SCALE: N.T.S.

OWNER'S NAME	
SIGNATURE	
THE CORPORATION OF THE CITY OF ST.CATHARINES	
Jim Riddell, MPI, MCIP, RPP	
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICE	
DATE :	20

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Existing Land Use Designation

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



Subject Lands

1024, 1032, 1034 & 1036 Vansickle Road North

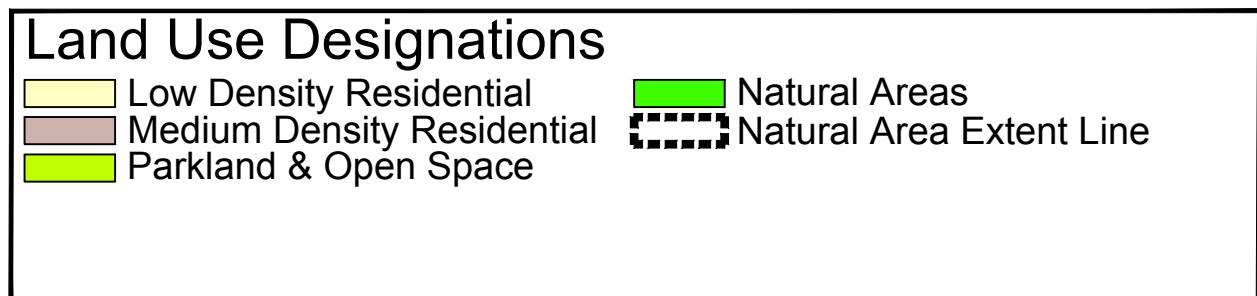
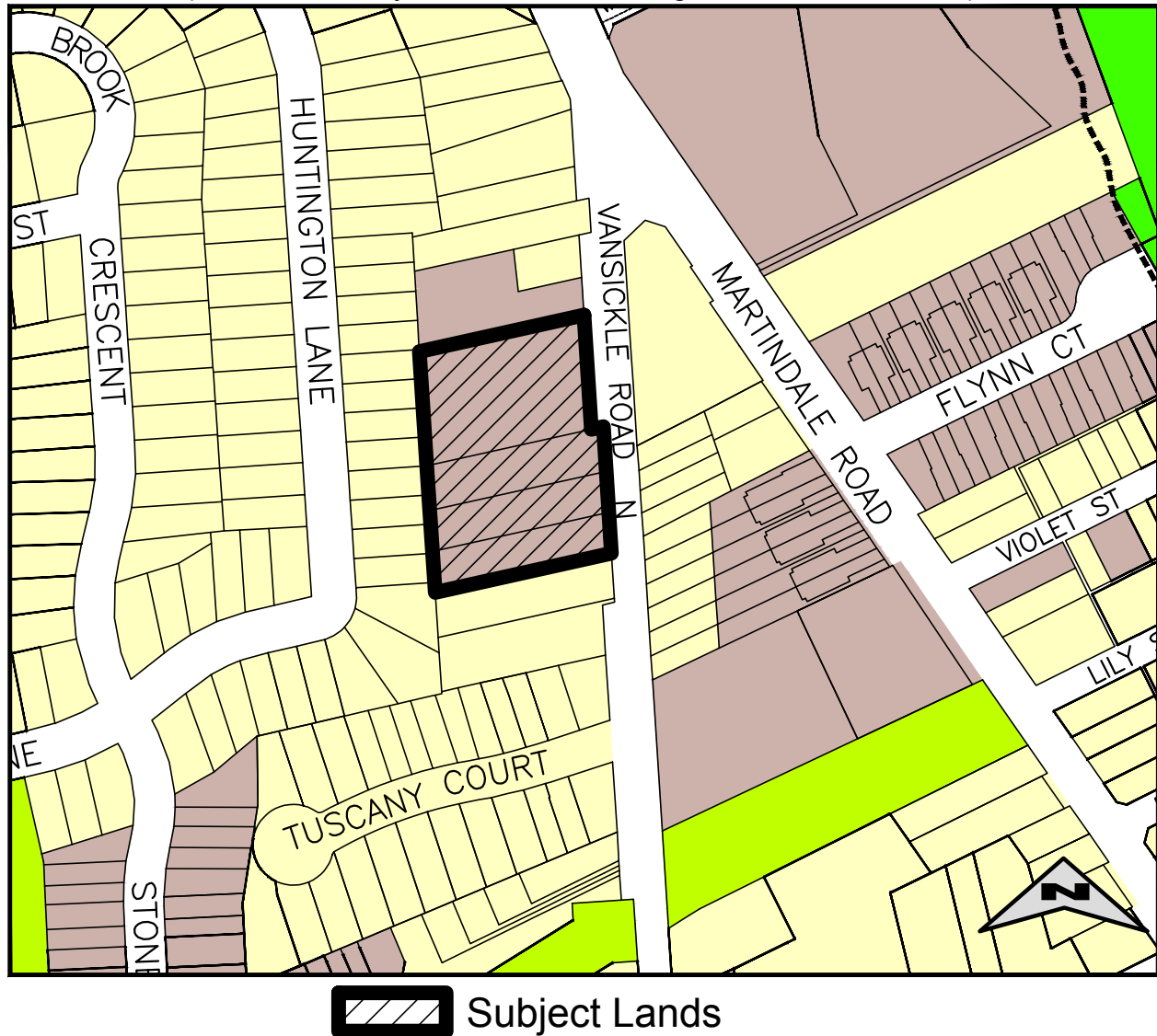
Land Use Designations

- Neighbourhood Residential
- Natural Areas
- Parkland & Open Space

File: 60.46.429

Existing Land Use Designation

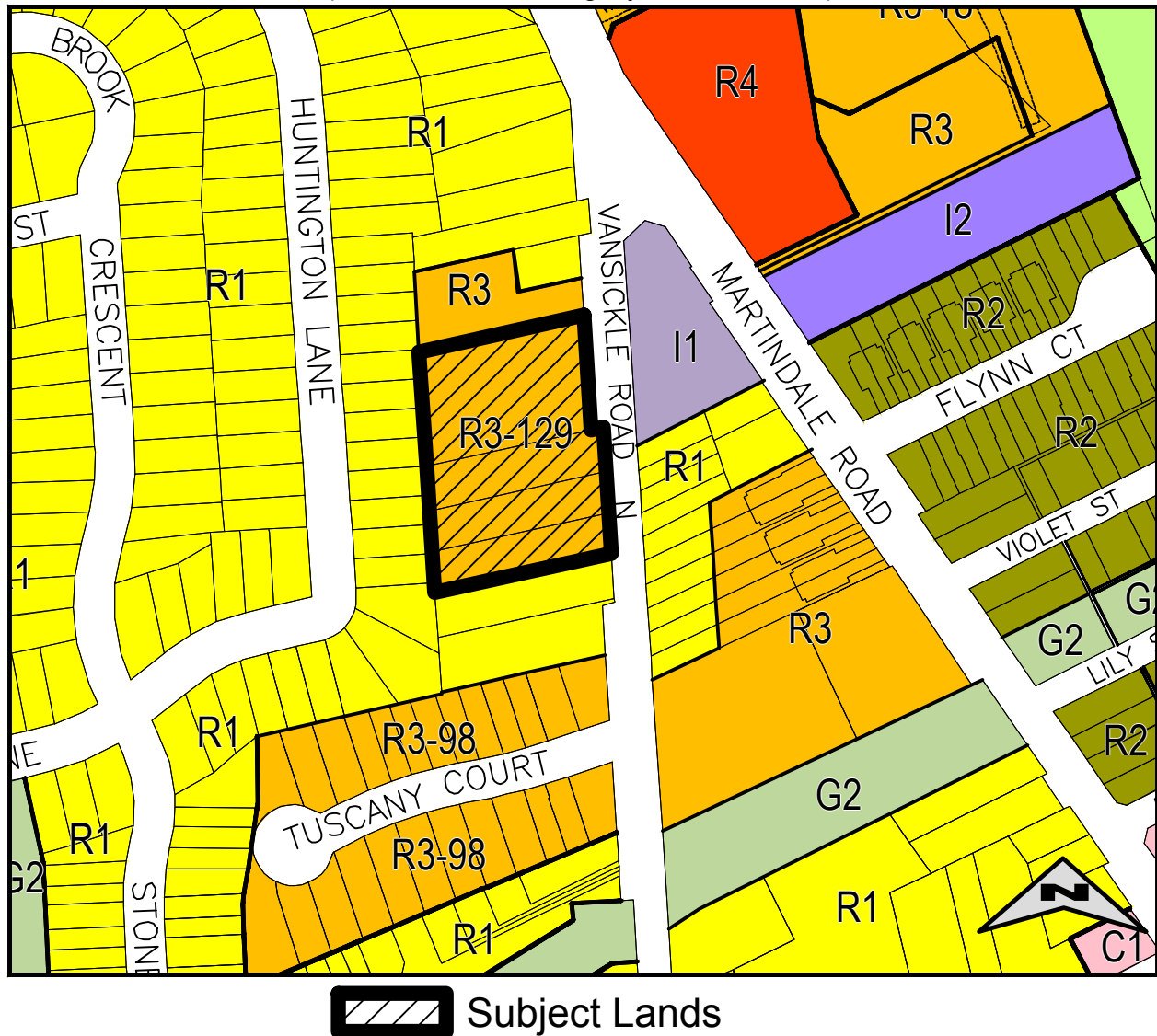
(The Garden City Plan - West Planning District, Schedule E6)



File: 60.46.429

Existing Zoning

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



1024, 1032, 1034 & 1036 Vansickle Road North

Zones	
R1 Low Density Residential - Suburban Neighbourhood	C1 Local Convenience Commercial
R2 Low Density Residential - Traditional Neighbourhood	G1 Conservation / Natural Area
R3 Medium Density Residential	G2 Minor Green Space
R4 High Density Residential	I1 Local Neighbourhood Institutional
	I2 Community Institutional

File: 60.46.429

By-laws to be considered Monday, August 21, 2017

- (a) A By-law to authorize a contract with Stevensville Lawn Service Inc. (One reading - with respect to Centennial Gardens Improvement, under Project No. P17-130. Delegation By-law 2004-277, as amended.)
- (b) A By-law to remove certain lands from part lot control. (One reading - with respect to 37 (39, 41, 43, 45, 47) Ellis Avenue. Delegation By-law No. 2004-277, as amended.)
- (c) A By-law to remove certain lands from part lot control. (One reading - with respect to 25 (27, 29, 31, 33, 35) Ellis Avenue. Delegation By-law No. 2004-277, as amended.)
- (d) A By-law to remove certain lands from part lot control. (One reading - with respect to 28 (26, 30, 32, 34, 36) Ellis Avenue. Delegation By-law No. 2004-277, as amended.)
- (e) A By-law to assume and declare certain lands to be a highway and to be known as Dorchester Boulevard. (One reading – with respect to 45 Dorchester Boulevard. Delegation By-law No. 2004-277, as amended.)
- (f) A By-law to authorize the release of agreement over certain lands municipally known as 583 and 585 Welland Avenue. (One reading – with respect to 45 Dorchester Boulevard. Delegation By-law No. 2004-277, as amended.)
- (g) A By-law to amend By-law No. 2004-277 entitled “A By-law to authorize delegation of certain matters to staff.” (One reading – with respect to Property Assessment. To be considered by General Committee, August 21, 2017.)
- (h) A By-law to amend By-law No. 2004-277 entitled “A By-law to authorize delegation of certain matters to staff.” (One reading – with respect to Parking Prohibitions. To be considered by General Committee, August 21, 2017.)
- (i) A By-law to amend By-law No. 2004-277 entitled “A By-law to authorize delegation of certain matters to staff.” (One reading – with respect to installation and removal of Level 2 Pedestrian Crossover traffic controls. To be considered by General Committee, August 21, 2017.)
- (j) A By-law to authorize a contract with Catalina Excavating Inc. (One reading – with respect to Ridgewood Road Reconstruction, under Project No. P16-064. To be considered by General Committee, August 21, 2017.)
- (k) A By-law to confirm the proceedings of council at its meeting held on the 21st day of August, 2017. (One reading – with respect to confirming the proceedings of the meeting held on August 21, 2017.)