



**The Corporation of the City of St. Catharines
CITY COUNCIL AGENDA
Regular, Monday, September 25, 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 September 11, 2017](#)
 - 3.2 [General Committee, Minutes of September 11, 2017](#)
 - 3.3 Budget Standing Committee, Minutes of [August 24, 2017](#), and [August 28, 2017](#)
- 4. Declarations of Interest**
- 5. Public Meetings Pursuant to Planning Act and Notice By-law**
 - 5.1 **Public Meeting (Pursuant to the Planning Act)**
Planning and Building Services, Planning Services
Planning Act Public Meeting - Information Report
Application to Amend Zoning By-law 2013-283, 200 (200A) Bunting Road Owner - Court Holdings Ltd. Agent - T. Johns Consulting Group
 - 5.2 **Public Meeting (Pursuant to Notice By-law 2007-310, as Amended)**
Financial Management Services, Property Management
Stop Up, Close and Declare Surplus Part of Yates Street (Part of PIN 46184-0179 LT) lying north of Adam Street, Realty File No. 16-001
- 6. Delegations**
 - 6.1 Diana Morreale, Planning Lead, GO Implementation Office, Niagara Region; and Aaron Butler, Planner, City of St. Catharines
Re: Update - GO Hub Secondary Plan and Public Information Centre held in June 2017
- 7. Presentations**

4 - 15

16 - 19

8. Call for Notices of Motion

9. Motions

9.1 Town and Gown - St. Patrick's Day Task Force

Councillor Phillips provided notice at the meeting of September 11, 2017, that he would present the following motion:

That the following recommendation by the Town and Gown Advisory Committee to form a Task Force to deal with St. Patrick's Day and other major events be approved; and

That the Task Force report directly to Council.

9.2 Renaming of Cushman Road Park

Councillor Britton provided notice at the meeting of May 2, 2016, that he would present the following motion after consideration of the new Parks Naming Policy report:

Whereas Council passed a new Naming Policy on Parks, Trails, and Recreation Facilities on September 11, 2017; and

Whereas construction of the Welland Canal Parkway caused "Cushman Road Park" to no longer be located on Cushman Road; and

Whereas residents have expressed a desire to find a more appropriate name for the park.

Therefore Be It Resolved that Council direct staff to begin the process of changing the name of Cushman Road Park by utilizing the steps in the new policy.

9.3 Rental Licensing By-law

Councillor Harris will present the following motion:

Whereas the number of student rentals in the city has increased in residential neighbourhoods causing concern about housing safety, noise, nuisance parties and quality of life for residents; and

Whereas student parties and gatherings have been growing in size and frequency, causing disruption, litter and damage to neighbourhoods; and

Whereas the City is developing a Housing Action Plan and reviewing zoning by-laws and policies to support the development of safe, quality, affordable housing, while also upholding building code standards and preserving the health and safety of residents and neighbourhoods across the city.

Therefore Be It Resolved that City staff be directed to prepare a report and draft by-law to regulate and license rental housing in the City of St. Catharines based on the City of Oshawa residential rental housing license and Student Accommodation Strategy; and

Be It Further Resolved that staff consult with the City of Thorold to develop consistent by-laws, fines and enforcement standards; and

Be It Further Resolved that the report and by-law be prepared for public consideration by April 2018.

10. Resolve into General Committee

11. Motion Arising from In-Camera Session

12. Motion to Ratify Forthwith Recommendations

13. By-laws

20 - 21

13.1 Reading of By-laws

14. Agencies, Boards, Committee Reports

14.1 Minutes to Receive:

- St. Catharines Heritage Advisory Committee, [May 11, 2017](#)
- Recreation Master Plan Advisory Committee, [June 20, 2017](#)
- Arts & Culture Advisory Committee, [July 11, 2017](#)
- Welland Canal Fallen Workers Memorial Task Force, [August 30, 2017 Draft](#)
- St. Catharines Heritage Permit Advisory Committee, [August 31, 2017](#)
- Master Fire Planning Committee, [September 12, 2017](#)
- Museum Advisory Committee, [April 25, 2017](#)

15. Adjournment



CITY OF
ST. CATHARINES

Corporate Report

Report from Planning and Building Services, Planning Services

Date of Report: August 30, 2017

Date of Meeting: September 25, 2017

Report Number: PBS-229-2017

File: 60.35.1030

Subject: *Planning Act Public Meeting - Information Report*
Application to Amend Zoning By-law 2013-283, 200 (200A) Bunting Road
Owner - Court Holdings Ltd. Agent - T. Johns Consulting Group

Recommendation

That Council receive this Information Report; and

That Council consider a Recommendation Report regarding the Application for Zoning By-law Amendment for 200 (200A) Bunting Road at the meeting of Council on October 30, 2017. FORTHWITH

Summary

This Information Report provides Council and the public with information concerning an Application for Zoning By-law Amendment for lands municipally known as 200 Bunting Road (Appendix 1). The application is to be considered at a Public Meeting scheduled for September 25, 2017. The applicant is requesting that a portion of the lands – a former rail spur line – be rezoned from Minor Green Space (G2) to Business Commercial Employment (E1-24). The zoning by-law amendment would unify the zoning across the lands, enabling future development. There is no development application at this point in time.

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 October 30, 2017 meeting.

Background

On May 8, 2017, Council approved a two-step process for planning applications requiring a Public Meeting under the Planning Act. The first step is for Council to receive an Information Report together with public input at the Public Meeting. 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 on October 30, 2017.

Report

Location and Site Description

The subject lands are located on the east side of Bunting Road between Welland Avenue and Dieppe Road. A location map is attached as Appendix 1.

At the time of application, the site was comprised of two contiguous but separate properties: 200 Bunting Road and 200A Bunting Road. The lands have since merged and will now be known municipally as 200 Bunting Road. The subject lands have a total lot area of 1.8 hectares, with approximately 105 metres of frontage along Bunting Road and approximately 171 metres of depth backing onto the adjacent hydro corridor to the east.

The property contains a vacant building, formerly used as a commercial warehouse. The rails and ties associated with the former spur line have been removed. Much of the site is overgrown with vegetation.

Surrounding land uses (Appendix 2) include:

North:	mix of commercial, office, industrial
South:	mix of commercial, office, industrial
East:	hydro corridor, mix of commercial, office, industrial
West:	mix of commercial, office, industrial

Proposal

The applicant is requesting that a portion of the lands - a former rail spur line - be rezoned from Minor Green Space (G2) to Business Commercial Employment (E1-24). The E1-24 zoning already applies to the remainder of the lands. The zoning by-law amendment would unify the zoning across the lands, enabling future development. The applicant also requests a Special Provision for reduced landscape buffer widths along the existing easterly and westerly lot lines, and along future lot lines should the property be divided.

While there is no development proposal for the subject lands at this time, the applicant has submitted a conceptual site plan which is attached to this report as Appendix 3. The plan illustrates how the site could be developed in the future for a mix of business and industrial employment uses as well as accessory commercial uses. Once complete, the project could yield more than 5,400 square metres of gross leasable floor area.

The conceptual site plan shows the lands being divided into two parcels of similar shape and size, but functioning as one site with a shared access. The existing vacant building is shown as being retained on the proposed southerly parcel and divided into four units plus a shared interior loading dock and washrooms. A new ten-unit building is shown on the proposed northerly parcel as well as an exterior shared loading dock.

Previous Applications

Brownfield Tax Increment Finance Grant

On February 13, 2017, Council approved a Brownfield Tax Increment Finance Grant (BTIF) for the redevelopment of these lands under the City's 2015 Community Improvement Plan Program. The conceptual site plan attached to this report as Appendix 3 is notably different than that considered by Council on February 13, 2017. The newest concept site plan shows a larger project scope which, presumably, would equate to higher project costs, a greater increase in assessment value and, ultimately, a larger BTIF grant. This has direct implications on the City's CIP budget. Accordingly, an amendment to the BTIF grant approval for this development may be required in the future should the owner wish to proceed with the development illustrated in the conceptual site plan attached to this report.

Planning Context

Provincial and Regional Policy

The subject lands are located within a Settlement Area, as defined by the Provincial Policy Statement (2014) (PPS) and within the Built-up Area as identified by the Provincial Growth Plan for the Greater Golden Horseshoe (2017) (Growth Plan). These documents contain policies that support all forms of development and urban area regeneration, directing growth to Settlement Areas and Built-up Areas. Development must optimize infrastructure - particularly along transit and transportation corridors - to support the achievement of complete communities through a more compact built form. Economic development and competitiveness shall be promoted by making more efficient use of vacant and underutilized employment lands and increasing employment densities.

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 an appropriate mix of employment uses, including industrial, commercial, and institutional uses to meet long term needs. The ROP reiterates the land use and employment policies and objectives for sustainable communities contained in the PPS and the Growth Plan.

The redevelopment of this brownfield site will result in the efficient use of underutilized employment lands with access to existing infrastructure and services. Public transit is available within walking distance along Bunting Road, just north of the subject lands. The proposed mix of business and industrial employment uses and commercial uses will contribute to the range of employment opportunities in the City. The proposal meets the spirit and intent of the applicable Provincial and Regional policies.

Local Official Plan

Schedule D1 (Appendix 4) of the City's Official Plan, the Garden City Plan, designates the lands as Employment, providing for a broad range of business and industrial employment uses, and a major source of employment opportunities for local residents. Schedule E3 (Appendix 5) provides additional direction for the North Planning District and designates the lands as Business Commercial Employment, permitting a range of industrial operations and industrial service uses; knowledge based employment and office uses; and a limited range of retail, service commercial, indoor recreation, entertainment, cultural and institutional uses, and office uses to serve employment uses and also the community at large. The proposal complies with the policies of the Garden City Plan.

Existing Zoning

The City's Zoning By-law 2013-283 (Appendix 6) zones the majority of the subject lands Business Commercial Employment (E1-24). A portion of the lands – a former rail spur line – is zoned Minor Green Space (G2).

The Business Commercial Employment (E1-24) zone permits a range of business and industrial employment uses, including, but not limited to light industry, offices, motor vehicle gas stations and repair garages, places of assembly, and research facilities. Accessory uses such as retail stores, restaurants, and service commercial are also permitted, but shall not exceed 30% of the total gross leasable floor area of the principal uses on the lot. Special Provision 24 allows for motor vehicle sales/rental service centres as an additional permitted use on the subject lands.

The Minor Green Space (G2) zone does not permit development, except essential operations for service infrastructure and utilities and therefore a zoning by-law amendment is required.

Proposed Zoning

To facilitate the future redevelopment of the subject lands for a mix of business and industrial employment uses and accessory commercial uses, the applicant proposes to rezone a portion of the lands – a former rail spur line - from Minor Green Space (G2) to Business Commercial Employment (E1-24). As noted above, the remainder of the lands are already zoned Business Commercial Employment (E1-24).

The applicant also requests that a Special Provision be applied to the subject lands to allow for reduced landscape buffer widths abutting the existing easterly and westerly lot lines, and along future lot lines should the property be divided. The applicant's requests are summarized below.

Provision	Required	Requested	Comment
Minimum width of Landscape Buffer abutting a Green Space zone	7.5 metres	4.0 metres	Applies to the easterly lot line as it abuts the hydro corridor (zoned G2)

Minimum width of Landscape Buffer between a Parking Area (100 spaces or more) and a lot line abutting a Public Road	6.0 metres	3.0 metres	Applies to the entire Bunting Road frontage and is to be located on private property, outside of the required road widening
Minimum width of a Landscape Buffer between a Parking Area (20 spaces or more) and a lot line not abutting a public road	3.0 metres	0 metres along either side of the future bisecting lot line	Applies only if the lands were divided in the future

Circulation of Application

This Application for Zoning By-law Amendment was circulated to all appropriate departments and agencies for their comments and requirements. There were no objections received. The following comments were offered.

Parks, Recreation and Culture Services

The portion of the land that is zoned Minor Green Space (G2) is too small and poorly located to be used for park development. Further, the parcel has poor connectivity, thereby hindering any trail development potential.

Development Section of Planning and Building Services

Through the future site plan approval process, the owner will be required to dedicate to the City a 3.05 metre road widening along the entire frontage of the subject lands.

Public Open House

An Open House was hosted by Planning and Building Services on Wednesday, August 9, 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. There were no members of the public in attendance. No public comment has been received on the application, neither at nor following the Open House.

Public Notice

In accordance with established procedures, notices for the Public Meeting have been circulated.

Financial Implications

If approved, a zoning by-law amendment would facilitate the redevelopment of these lands and, ultimately, an increase in property assessment and tax revenues. There are no direct costs to the City should this application be approved.

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 Information Report provides the planning context and explains the Application for Zoning By-law Amendment for 200 and 200A Bunting Road. The amendment would facilitate the redevelopment of these underutilized brownfield lands for a mix of business and industrial employment uses and commercial uses. A Recommendation Report will be presented at Council's October 30, 2017 meeting.

Notification

It is in order to advise Cheryl Selig, T. Johns Consulting Group, 310 Limeridge Road West, Hamilton, Ontario, 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

Subject Site




Subject Lands
 200 & 200A Bunting Road
 File: 60.35.1030

Aerial Photo Surrounding Area



Niagara Regional Air Photo (April, 2015)

 **Subject Lands**
200 & 200A Bunting Road
File: 60.35.1030

PART 4
30R-13542

SUBJECT TO
EASEMENT AS IN
INST. GRN41750

PART 1, 30R-4030

PART 6
30R-4030

SUBJECT TO
EASEMENT AS IN
INST. R0604045

SUBJECT TO
EASEMENT AS IN
INST. GRN41750

(WIDENED BY BY-LAW 63-43, INSTRUMENT NO. R089712, DOWNLOADED TO THE
CITY OF ST. CATHARINES BY BY-LAW 48-2000, INSTRUMENT NO. R0768298)

PIN 46324-0001(LT)

BUNTING ROAD

N25°3'40"W 105.247 overall

ASPHALT PARKING LOT

N87°28'40"E 172.499 overall

PART 1
30R-13542

SHARED ACCESS CORRIDOR

FORMER RAILWAY

SHARED ACCESS CORRIDOR

SHARED
LOADING DOCK
(2 DOCKS)

7.5m REQUIRED LANDSCAPE BUFFER
(REDUCED TO 4.0m)

N3°02'20"W 121.772

7.5m REQUIRED LANDSCAPE BUFFER
(REDUCED TO 4.0m)

PART 2
30R-13542

PIN 46324-0200(LT)

R= 122.854
A= 17.669
Ch= 17.654
N7°12'20"W

PIN 46324-0016(LT)

N87°07'E 171.474 overall

ASPHALT PARKING LOT

ASPHALT PARKING LOT

CONCRETE PARKING LOT

LEGAL DESCRIPTION



LEGEND

REVISIONS

A	REVIEW	31-MAR-2017	JW
REV.	DESCRIPTION	DATE	INIT.
DISCLAIMER			
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310 LIMERIDGE ROAD WEST
HAMILTON ONTARIO, L9C 2V2
P 905-574-1993
F 905-527-9559

PROJECT TITLE

200 BUNTING ROAD

ST. CATHARINES, ONTARIO

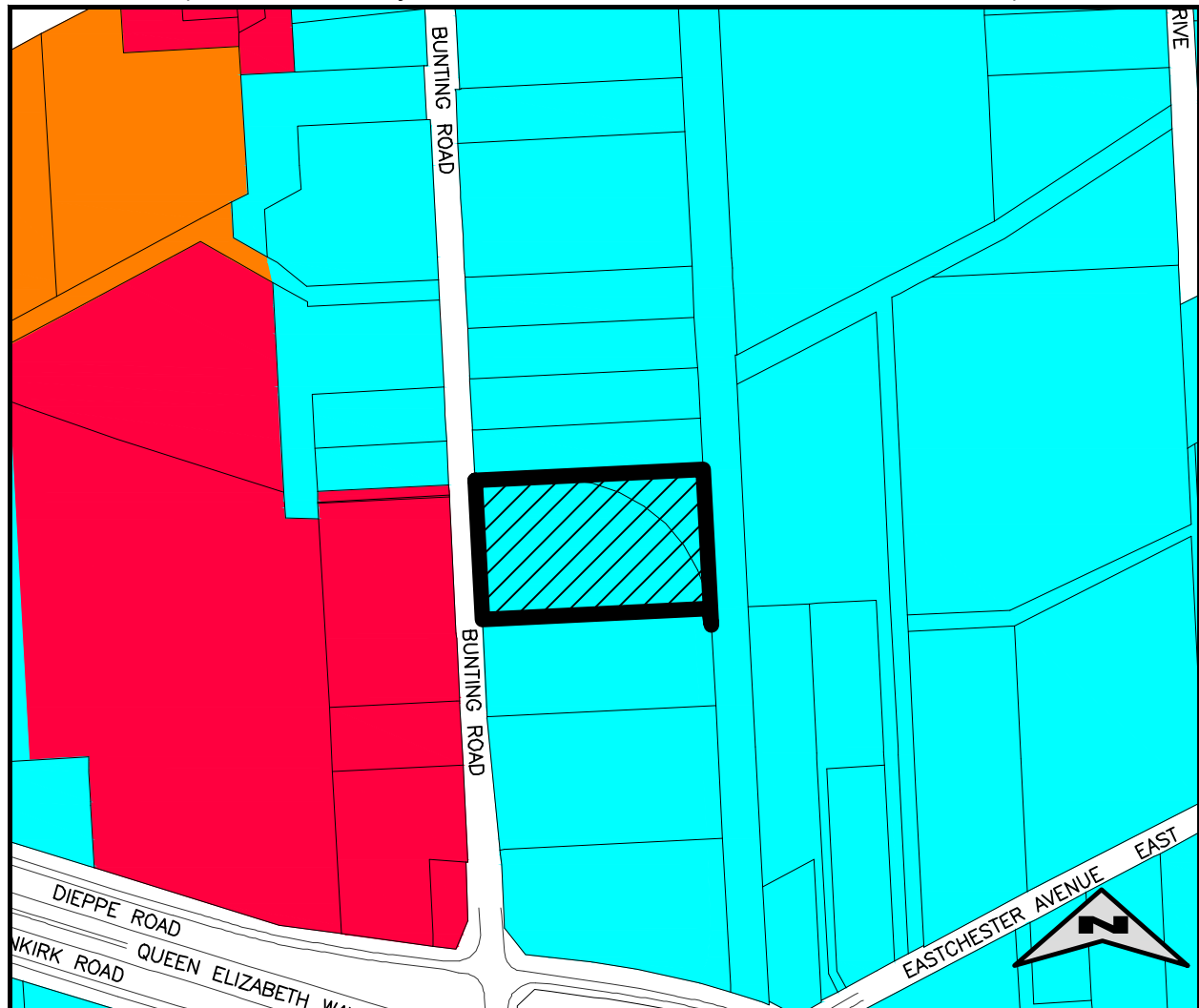
DRAWING TITLE

SITE PLAN

DRAWN BY JW	DESIGNED BY JW
PRINT DATE 05-May-2017	PROJECT NUMBER
REVISION A	DRAWING NUMBER
SCALE 1:250	CSP1-10

Existing Land Use Designation

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



Subject Lands

200 & 200A Bunting Road

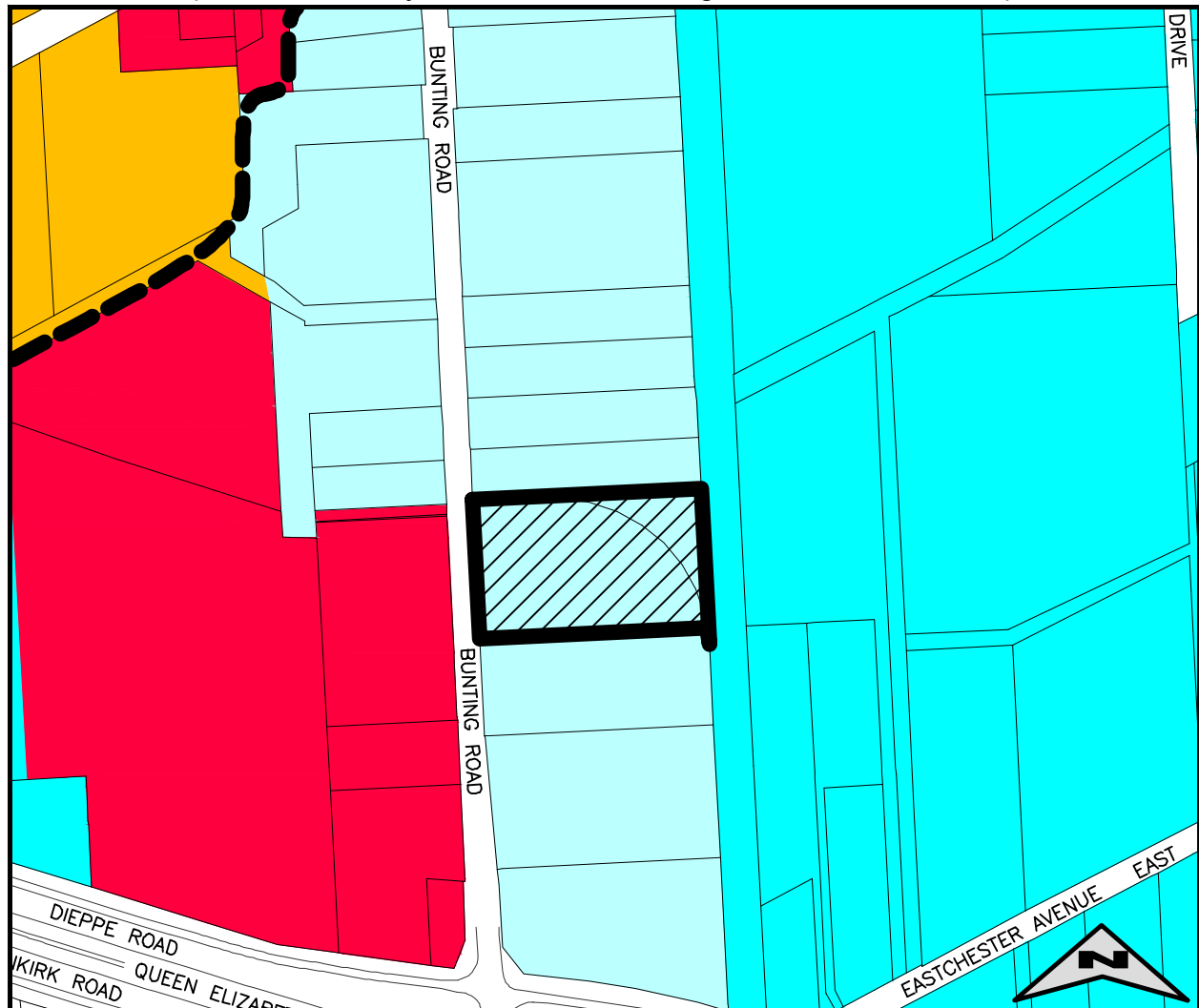
Land Use Designations

- Employment
- Commercial
- Mixed Use

File: 60.35.1030

Existing Land Use Designation

(The Garden City Plan - North Planning District, Schedule E3)



Subject Lands

200 & 200A Bunting Road

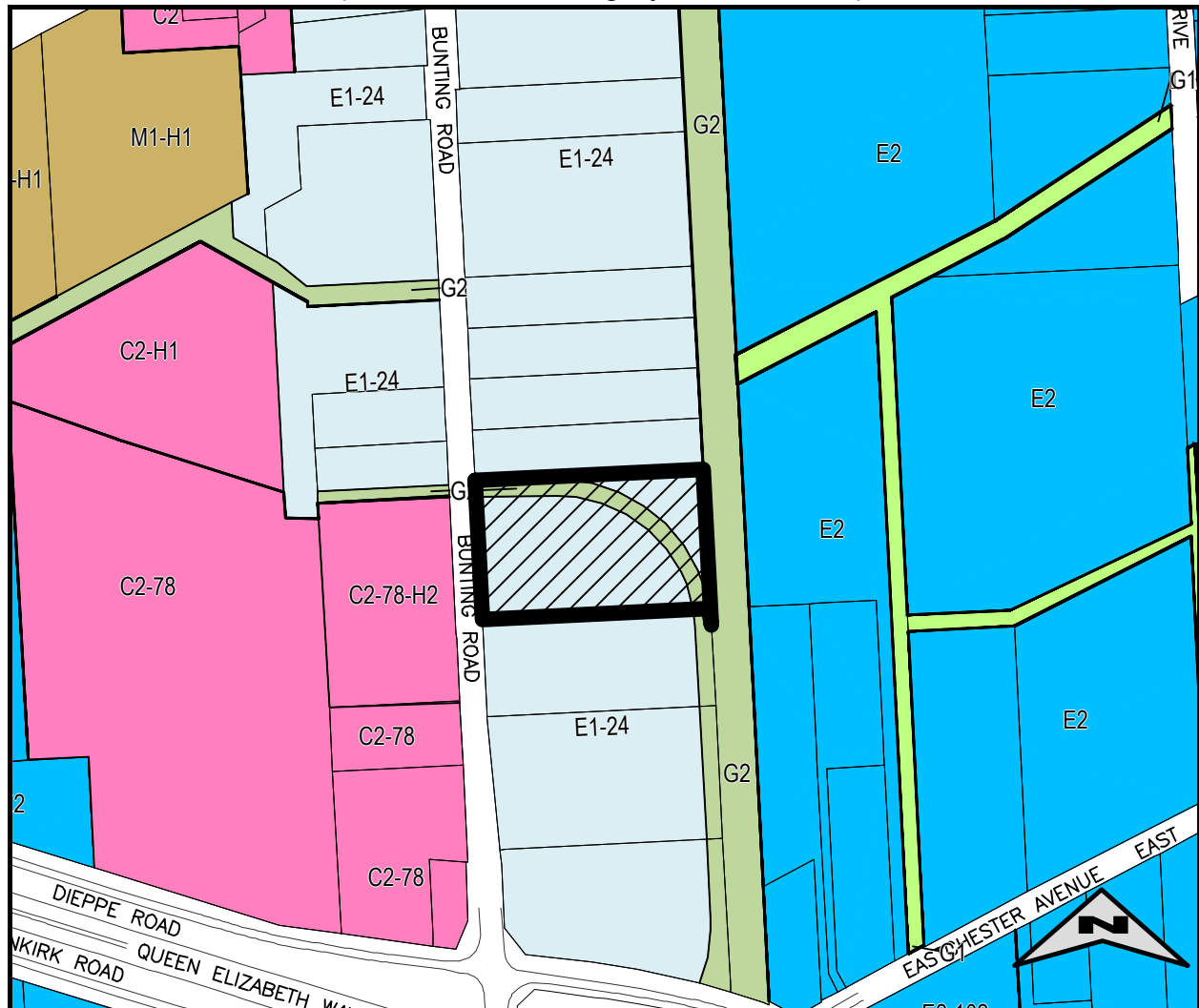
Land Use Designations

- | | |
|--|--|
|  Community Commercial |  General Employment |
|  Mixed Use |  Business Commercial Employment |
|  Special Study Area | |

File: 60.35.1030

Existing Zoning

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



Subject Lands

200 & 200A Bunting Road

Zones

C2 Community Commercial	M1 Medium Density Mixed Use
E1 Business Commercial Employment	G1 Conservation / Natural Area
E2 General Employment	G2 Minor Green Space

File: 60.35.1030



CITY OF
ST. CATHARINES

Corporate Report

Report from Financial Management Services, Property Management

Date of Report: September 8, 2017

Date of Meeting: September 25, 2017

Report Number: FMS-241-2017

File: 16.7.99

Subject: Stop Up, Close and Declare Surplus Part of Yates Street (Part of PIN 46184-0179 LT) lying north of Adams Street, Realty File 16-001

Recommendation

That Council declare a portion of Yates Street, Corporation Plan No. 2 (the “lands”) as shown on Appendix 1 attached hereto surplus, subject to finalizing any easements that may be required by the City, the Region and any other public utility;

That Council authorize the stopping up and closing of a portion of Yates Street, Corporation Plan No. 2 (Part of PIN 46184-0179 (LT) as shown on Appendix 1;

Public notice in accordance with By-law 2007-310 has been provided and the public will be given the opportunity to object to the stop up and close prior to the passing of the by-law, prior to consideration of this report;

That Council authorize the disposal of the lands to the abutting property owner, Seasons Retirement Communities (St. Catharines) LP and Seasons Retirement Communities (St. Catharines) GP Inc. subject to the terms and conditions outlined in In-Camera Report FMS 242-2017;

That Sections 4.6 and 4.7 of By-law 2007-309 relating to notification to School Boards and placing of a “For Sale” sign and listing the property on the local Real Estate Board be waived;

That the City Solicitor be directed to prepare the necessary by-laws FORTHWITH

Background

This report is being brought forward as the result of a formal expression of interest of the owners of 155 Ontario Street, Seasons Retirement Communities (St. Catharines) LP and Seasons Retirement Communities (St. Catharines) GP Inc. (“Seasons Retirement Communities”) to acquire a portion of Yates Street, adjacent their site, to facilitate the re-development of the property at 155 Ontario Street.

The public will be given the opportunity to object to the stop up and close prior to the passing of the by-law, prior to the consideration of this report.

Report

The portion of Yates Street, lying north east of Adams Street was previously used as a rear access to the former Hotel Dieu Hospital and its ancillary buildings. The buildings have all been demolished and the property is now owned by Seasons Retirement Community. They have expressed an interest in acquiring this portion of Yates Streets to facilitate the redevelopment of the site.

Seasons Retirement Communities has submitted a site plan application for their property at 155 Ontario Street for a proposed multi-storey seniors residence. Planning and Building Services advise that the acquisition of the lands by the developer is necessary to provide access to and enhance the development at 155 Ontario Street.

Currently the properties adjacent this section of Yates Street are owned by Seasons Retirement Communities (St. Catharines) LP and Seasons Retirement Communities (St. Catharines) GP Inc. and the City. The City proposes to retain an easement over a portion of the lands to maintain both pedestrian and vehicular access to the city owned property. A Niagara Region trunk sanitary sewer also bisects the lands and an easement will be have to be conveyed to the Region to protect their infrastructure. Staff are also seeking authority to execute any easements that may be required to protect any municipal rights and infrastructure.

The stopping up and closing of a public highway requires that public notice to hear any objections to the proposed stop up and close be given in accordance with the City's Public Notice By-law 2007-310 prior to the passage of the by-law to stop up and close the highway. Members of the public that wish to speak to the recommendation will be provided an opportunity to address Council. Subject to Council's approval after hearing from any members of the public, the necessary by-law will be presented to Council at this meeting. The Municipal Act then requires that a certified copy of the By-law be registered in the Registry Office for Niagara North to give it effect.

Property information was circulated to the Property Coordinating Committee made up of staff from Legal and Clerks Services, Transportation and Environmental Services, Planning and Building Services, Parks Recreation and Culture Services and Financial Management Services. It was determined by the Committee that the City no longer requires these lands, subject to the easements required as indicated in this report, therefore, in order to proceed with the disposal, staff make the recommendations to stop up, close and declare the lands surplus.

Staff request the procedures outlined in Property By-law 2007-309 relating to notification of Niagara Region and School Boards, placing of a "For Sale" sign and listing the property on the local real estate board be waived.

Should Council approve the stop up, close and declare surplus of the lands, further recommendations that outline the terms and conditions of the sale are outlined in In-Camera Report FMS-242-2017 for Council approval.

Financial Implications

The costs to the Corporation to stop up and close the land and convey any required easements will be the responsibility of the developer. In-Camera Report FMS-242-2017 outlines the financial terms and conditions of the sale.

Relationship to Strategic Plan

The recommendations in this report directly support Strategic Plan Goal 1 - Attract public and private investment and provide excellent customer service to demonstrate we are open for business. Action Items 1.2 and 1.3 prioritize redevelopment initiatives consistent with provincial planning legislation and the City's Official Plan to intensify mixed-use residential developments and ultimately enhance the property tax base and support job creation including focus on the redevelopment of the former Hotel Dieu site on Ontario St.

Conclusion

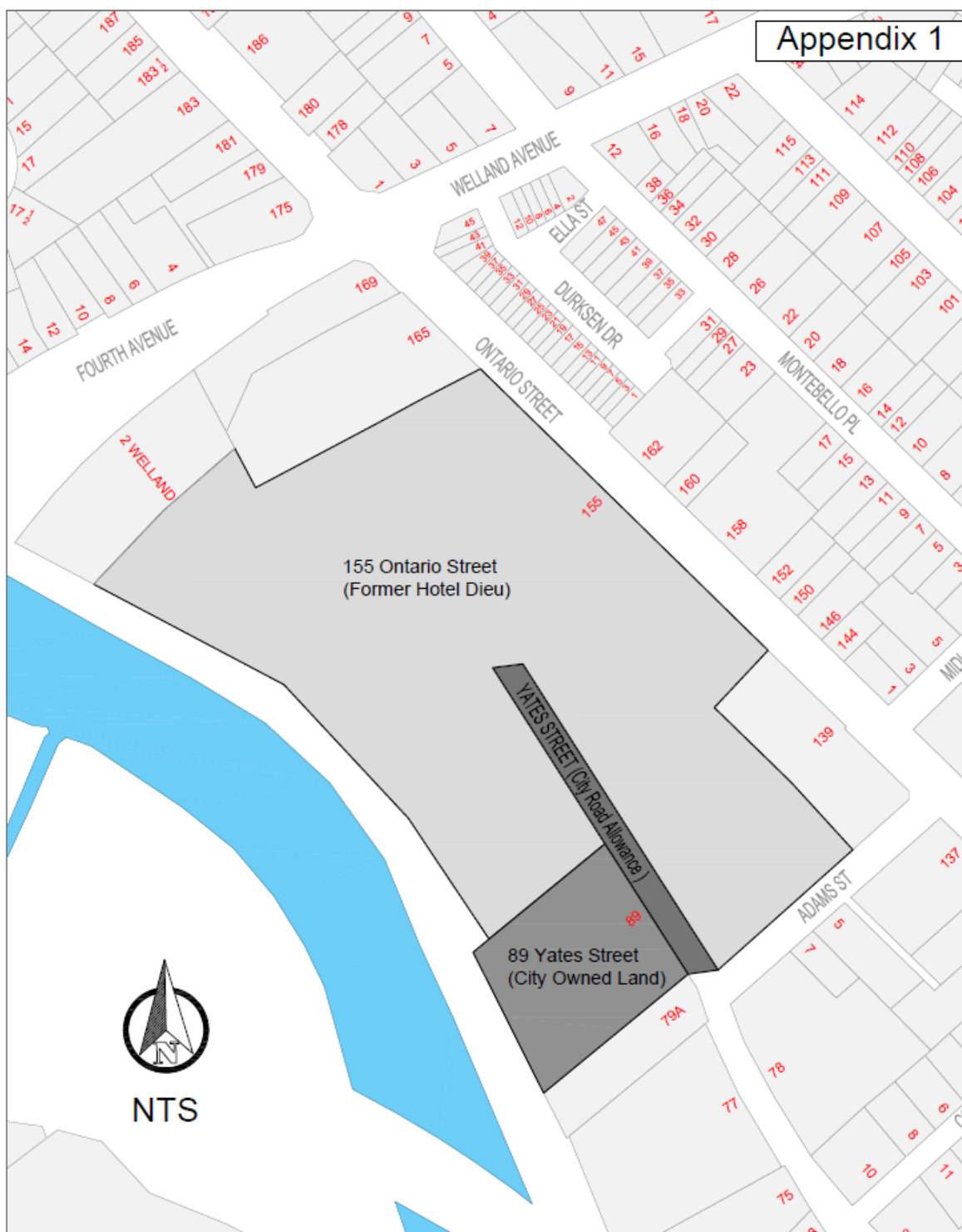
This report recommends the stop up, close and declare surplus a portion of Yates Street, to facilitate the redevelopment of 155 Ontario Street. Should Council approve these recommendations, next steps, including the financial and business terms of sale are outlined in In-Camera Report FMS-242-2017, for Council consideration and approval.

Prepared by:

Stephanie Tripp, Manager Realty Services

Submitted and Approved by:

Kristine Douglas, Acting Commissioner of Corporate Services



By-laws to be considered Monday, September 25, 2017

- (a) A By-law to authorize a contract with Aquafor Beech Limited. (One reading - with respect to Richardson Creek Floodplain Mapping Update & Priority Study, under Project No. ST16-010. Delegation By-law 2004-277, as amended.)
- (b) A By-law to authorize a contract with Manorcore Group Inc. (One reading – with respect to St. Catharines Transit Bus Bay Addition, under Project No. P17-182. Delegation By-law 2004-277, as amended.)
- (c) A By-law to amend By-law No. 89-2000 entitled “A By-law regulating traffic and parking on City Roads.” (One reading - with respect to parking prohibitions on Draper Drive, Sikorski Avenue, Agincourt Crescent and Barry Street and stopping prohibitions on Caroline Street. Delegation By-law No. 2004-277, as amended.)
- (d) A By-law to amend By-law No. 2002-81 entitled “A By-law to appoint certain employees of the Canadian Corps of Commissionaires (Hamilton) as municipal law enforcement officers.” (One reading – with respect to appointment. Delegation By-law No. 2004-277, as amended.)
- (e) A By-law to authorize an Agreement with Partho Technologies Inc. (One reading - with respect to the use of the application software “mobilINSPECT” by City Building Inspectors. Delegation By-law No. 2004-277, as amended.)
- (f) A By-law to authorize a Subdivision Agreement with 2071380 Ontario Inc. (One reading – with respect to 4 Berkley Drive. Delegation By-law No. 2004-277, as amended.)
- (g) A By-law to authorize a Communications System Agreement with Motorola Solutions Canada Inc. (“Motorola”). (One reading - with respect to radio system expansion for Fire and Emergency Services. Delegation By-law No. 2004-277, as amended, and General Committee, August 22, 2016, Item No. 3.2.)
- (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 approval of sponsorship and advertising agreements pursuant to the Sponsorship and Advertising Policy. General Committee, September 11, 2017, Item No. 3.2.)
- (i) A By-law to close permanently that part of Yates Street, as shown on Corporation Plan No. 2, lying North of Adams Street, as shown on Corporation Plan No. 2, to part of Yates Street closed by By-Law No. 5771, registered as Instrument No. NC34655, in the City of St. Catharines, Regional Municipality of Niagara. (One reading – with respect to part of Yates Street, lying North of Adams Street. To be considered by Council, September 25, 2017.)

- (j) A By-law to provide for the adoption of an amendment to the Official Plan of St. Catharines. (One reading – with respect to 271 Merritt Street, 295 Merritt Street 6, 8, 10, 12, and 12A Hastings Street. To be considered by General Committee, September 25, 2017.)
- (k) A By-law to amend By-law No. 2013-283 entitled “A By-law to regulate the use of land, the bulk, height, location, erection and use of buildings and structures, the provision of parking spaces and other associated matters in the City of St. Catharines.” (One reading – with respect to 271 Merritt Street, 295 Merritt Street, 6, 8, 10, 12, and 12A Hastings Street. To be considered by General Committee, September 25, 2017.)
- (l) A By-law to authorize a contract with Safetek Emergency Vehicles Ltd. (One reading - with respect to the purchase of a new pumper/rescue fire truck. To be considered by General Committee, September 25, 2017.)
- (m) A By-law to confirm the proceedings of council at its meeting held on the 25th day of September, 2017. (One reading – with respect to confirming the proceedings of the meeting held on September 25, 2017.)