

Risi, Rosa

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**Subject:** RE: Proposal to build the tallest builds in St.Catharines

**From:** Iwona Chudyk [mailto: ]

**Sent:** Thursday, July 06, 2017 10:19 AM

**To:** Mayor's Administration

**Subject:** Proposal to build the tallest builds in St.Catharines

Hello,

Iwona Chudyk along with my husband Boguslaw Chudyk residing at 24 Timber Lane back onto Subject Lands 85 Scott St. we strongly oppose and we are concerned that the construction of buildings will impact our privacy,devalue our property and simply we believe that they will be an eyesore and are completely out of keeping with our neighborhood .Both buildings will be taller than anything currently in the North end,and the taller building would be the tallest building in St.Catharines.

We strongly oppose any amendments to Zoning 2013-283 which affect Subject Lands 85 Scott St.

North foundation wall of the level parking garage for proposed building 2 is outside the zoned setback and close to the property line,we will feel vibrations transmitting through to our homes from vehicles,service trucks and waste management equipment.

In closing,we urge and request that the mayor, and all city councilors place themselves in our shoes,our homes and decide,What would I do

if I lived here faced with this situation?

Additionally, this is not only a concern from us. I am writing this letter along with my neighbor Alex Matveev residing at 26 Timber Lane.

Thank You.

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**Risi, Rosa**

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**Subject:** RE: condominium zoning amendment proposal for the lands at 83 &85 Scott St

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**From:** Brian Gainer <[REDACTED]>

**Sent:** Thursday, June 22, 2017 4:35 PM

**To:** Garcia, Carlos

**Subject:** condominium zoning amendment proposal for the lands at 83 &85 Scott St

I am a resident at 81 Scott St.and am writing out of concern for the proposed by-law amendment to allow the construction of much higher condominium towers.

I feel that these buildings as proposed would present a considerable eyesore to the surrounding area as well as cause considerable congestion issues at the combination of the three buildings 81 Scoot existing and 83,85 proposed.

Although I have no objection to the development of these lands ,I feel that this proposal is an extreme radical change from the original zoning approved for 25 meters or 8 stories and an amendment to over double that height is objectionable.

Brian Gainer  
81 Scott St [REDACTED]  
St.Catharines  
[REDACTED]

**Risi, Rosa**

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**Subject:** RE: proposal to build the tallest builds in St. Catharines on vacant lands of 83 & 85 Scott Stret

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**From:** Carol Dodge  
**Sent:** Friday, June 23, 2017 12:19 PM  
**To:** Mayor's Administration  
**Subject:** proposal to build the tallest builds in St. Catharines on vacant lands of 83 & 85 Scott Stret

This will cause a massive up in traffic in this area. That is all I am concerned about at this stage. I live on Elma Street, across from the park.

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Carol wishes you happiness

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**Risi, Rosa**

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**From:** Christine Verilli <[REDACTED]>  
**Sent:** Thursday, June 22, 2017 3:02 PM  
**To:** Mayor's Administration  
**Cc:** Garcia, Carlos; Williamson, Bruce; Knutson, Amanda; councillors@st.catharines.ca  
**Subject:** 83-85 Scott Street objection to new building zoning proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom this may concern

My husband and I have recently relocated to St. Catharines, specifically to 81 Scott Street.

We have moved away from the hustle and bustle of GTA traffic to the serene life of retirement and the beautiful Niagara region.

We have been informed that there is a proposal to build two more buildings, that are higher than what was zoned for previously, and are Extremely higher than what was planned for and what we expected to live with as neighbours. It would change the landscape and increase traffic through our shared driveway. We are not in agreement with this new proposal and would not have bought here if we would have known that rezoning of buildings would be considered and built here. The traffic at the intersections of Lake and Scott is very busy at the present time, with hotels and restaurants, Costco, Fairview Mall within a short distance and we will expect it to be unreasonable with the dramatic increase in population that can be expected with even additional units here.

Changing the landscape here with these extraordinary high buildings in such a tight space will have an impact on our peaceful surroundings and the reason we moved to this area to begin with. The traffic, noise level, safety to our current residents may have to dealt with as well. Privacy will also be a concern.

We would urge you to reconsider, as many of the tenants are retirees, and would be severely impacted with the car noise, traffic, lights, and potential accidents in the tight space with the volume of people that is expected with such an increase. Would the city please keep the unit numbers lower regarding the new builds proposed so no potentially harmful situations occur to residents in the area and they do not become a burden to the city.

As we are expecting the original zoning for fewer units, which is also reasonable, will we see improvements and benefits for existing residents with the added revenue for the city and focus on improvements for residents in the area as well as considerations for their safety.

We are extremely concerned and not comfortable at all about the newest proposal for this change.



PLEASE DO WHAT IS Right FOR US!

Christine and Jerry Verilli  
81 Scott Street resident

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

**Risi, Rosa**

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**To:** Knutson, Amanda  
**Subject:** RE: 85 Scott st

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**From:** Dana Rogers [m]  
**Sent:** Wednesday, January 17, 2018 1:04 PM  
**To:** Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)>  
**Subject:** 85 Scott st

Hi Amanda,

Family emergency I cannot make it tonight. Here are my thoughts:

Development is too large for area.

The decrease in levels only decreases units by 18. The area will still have parking and traffic issues.

Underground parking footprint will kill developed trees - dust issues and more tree shortage in the area.

Parking does not meet municipal regulation

Planning for city is suppose to start downtown and work out - this does not meet city planning mandate.

Heavy trucks will have to go over our underground parking and utilize our main traffic area. The church is not ok with him utilizing their property.

We have a contract with the developer as we buy into building. 8 storey max.

If I think of anything else I will email you.

Have a good day,  
Dana

**Risi, Rosa**

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**To:** Knutson, Amanda  
**Subject:** RE: Informal Meeting

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**From:** Dana Rogers [mailto:[dana.rogers@stcatharines.ca](mailto:dana.rogers@stcatharines.ca)]  
**Sent:** Wednesday, January 03, 2018 10:14 AM  
**To:** Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)>  
**Subject:** Informal Meeting

Hello,

Can you please answer the following:

Will you be answering questions at informal meeting or only the developer ? Both City staff and the developer's team will be there to answer questions.

What does informal look like? Informal is a more traditional open house where people can drop in at anytime between 6pm and 8pm to view the information and ask questions. There is no formal presentation.

Why have you chosen this route, as information does not get out properly to everyone ? I hope that by uploading all of the information to the website ([stcatharines.ca/development](http://stcatharines.ca/development)) and having this open house, we'll have an even better public consultation.

Why is it different than the last meeting ? No particular reason. The information is an update and in my opinion does not necessitate a structured open house and formal presentation.

Has the developer made any effort to get new formal plans done ? As he has done two proposals - very different, but used same plans and visuals. If he has not put in the proper effort this is a waste of tax payers money. All of the necessary plans have been updated and will be provided at the open house.

Dana

**Risi, Rosa**

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**To:** Knutson, Amanda  
**Subject:** RE: 85 Scott St. Development

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From: Dana Rogers [mailto:[dana.rogers@cityofedmonton.ca](mailto:dana.rogers@cityofedmonton.ca)]  
Sent: Friday, June 02, 2017 8:11 PM  
To: Mayor's Administration  
Cc: Garcia, Carlos  
Subject: Re: 85 Scott St. Development

Hello,

As council is aware there is a plan currently within the planning department for 85 Scott St. Residents residing at 81 Scott St. have already written council and the mayor regarding the concerns we have about the development. The reply to our concerns was considerate and reasonable, however, my concern rests with the intent of the planning department even having a public meeting.

There are a few issues that the planning department seems to be dodging . . .

#### OWNERSHIP OF LAND

As you may or may not be aware, the proposed development for 85 Scott St. has utilized land of 81 Scott St. in an attempt to meet the parking regulations put forth by the city. Land that is exclusive access to 81 Scott St is utilized for parking spots and to generate a sidewalk while cutting down trees on our property or chopping up our land. Furthermore, the development of 85 Scott St. has no visitor parking and we were told that our visitor parking can be used for all three buildings. This is land that we have exclusive access to and under no circumstances should it be acceptable for our land to be utilized so someone else can meet the city codes. This situation is similar to your neighbour utilizing a part of your land to build a new garage. I am under the impression, that the city treats property rights of condo buildings differently than those of single housing units. I cannot imagine the planning department would accept a plan and allow it to go to a public meeting if property lines of neighbours from a single detached home were being infringed on.

#### PREVIOUS OMB RULING

85 Scott St. has an OMB ruling that still stands today. This situation makes me loose faith in the planning department and makes me heavily suspicious of their professionalism. The OMB ruling for 85 Scott St. was granted for a 11 storey building at 81 Scott St and two buildings behind that would follow a 25 meter regulation. Hence why our property is zoned at R4 with a cap. When the planning department was asked (several times) about the ruling they claimed it to be outdated. This is completely misleading and unprofessional. A simple phone call or email to the OMB would indicate that this simply is not true. It is frustrating that citizens need to fact check developers and the planning department to make sure we are getting accurate information. The planning department needs to do their due diligence prior to answering questions to the citizens. Assumptions are not appropriate and inaccurate information is intolerable.

In addition, when residence purchase into the building we enter into a contract hence we purchase into a phase development and receive a declaration to support this. Since the land at 85 Scott St was already ruled at the OMB these original plans are attached to the declaration through our management company and the city. It is not the concern of the citizens that the developer did not develop as he was allowed to do 25+ years ago. It is also not our concern that a developer is interested in making more money. We have no issues with the original plans that we purchased into an agreement knowing.

## COMPASSION FOR THE PEOPLE LIVING ON SITE

The people living at 81 Scott St. had their lives greatly unsettled last year in an attempt for a developer to change the locations of our pool and other key elements of our property to build two massive structures. We clearly voted this development project down 101-4. This was not even close. In the process of researching this development there were many situations that came to our attention. The city's transportation test only has to happen off the property. There are three key areas of concern on our property that are obvious to everyone living in the building. With increased traffic these spots can become even more dangerous then they already are.

Snow Removal - there will be little to no place to put snow when it is removed from the property, as a result, snow will have to be shipped from the property. Such expense is very costly and will automatically increase condo fees. As stated by the planning department, this is not their concern. Well it certainly should be !!!! 81 Scott St. is home to a lot of people on fixed incomes and as fees increase housing becomes difficult to sustain and then they are forced to move. With the increase price of housing a domino effect occurs and now the increase number of elderly people of fixed income living in poverty increases. Nothing happens in a vacuum, your decisions impact peoples' lives.

Yet again, all unit owners purchased into the building with the availability and knowledge that the empty lot had the possibility to be home to two 25 meter buildings. We have no issues with this and encourage the development to take place without the use or disruption of our property.

Thank you for your time,  
Dana Rogers  
Click

here<<https://www.mailcontrol.com/sr/7Ct9DpKIOJzGX2PQPOMvUmkxeMeR4!Fmne!6N2EMAOaIGfdL05Z5z2eRuSUzHZNk+tmdRRX!uTv46EHnGWFGZQ==>> to report this email as spam.

**Risi, Rosa**

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**To:** Knutson, Amanda  
**Subject:** RE: Question

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**From:** Dana Rogers [mailto:[dana.rogers@stcatharines.ca](#)]  
**Sent:** Monday, May 30, 2016 9:44 AM  
**To:** Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)>  
**Subject:** Question

Hello,

Sorry that you had to see experience the tension at our meeting. That was actually kind of tame.

I have a question that I have always been concerned about. It is a simple one and I seriously have no idea

How is it possible that a developer can submit a plan to the city using land that is not legally his ?

Dana

**Risi, Rosa**

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**To:** Knutson, Amanda  
**Subject:** RE: Undeliverable: June 28th

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**From:** Dana Rogers [mailto:[dana.rogers@stcatharines.ca](mailto:dana.rogers@stcatharines.ca)]  
**Sent:** Thursday, May 26, 2016 6:27 AM  
**To:** Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)>  
**Subject:** Re: Undeliverable: June 28th

Hello Amanda,

Apparently there is a delay in our June 8th meeting regarding easements and the city. Can you please explain to me what this is about.

Dana

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**From:** Dana Rogers [mailto:[dana.rogers@stcatharines.ca](mailto:dana.rogers@stcatharines.ca)]  
**Sent:** Thursday, May 19, 2016 11:42 AM  
**To:** Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)>  
**Subject:** RE: Undeliverable: June 28th

Hello,

I heard that you will be attending a meeting at 81 Scott St. in St. Catharines on June 28th.

The residence of the building were not officially informed of this visit so I wanted to check in and confirm that this is accurate - which has been confirmed.

Also, I would like to know what specific concerns or a focus that you intend on addressing or speaking about at the meeting? Or is this simply a situation where you would like to answer questions from the owner ?

Thank you for your time,  
Dana Rogers

P.S. Could you please inform me of the time of the meeting so I can properly inform residence.

**Risi, Rosa**

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**Subject:**

RE: 85 Scott St.

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**From:** Dana Rogers [r

**Sent:** Saturday, June 24, 2017 8:51 PM

**To:** Garcia, Carlos <[cgarcia@stcatharines.ca](mailto:cgarcia@stcatharines.ca)>; Mayor's Administration <[mayor'sadministration@stcatharines.ca](mailto:mayor'sadministration@stcatharines.ca)>; Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)>; Williamson, Bruce <[bwilliamson@stcatharines.ca](mailto:bwilliamson@stcatharines.ca)>

**Subject:** 85 Scott St.

>

> Hello,

>

> I would like to express my displeasure regarding the development proposal at 85 Scott St.

>

> As an owner at 81 Scott St. I think this project is too large which results in a variety of issues around the property like set back violations and parking violations.

>

> On a greater note, I think the removal of a substantial amount of trees on the property to accommodate the construction of these massive towers is irresponsible. Living meters from the QEW, these trees are important in blocking noise, dust and most of all, taking in CO2 from the air. The air quality in Niagara leaves a lot to be desired and it is time that we as a region focus on our quality of life over profit. With a current shortage of trees in our city the concept of cutting down 60+ trees that have lived for over 20 years to accommodate an individuals profit margin is socially irresponsible. Most of us learnt this concept by the tender age 5, when we were introduced to the the Lorax by Dr. Seuss.

>

> Speaking of irresponsibility, I would like to know how it is considered acceptable for a development team to make a presentation to citizens with clear misinformation and at no time are they stopped by city officials to correct this misinformation ?

>

> For example, during the presentation given to the citizens on the 22nd of June we were told there were 1.28 parking spaces for the property - not true. We were told during the presentation that the buildings falls within the set back regulations - also, not true. This is absolutely irresponsible and not fair to people in the gallery who do not know better. If the city planner was not specifically questioned on these points many people would have walked away from the meeting believing that the developer met this criteria. This is not responsible government. The city needs to do better at making sure the presentations given to citizens are accurate.

>

> Dana Rogers

>

>

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**Risi, Rosa**

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**To:** Pihach, Judy  
**Subject:** RE: Questions - More About 81 Scott

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**From:** Dana Rogers  
**Sent:** Tuesday, April 19, 2016 7:12 AM  
**To:** Garcia, Carlos  
**Subject:** Questions

Hello Carlos,

Here are some questions for the city.

1. Atalick said last weekend that the city would prefer high rises rather than 3 storey buildings. In fact the city would not approve a "low rise". Is this true?

The City will be guided by our Council and Region approved official plan land use policies, which designates these lands as High Density Residential (a minimum density of 85 units per hectare, or greater). The zoning similarly directs future development to be up to 8 stories in height up to a maximum of 25 metres. The rezoning application requests 18 storeys. Generally speaking high density development would be greater than 3 storeys.

2. His people have done a traffic study last summer out on Scott street. He said there has been no traffic study on our property regarding drive path ways to underground parking for our building and the proposed buildings. Does the city require him to do that? If not, why not? If so, why hasn't that been part of the presentation?

Staff are currently reviewing the traffic study and if there are any shortfalls or omissions staff will be commenting accordingly.

3. Will the City be employing an independent peer review of the traffic plan from someone like AECOM?

No. The Traffic study is currently being reviewed by City staff who are technically qualified.

4. Can the city require him to build the east condo first and then the west one next? Other than the 1-1/2 year mess and noise, I think there would be less anger from our people if there were either two low rise OR just one high rise out behind the Calvary Church.

If Councils approves the rezoning, the City has no jurisdiction to regulate which building is constructed first or last.

5. Did Nick the developer apply for a building permit to install a new pool on Phase 1 (our existing condo) ?

No

6. Should the city be approving Atalick's plan before we vote seeing as city approval is necessary for a lot of the construction to be done?

The City has just recently received the application for rezoning, with a Public Meeting before Council tentatively scheduled for July/August. A further application for site plan approval would be necessary, if the rezoning application is approved by Council. I understand from the applicant, as a result of a meeting today, that the existing Condominium will be voting on the matter of relocating the existing swimming pool on June 1. Accordingly, City Council will not be considering this application prior to the Condominium vote on relocating the pool.

Thank you for your help,  
Dana

**TO Councilor Bruce Williamson**

**REGARDING: Proposal to amend the zoning of lots 83 and 85 on Scott St., St. Catharines**

Being unable to attend the public meeting, my wife and I are seriously opposed to such a dramatic unlimited zoning change for the following reasons:

1. Vital, healthy sunlight will be diminished considerably from our home as well as the local Seniors' Home.
2. I believe our home will be seriously devalued during construction and after. At 75 years of age the sale of our home hopefully needs to bring top dollar to pay for our survival.
3. Bedroom and backyard privacy will be gone.
4. Increased traffic during rush hour on an already busy Scott St. will make this a hazardous place to live.

QUESTION: Where will be the access during construction and finally, the permanent entrance to these properties? How will that affect us?

We hope that you will protect us from those who would destroy the family neighbourhood and our quality of life.

Yours Sincerely,

David and Marion Pyke

St. Catharines, ON

**Risi, Rosa**

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**To:** Butler, Aaron  
**Subject:** RE: 81 Scott St Phase II and Phase III to Citizens First

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**From:** Douglas I  
**Sent:** Tuesday, March 13, 2018 11:02 AM  
**To:** CitizensFirst <[CITIZENSFIRST@stcatharines.ca](mailto:CITIZENSFIRST@stcatharines.ca)>  
**Subject:** 81 Scott St Phase II and Phase III to Citizens First

Dear Sir / Madam,

We have attached our concerns towards the developers recent amendment to increase his builds above his original designated heights.

Thank you.

Douglas Cosby and Evonne Van Schyndel

- 81 Scott Street, St. Catharines ON L2N 7L5

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Douglas E Cosby & Evonne Van Schyndel  
Meadowvale Green  
[REDACTED] – 81 Scott Street,  
St. Catharines, ON L2N 7L5

March 12, 2018

To the City of St. Catharines,

Dear: Sir / Madam

Re: Follow up to our letter of June 20<sup>th</sup>, 2017 for PHASE I concerns @ 81 Scott Street St. Catharines

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As owners at Meadowvale Green located at 81 Scott Street, St. Catharines, we again forward another letter regarding the amended heights proposed by the developer for Phase II and Phase III.

We believe the onus has been placed on Phase I to prove to the city the amendment should not be granted. The developer does not seem to be required to show why he is breaking the disclosure statement that was prepared in the Declaration which is supplied to purchasers of units in Phase I.

The Disclosure statement reads in part: *The recreational and amenity facilities will be shared with the Phase II and Phase III adjacent condominium developments, each of which are proposed to be 9 storeys and 70 units.* (This portion being on page one of the disclosure statement is attached)

We were supplied with the disclosure when we purchased our unit and relying on that information, had no reason to doubt Phase II and Phase III would be 9 storeys.

We cannot express enough the upset the developer has caused in our complex and interference with our enjoyment of our property. This past weekend the developer instructed two individuals to attend our property (Phase I) with a drone which they used to take pictures of our building. This is the second time individuals arrived unannounced and used a drone to scan our building. These individuals parked in a reserved resident area, walked our frontage (Phase I property) and using the drone scanned the back of the building with the possibility of seeing inside the residents units. This was upsetting and invasive of our privacy.

The issue is very simple, **keep the original disclosure as implemented and relied upon.**

It is clear the developer provided information which is favourable to their position.

- We note the parking areas in the proposals includes designated Phase I parking.
- We do not believe he has enough parking for both of the proposals.
- We believe the traffic study was prepared in the winter when a large percentage of Phase I residents are away and during the hours residents are at work.
- The developer seems to have included removing Phase I green space areas to add parking for Phase II and Phase III as he does not accommodate enough space on Phase II and Phase III property.

The Developers new building heights will overshadow the neighbourhoods, Phase I pool area and create vehicular congestion and safety for driving areas.

We are very proud of our building, maintaining its value and have abided by the disclosure statement as set out since issue date. We do not want to be in a position we were in approximately 18 years ago, where the developer partially constructs on Phase II and Phase III only to have it torn down.

The decision to be made will have lasting effects for years to come, and must deliberate with thorough investigation, reason and good faith.

We both thank you for your time to address our concern.

*Respectfully,*

Douglas E Cosby and Evonne Van Schyndel

DISCLOSURE STATEMENT

MEADOWVALE GREEN PHASE I CONDOMINIUM

81 SCOTT STREET

ST. CATHARINES, ONTARIO

NAME AND ADDRESS OF DECLARANT AND PROPERTY

The Declarant is

Meadowvale Green Phase I Ltd.  
81 Scott Street  
St. Catharines, Ontario  
L2N 1G8

The address of the Property is:

Meadowvale Green Phase I  
Condominium  
81 Scott Street  
St. Catharines, Ontario  
L2N 1G8

GENERAL DESCRIPTION OF THE PROPERTY

→ The property is located in the City of St. Catharines, in the Regional Municipality of Niagara, Province of Ontario, fronting on Meadowvale Drive and Scott Streets. The northerly boundary of the property borders on two proposed condominium corporations to be constructed as Phases II and III. Meadowvale Green Phase I Ltd. intends to construct an 11-storey highrise condominium building on the site containing 128 dwelling units, 130 exclusive use parking spaces below ground, 16 parking units below ground, one parking unit above ground, 33 visitors parking spaces above ground and 128 exclusive use storage spaces, together with associated recreational and amenity facilities. The recreational and amenity facilities will be shared with the Phase II and Phase III adjacent condominium developments, each of which are proposed to be 9 storeys and 70 units.

Douglas E Cosby & Evonne Van Schyndel  
Meadowvale Green

St. Catharines, ON L2N 7L5

June 20, 2017

To the City of St. Catharines,

Attention: Mat Siscoe    Councilor for The St. Patrick's Ward

We are owners at 81 Scott Street, St. Catharines, Ontario

We understand that the City has been asked by a developer to waive all existing restrictions on 2 buildings that would complete Phase II and Phase III of Meadowvale Green (81 Scott Street).

The proposed buildings are to be 54 metres and 60 metres high instead of the currently restricted height of 25 metres.

This height is completely out of keeping with the surrounding area and is 60% taller than the existing Phase I building. The Phase I building is already one of, if not the tallest buildings north of the QEW.

We purchased our Condo in good faith that the City would respect and enforce the restrictions that have been in place for 32 years. We gained even greater comfort that these restrictions had merit when only 4 years ago, (when the City implemented a general change to zoning), this property was specifically addressed, and the 1985 OMB restrictions were integrated into the City's master plan.

Now we understand that the city is considering disregarding the OMB Order and their own affirmation of the substance of that order, and may permit the construction of buildings that are not only over twice the mandated height, but are nearly 50% taller than any buildings in the North end of St. Catharines.

In addition, if approved, this will devalue our property and dramatically change the nature of this complex. When we purchased our Condo, we knew there would be two buildings constructed that would be eight storeys high and we are fine with that but certainly no higher.

We are concerned that guest parking provided will be much less than we have become accustomed to due to the sheer volume that there will be a significant increase in general activity coupled with a considerable loss of privacy as we will be surrounded by 2 dramatically tall structures.

Thanking you in advance,

Respectfully,

Doug Cosby and Evonne Van Schyndel



**Risi, Rosa**

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**Subject:**

RE: Proposed Development at 85 Scott St.

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From: DOUG KELLY <[REDACTED]>

Sent: Tuesday, April 25, 2017 1:05 PM

Subject: Proposed Development at 81 Scott St.

To: Bellows, Sandie <[sbellows@stcatharines.ca](mailto:sbellows@stcatharines.ca)>, Britton, Mike <[mbritton@stcatharines.ca](mailto:mbritton@stcatharines.ca)>, Sorrento, Sal <[ssorrento@stcatharines.ca](mailto:ssorrento@stcatharines.ca)>, Siscoe, Mathew <[msiscoe@stcatharines.ca](mailto:msiscoe@stcatharines.ca)>, <[melliott@stcatharines.ca](mailto:melliott@stcatharines.ca)>, Pihach, Judy <[jpihach@stcatharines.ca](mailto:jpihach@stcatharines.ca)>, Williamson, Bruce <[bwilliamson@stcatharines.ca](mailto:bwilliamson@stcatharines.ca)>, Kushner, Joe <[jkushner@stcatharines.ca](mailto:jkushner@stcatharines.ca)>, Garcia, Carlos <[cgarcia@stcatharines.ca](mailto:cgarcia@stcatharines.ca)>, Phillips, Bill <[bphillips@stcatharines.ca](mailto:bphillips@stcatharines.ca)>, Stevens, Jennifer <[jstevens@stcatharines.ca](mailto:jstevens@stcatharines.ca)>, Harris, Matthew <[mharris@stcatharines.ca](mailto:mharris@stcatharines.ca)>, Riddell, Jim <[jriddell@stcatharines.ca](mailto:jriddell@stcatharines.ca)>, Haywood, David <[dhaywood@stcatharines.ca](mailto:dhaywood@stcatharines.ca)>, Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)>, Mayor's Administration <[mayor'sadministration@stcatharines.ca](mailto:mayor'sadministration@stcatharines.ca)>  
Cc: <[REDACTED]>, <[REDACTED]>, <[REDACTED]>

To St. Catharines City Representatives:

My name is Doug Kelly. I am 68, retired (as are a significant number of other residents here) & have lived contentedly at 81 Scott St. since 2002. When I moved to 81 Scott St., I was aware from documentation that there could be further development, approved by the OMB, on the adjacent lands in the form of 2 8-storey condominium towers (140 units). The specter of this development seemed to disappear over the 15 years of my residence & the approximate 30 years since the OMB approval of the project.

I am writing you to express my concerns over the developer's new proposal of 17-storey & 19-storey condominium buildings to be built on the lands adjacent to 81 Scott St. (272 units, almost double the number of the development units allowed by the current OMB approved zoning). These condominium towers are being proposed without the approval of the City & the OMB. With the highly ambitious scope of this project comes numerous related problems:

1. There is presently an OMB order that limits the development to 2 8-storey buildings.
2. Apparently, the proposed development does not support a parking ratio to meet City standards.
3. The proposed development would greatly deplete the green space in the lands bordering 81 Scott St.
4. The proposed buildings would be the tallest in the north end of St. Catharines, damaging the community-like atmosphere in the surrounding neighborhood.
5. The setbacks for the proposed new buildings are generally less than half of City guidelines.
6. There would be a loss of privacy for some residents of 81 Scott St. & those who live in surrounding residential areas.
7. There appears to be other questionable aspects of this proposal since there are or were 4 different studies by the City:
  - (a) Sewer & Water Capacity,
  - (b) Review of the setbacks from adjacent properties,
  - (c) Review of privacy issues with the established single family homes to the north &

(d) Review of general traffic congestion.

There is no doubt that many unit owners at 81 Scott St. are apprehensive about the proposed development. There is nothing about this project that is positive for us. In every aspect of this development, we lose to the overly ambitious project of a developer who is proceeding after a gap of some 30 years.

For us, there is only the bleak prospect of several years of inconvenience, mud, dirt, dust, noise, traffic, destruction of our trees & damage to the condominium properties (even our building itself). In addition, there would likely be a devaluation of owners' units.

I appeal to the City Councillors to do the right thing & support the condominium owners of 81 Scott St.

Doug Kelly

St. Catharines

June 28, 2017

The Honourable Mayor Walter Selznick, Council Members and Staff  
City of St. Catharines  
P.O. Box 3012  
50 Church Street  
St. Catharines, ON  
L2R 7C2

Via email  
[wselznick@stcatharines.ca](mailto:wselznick@stcatharines.ca)

**Re: Development of Infill Lots 83 and 85 Scott St.  
UCC File #1546**

**Safety for Residents**

Mayor Selznick, Council Members and Staff:

I write in regard to the proposed development of two lots adjacent to my residence at 81 Scott St. I purchased my condo in 2009 and was aware that two eight-story buildings with city zoning approved height of 25 meters were planned for these lots. That maximum height was again ratified by the city in 2013. I recognize the city's need for higher density housing and believe that two 25-meter buildings, along with the 11-storey building at 81 Scott ("building # 1") would meet that objective. The current proposal raises serious concerns for the safety of residents.

**One Driveway.** In January 2017 the developer submitted a revised proposal for a 17-storey building of 128 units ("building #2") and a 19-storey building of 144 units ("building #3"). Buildings of this size would bring the total number of units in the Meadowvale Green development to 400 total units instead of the current 128 units in building #1 at 81 Scott St. The land is currently zoned for 128 additional or 256 units total. This proposal, estimating residents at 1.25 per unit suggests that **more than 542 residents plus visitors and service people would have to funnel through the one driveway adjacent to the covered front entrance of my building at 81 Scott St. The developer calls it a 'shared roadway'. In fact, it is an ordinary driveway. The entrance to the existing parking garage is similarly narrow and has a partially blind curve.**

**Pedestrian and Driver Safety.** The paved drive-in entrance from Scott St. is a divided entrance (one side the entrance, the other the exit) The two sides join almost immediately to become a standard driveway that has visitor parking on both sides. These parking spaces face the grass on both sides, requiring the driver to back up into

the two-way driveway. The distance from the covered turn-around at the front entrance of the building to the parked cars on the Calvary Church side is 15ft. I have two photographs of the driveway and entrance to the garage downloaded from Google Maps.

Quite a number of the residents of 81 Scott do not drive and do not use the garage as an entrance or exit. They walk through the front door entrance or are picked up there or in the nearby parking area. Many walk with canes or walkers and a few use wheelchairs.

I use a wheelchair and a guide dog and must cross the driveway at least four times each day with my dog.

It is not hard to imagine how congested and dangerous the driveway in front of 81 Scott St. would become if the density of the proposed buildings is permitted to cause the total Meadowvale population to reach or even exceed 500 people. It is equally hard to imagine how very large construction equipment could be safely brought through the driveway directly in front of 81 Scott St. Furthermore, it is not clear whether the use of the shared driveway as proposed by the developer leaves adequate space for emergency vehicles such as fire trucks.

I understand that the city of St. Catharines needs to maximize residential space and therefore encourages higher-density buildings. I hope that you will find a way to consider development for the Meadowvale land that is balanced in size and density and protects the safety of current and new residents. Please do ensure that any development of these lands meets your commitment to remain context sensitive and preserves the safety of the neighbourhood by not amending the zoning regulations for building height in response to the proposed development of 83 and 85 Scott St.

Thank you.

Respectfully Yours

E.M. Byrnes  
81 Scott St.  
St. Catharines, ON

Attachments:

81 Scott St. Front Entrance

81 Scott St. Front Entrance/Garage Entrance

**Risi, Rosa**

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**To:** Sullivan, Kristen  
**Subject:** RE: Request for Zoning change for 83 & 85 Scott Street (Meadowvale Green)

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**From:** Eric [REDACTED]  
**Sent:** Wednesday, January 24, 2018 3:51 PM  
**To:** Mayor's Administration; Bellows, Sandie; Haywood, David; Garcia, Carlos; Harris, Matthew; Britton, Mike; Phillips, Bill; Stevens, Jennifer; Williamson, Bruce; Kushner, Joe; Sorrento, Sal; Elliott, Mark; Siscoe, Mathew; Knutson, Amanda; Pihach, Judy  
**Cc:** Eric; 'Suzie'  
**Subject:** Request for Zoning change for 83 & 85 Scott Street (Meadowvale Green)

Mr. Mayor, Councilors and Planners,

My wife and I attended the open house held for this project on January 17, 2018.

We expressed our concerns last year when a similar project was being processed.

The attached letter, outlines our concerns and observations.

We are very disheartened that the developer has appealed to the Ontario Municipal Board on this file prior to the City being permitted to make a determination on its merit.

We understand from Amanda Knutson that the process will continue at the City level, and that Council will at least have input into any OMB determination.

The advice is to submit our concerns to the Planning Department and to Council, for review here, and inclusion into any documentation submitted by the City to the OMB.

Should this matter come before Council, I would like the opportunity to personally address Council.

Thank you in advance for your handling of this matter.

Yours Very Truly,

Eric Allan/Suzie Neff  
[REDACTED] 81 Scott Street  
[REDACTED]

Sent from Mail for Windows 10

To: Mr. Mayor, City Councilors, members of City Staff -.

January 24, 2018

Re: Meadowvale Village Condominium – 85 Scott Street

Zoning By-Law Amendment Application – Submission of October 30, 2017

We are writing to express our concerns regarding the proposed zoning change.

My wife and I own a Condominium unit at 81 Scott Street. This is Phase I of Meadowvale Green. The proposed amendment removes restrictions in place governing the construction of buildings at 83 and 85 Scott Street, which are Phase II and Phase III of this complex.

- The subject of the 1985 OMB hearing on this property was an application by the same developer (under a different name) for authorization to build taller buildings than recommended by the City of St. Catharines.
  - The City recommended that the limitations be one 7-storey and two 5-storey buildings for a total of 268 units.
- The developer appealed to the OMB for one 11-storey and two 8-storey buildings. There was apparently no issue with the 268 unit restriction.
  - In 1985 the OMB Ordered that for this property, By-Law No. 64-207 be amended from R1B & H density to R3 density with site specific conditions that there be 1 building of 11-stories or 34 metres in height, plus 2 buildings of 8-stories or 25 metres in height each.
  - The order specified a parking density of not less than 1.25 parking space per apartment unit.
  - In addition, the order specified setbacks that equated to 100% of the building's height on the northern exposure, and half of the building's height on the other 3 exposures.
  - **The OMB ruled in favour of the developer and gave him what he wanted!** He is now seeking massive deviations to that ruling.
- In 2013 the City of St. Catharines rezoned this property from R3 to R4 density with site specific restrictions on height, setback and parking density. All conditions being identical to those established by the 1985 OMB order.
- We purchased our Condo in good faith that the City would respect and enforce the restrictions that have been in place for 33 years.
- We gained even greater comfort that these restrictions had merit when only 5 years ago, (when the City implemented a general change to zoning), this property was specifically addressed, and the 1985 OMB restrictions were integrated into the City's master plan.



- We recognize that the undeveloped lands will be developed at some future date, however, that development should have to comply with what are now 2 iterations of review that yielded the identical restrictions.
- There is absolutely no objection to the building of two 8-storey, 70 unit condominiums, or frankly even a single 8-story, 140 unit condominium.
- The objection is to the construction of 250 additional units instead of the 140 envisioned in the original plan.
- This would bring the total density on this property from the originally envisioned 268 units (or 95 units per hectare) to 378 units (or 133 units per hectare). The City's requirement to meet R4 high density is 85 units per hectare. Without any dispensations, the initial 1985 ruling meets the City's current high-density threshold by a considerable margin.
  - **Parking**
    - Please note: we are a condominium, and not an apartment. The planning department does not differentiate between the two, however, we respectfully disagree. There is a significant difference between those that choose to rent and those that choose to own.
    - I can't speak for all condominiums, however for ours, there are a large number of owners who have come from single family homes and are downsizing their dwellings - but not their mobility.
    - Many of us have 2 vehicles - some even have an additional recreational vehicle. We have no plans to give up this freedom.
    - The existing building has 143 underground spaces for 128 units or 1.2 spaces per unit underground.
    - In addition, there are 38 surface spaces, of which approximately half are reserved, and rented to residents.
    - All this arithmetic gives us, for residents and guests, a total of 181 spaces for a parking density of 1.42 spaces per unit. This has proven to be adequate, although not excessive.
    - On special occasions, rightly or wrongly there is some overflow onto Scott Street or to the adjacent Church parking lot. This, while considerably exceeding the minimum required density of 1.25 for "apartments".
    - The Amendment Application dated October 30, 2017 indicates that there will be 250 underground parking spaces – Only 1 underground parking space for each unit, plus Grade Level parking for guests. Total density to meet the city by-law standard of 1.25 spaces per unit. This would necessitate the provision of 63 surface spaces (25% of 250 units). The submitted drawings show only 41 spaces, approximately two-thirds of this number.
    - We were assured by the Developer's Consultants at the public meeting of January 17, 2018, held at the Public Library under the opuses of the Planning Department, that the drawings submitted

with the proposal were intended to provide an overall concept, and could not/should not be used for specific concerns or points of issue. Ultimately a true “site plan” would be the controlling document prepared for, and submitted with a request for a building permit.

- This seems pretty far down the line to address what we feel is a major concern regarding sufficient parking, however, we have little option, but to accept their word that they will provide the numbers included in the text of the submission - even though those numbers are not reflected on the submitted drawings.
- In the current submission the Consultants and the Developer also give assurance that the parking needs of the proposed two new buildings will be met with sufficient parking on the Phase II and Phase III lands. There will be no need to either supplement the existing Phase I parking, or to include the existing Phase I parking in calculations to generate a “site wide” count of parking spaces available for the entire complex. Again, without a definitive site plan, we are left with only hope that the final project honours this position.
- Frankly, it is naive to believe that overflow from Phases II & III won't spill over into the existing Phase I spaces.
- We feel that parking will become a very contentious issue that the 3 Condo Boards will have to deal with in the future under our “shared services agreement”.
- The construction of additional parking at the expense of very limited green space sometime in the future is nearly - “a forgone conclusion”.
  - We expect that at some time in the future we will be on your doorstep asking for a variance to permit us to deviate from the planning norms to consume yet more green space for asphalt parking spaces.
  - Let's not go there - simply require that the proposed new buildings stand on their own and meet the “norms of the community” that they share - provide at least 1.4 parking spaces per unit, not a mere 1.25.

○ **Traffic**

- We have a single driveway servicing the complex.
  - It was intended to service 268 units.
  - It is now asked to service 378 units.
- Meadowvale and Scott Street may be able to accept the additional traffic, however, the entrance to the complex is only a few metres from the very oblique corner of those 2 streets.
  - When driving West, and turning from Meadowvale onto Scott, then entering the complex I have to slow down, and often nearly come to a complete stop.

- The person that is following me too closely, is anticipating that I am going to speed up and continue on Scott Street, not immediately slow or stop again to turn onto our driveway!
- I am always cringing, and waiting for the impact – the accident will not be my fault, but the injury will be mine!
- To-date I know of no accidents of this nature, however we are proposing a change will nearly triple the number of people being exposed to this risk!

○ **Visual Impact & loss of Privacy**

- At 34 metres, the existing 11-storey building is one of the tallest, if not the tallest building north of the Queen Elizabeth Highway.
- The twice mandated height restriction on the 2 proposed buildings is 25 metres. The proposal is for 1 building at 36.5 metres and 1 building at 47.2 meters. For the mathematicians that is 146% and 189% of the ruling currently in place.
- The proposal is to construct 2 very tall buildings that will likely be the tallest buildings in the north end, on what is really a pretty small foot print that has already been approved for much more modest structures.
- They are simply, grotesquely out of place in the community.
- Those that purchased units on the upper floors in our building had an expectation that their views of the city and the lake were protected by the previous height restrictions placed on the vacant lands.
- One of the design features of our condo is its near floor to ceiling living-room windows. Our living-rooms will now be in full view of close neighbours that tower well above us – yielding a considerable loss of privacy.
- All residents, including those of our neighbours on Timber Lane will now face monolithic towers of dramatic proportions towering well above the tree line.
- This, with setbacks from the adjacent properties of only 65% to 70% of the previously mandated values. For this calculation, I have not used the projection of the balconies, which would have made these encroachments even greater.
- You are being asked to simply waive all established norms, disregard 2 previous rulings - and grant “carte blanc” for construction of 2 incongruous structures in the place of 2 buildings that would complement and complete the original design of Meadowvale Green.

- I understand that from time to time to permit a significantly better use of space, a deviation from the rules of 5% or even 10% should receive informed consideration by Council, however at over 30%, isn't this an egregious assault from numerous fronts.
- The lands in question currently have 3 restrictions in place.
  - 1) A 25 metre max height – you're being asked to approve 36.5 and 47.2 metres – in one case, the deviation is itself - nearly the original restriction!
  - 2) Required setbacks of the building's height to the north, and half the building's height on the other 3 exposures.
    - For Building #2 (the shorter)
      - North setback is 23.75 m vs. a requirement of 36.4 m
      - West setback is 14.11 m vs. a requirement of 18.25 m
    - For Building #3 (the taller)
      - East setback is 16.01 vs. a requirement of 23.60 m
    - These buildings simply have too large a footprint for the available space!
  - 3) Provide a minimum of 1.25 parking spaces per unit.
    - Claims that will be compliant in the final design, although we feel even this is inadequate.
- When are rules - **rules that all have to follow?**
- Frankly this request is insulting, and completely disrespectful of the rules, guidelines and the process itself.
- We understand from the Planning Department, that they are obliged to consider, and carry forth any and all submissions for your consideration. We respectfully suggest that Council give serious consideration to establishing some guidelines that would allow the Planning Department to reject submissions that are asking for substantial deviations, particularly when on multiple fronts. Please don't waste their time, your time, and raise the level of anxiety in the neighbourhood.
- In March of 2016 the developer made an application for two 19-storey buildings with 288 additional units. That proposal placed one of the buildings on lands to which he did not have exclusive rights. I have not seen the submission documents, so I can't say whether the proposal was conditional on receiving a release from the Phase I property owners or not, or was the developer simply silent on this significant detail.
- Later in 2016 the developer made a request to our Board of Directors to relocate the existing swimming pool to allow for the construction of a larger building on the vacant lands, but much closer to our existing Phase I structure.

- That request caused great anguish in the building, and was the source of considerable misunderstanding.
- Some residents sold their units believing that the change was inevitable.
- To accept the proposed changes would have required approval by 75% of the owners.
- The request received less than 5% support, and was defeated at a special meeting called for this purpose, but only after many of us felt that we had been held hostage for nearly a year as the process ground along.
- In 2017, we learned of a revised proposal, not from the developer, but only through our efforts to maintain contact with the planning department.
  - That proposal was for one 16-story and one 18-story building. Both with roof top amenities, which means an additional 1 to 1-1/2 floors. Scaled down slightly from the previous 19 and 19. The footprints were similar, if not identical to the current proposal, however, since each building was about one third taller than the current submission - the requested concessions for set-backs were even greater than those in front of you now.
  - That proposal presumed access to the existing surface parking spaces, along with changes to the landscaping to allow for the construction of additional parking spaces on the Phase I property to allow the new buildings to meet the City's, and the OMB's requirement for 1.25 parking spaces, however, now on a "site wide" basis including all three phases. The existing Phase I owners would slip from the 1.42 parking space per unit density that we have enjoyed for over 30 years to 1.25.
  - As a result of a letter writing campaign from the surrounding residents expressing their concern, and a rather vocal information meeting held at the Public Library on June 22, 2017, that proposal was put on hold.
- Just before Christmas of 2017 we learned of this revised proposal. Once more, not from the developer, but as a result of us maintaining close contact with the Planning Department.
- We ask, "how many times, and in how many ways must we defend our property?" The use of this land has already been ruled upon – twice before!
- **Is no decision final?**
- Many in our building are impacted, and as you have heard, or will hear, many in the surrounding community are also adversely impacted by this proposal.
- We see the excitement from the City's perspective of the possibility of the lands being developed, however we also feel that the wishes of the established residents should take precedence here.
- Please note: if the proposed buildings were to be constructed with a layout essentially as shown on the drawings at 25 meters high, all of these objections simply disappear.

- All of the outcry you are hearing is not to say that the lands can't be developed as originally envisioned, it is to encourage their development as they were originally envisioned.
- We respectfully ask that Council deny the application when it comes before you.

Suzie Neff & Eric Allan B.A.Sc., MBA, P.Eng.

81 Scott Street)

**From:** Knutson, Amanda  
**Sent:** Wednesday, January 17, 2018 12:22 PM  
**To:** 'Eric'; 'Suzie'  
**Subject:** RE: January 12 letter to Suzie re OMB Appeal

Hi Eric and Suzie,  
I've copied and pasted from your document and provide clarification below:

We were concerned that the fact that the developer had filed an appeal with the Ontario Municipal Board (OMB), and that the OMB would be making the decision, implied that our efforts with the City of St. Catharines would have no impact on the decision.

She provided the following clarification:

- The Planning Act provides that where an application for zoning by-law amendment is refused by council or if the council refuses or neglects to make a decision on it within 120 days after the application is received, then the applicant may appeal to the Ontario Municipal Board (Section 34[11]).
  - Whether the 120 days should begin as of the date the *revised* submission was made is up to the Ontario Municipal Board to decide.
- It takes a very long time for an appeal to be heard.
  - OMB has a very heavy case load.
  - It takes a considerable amount of time before it is determined that the OMB should hear the case.
  - Once it is deemed that the case has merit, it then falls to the end of the list for establishing a hearing date.
- We understand that this is the same path being taken by the developers of the Port Dalhousie project.
- As part of the appeal process, the City of St. Catharines will send to the OMB:
  - Copies of all correspondence on this project received to-date and going forward.
  - Copies of all of the letters from concerned citizens and their comments received to-date and going forward.
  - Copies of any petitions received to-date and going forward.
  - All planning Department reports on the application.
  - Recommendations to City Council by the Planning Department.
  - Copies of any submissions to Council prior to a decision.
  - The decision of City Council on the matter.
- The appeal will likely not be heard by the Ontario Municipal Board until after the City has made a decision, given the amount of time it takes to receive a hearing date from

the Board. If the appeal is heard, the decision of the City is considered by the OMB, as is all public input on the application.

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**From:** Eric [mailto:eric.allan@stcatharines.ca]  
**Sent:** Monday, January 15, 2018 9:22 AM  
**To:** Knutson, Amanda <aknutson@stcatharines.ca>; 'Suzie' <suzieneff@cogeco.ca>  
**Subject:** January 12 letter to Suzie re OMB Appeal

Amanda,

Your note of the 12<sup>th</sup> has caused quite a stir here.

Following our phone conversation of Friday, Suzie and I thought that we should post a clarification to ease some concerns.

Would you please review the attached and let us know if it correctly reflects your clarification of Friday.

Feel free to make any changes or additions that will provide any further details.

Thanks,

Eric Allan

Sent from [Mail](#) for Windows 10

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



**Risi, Rosa**

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**To:**

**Subject:**

RE: Request for Re-Zoning at 83-85 Scott St. Catharines, ON

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**From:**

**Sent:** Tuesday, June 27, 2017 10:30 AM

**To:** Mayor's Administration; [sbellow@stcatharines.ca](mailto:sbellow@stcatharines.ca); Phillips, Bill; Haywood, David; Stevens, Jennifer; Garcia, Carlos; Williamson, Bruce; Harris, Matthew; Kushner, Joe; Britton, Mike; Sorrento, Sal; Elliott, Mark; Siscoe, Mathew; Knutson, Amanda;

**Subject:** Request for Re-Zoning at 83-85 Scott St. Catharines, ON

Mr. Mayor and City Councilors,

Please accept the attached comments as our objection to the propose rezoning of 83 and 85 Scott Street.

We would like to present these comments at open house when scheduled to review this project by City Council.

Yours Truly,

Eric Allan & Suzie Neff

Sent from [Mail](#) for Windows 10

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

**To: Amanda Knutson**

**March 10, 2017**

**Re: Request for Amendment to R4-13 at 81/85 Scott Street.**

Amanda,

Thank you for meeting with Suzie and me on Wednesday, March 8 to help us understand the proposal, and the process to be followed prior to a presentation and recommendation by the Planning Department to the City Council for their consideration.

We thought it appropriate to commit to paper some of our concerns regarding this proposal. We recognize that there will be other opportunities to comment, however, with the following thoughts still fresh in our heads, we would like to provide some documentation for your file.

**Comments on Proposed new buildings (128 & 144 units)**

To give some background to this project, this property was, and I believe still is, the subject of an OMB Order dated July 18, 1985. In 2013 the City of St. Catharines in a general re-zoning initiative re-zoned this property from R3 to R4, however under special provision 13 maintained the height, setback and parking restrictions imposed by the OMB order.

Both documents restrict the use to 1-11 story building (now existing), and 2-8 story buildings (not constructed). All buildings were to provide a minimum of 1.25 parking spaces per residence.

From the Declaration, dated July 27, 1990 that established our building as a condominium, the site plan showed the other 2 buildings at 70 units each, and our building at 128 units, for a total of 268 units sharing the property.

In less than 12 months we find ourselves for the second time faced with a proposal to construct 2 buildings wildly exceeding the restrictions of the 1985 Order. If approved, this complex will have 400 units rather than the 268 originally designed.

There is no objection to the vacant lands being used for the construction of residential properties. There is however, a strong objection to the construction of buildings that totally disregard previous orders and has no regard for the existing zoning guidelines for setbacks.

Some specific issues follow.

**Parking**

**Area 1 (existing building – for a point of reference)**

11 floors – 128 units (currently, I believe currently the tallest residential building in North St. Catharines). There are approximately 6-10 story high rise apartment buildings on Geneva Street near the Fairview Mall. The units on Windward are only 8 stories.

This building has 143 underground plus 17 surface and 2 handicap for a total of 162 reserved parking spaces

1.27 spaces per unit for residents, plus 20 visitor spaces for a total of 182 spaces for 128 units = 1.42 spaces per unit. On special occasions, all of our visitor parking is full.

## Area 2 (Building 2)

16/17 floors – 128 units

128 underground plus 7 surface for total of 135 parking spaces

1.05 parking spaces per unit (OMB ruling is 1.25 per unit)

From the proposal drawing, it is not clear if any or all of the surface parking spaces are for visitors. If we assume that there are 10 spaces provided for visitors we get 145 spaces for 128 units, or 1.13 spaces per unit, still well below the minimum required, and well below the 1.42 that currently that is only marginally workable at the existing Building 1.

## Area 3 (Building 3)

18/19 stories – 144 units

144 underground plus 20 surface for total of 164 parking spaces

1.14 parking spaces per unit (OMB ruling is 1.25 per unit)

Following the same logic as Building 2, if the surface parking shown includes 10 visitor spaces the total for the building is 174 spaces for 144 units, or 1.21 spaces per unit.

It may be the developer's intent to consider the parking density for the entire complex of Building 1, Building 2 and Building 3. This appears presumptuous; however, our legal council is reviewing our arrangement and hopefully we will get clarity within the month.

Hopefully the following table helps put all of these figures in order:

Residences		Parking						
		Reserved for Residents				Including Visitor Spaces		
Building	Units	Under-ground	Surface	Total	Density	Guest	Total	Density
No. 1 (Existing)	128	143	19	162	1.27	20	182	1.42
No. 2 (Proposed)	128	128	7	135	1.05	10	145	1.13
No. 3 (Proposed)	144	144	20	164	1.14	10	174	1.21
Sum of Proposed	272	272	27	299	1.10	20	319	1.17
Sum of Existing plus Proposed	400	415	46	461	1.15	40	501	1.25

In summary – The existing building, for 128 units has a density of 1.27 spaces per unit reserved parking and a density of 1.42 spaces per unit of total resident and visitor parking. At this level, we experience some strain during special occasions. This building was conceived over 25 years ago when only the very affluent had more than one vehicle.

Turn the clock ahead 25 plus years, and we find that most families have 2 vehicles, and many have a third vehicle for recreational purposes.

In addition, it appears that parking rules/guidelines simply lump high density high rise buildings into a single category of apartments. I am of the opinion that there is a considerable difference in the level of affluence of those that choose to, or are able to purchase a condominium vs. those that choose to, or are only able to rent. Again, an opinion only, however I see that condominium owners tend to have come from single family dwellings and are down-sizing after children have left home. We simply don't want the work associated with being single family home owners, however we still require the convenience of multi vehicle ownership.

If the 2 proposed buildings are combined into a single project (Building 2 plus Building 3), we get 319 parking spaces for residents and visitors servicing 272 residential units. This gives a density of 1.17 spaces per unit vs. the 1.42 spaces/unit density that has been demonstrated as marginally appropriate for the existing building.

Our concern is that these proposed buildings are so grossly under serviced for resident and visitor parking, that our visitor and reserved surface parking will get used by the other 2 buildings. This will lead to a need to police our spaces, and will inevitably result in serious hard feelings when vehicles are towed and impounded for using our spaces.

If the proposal anticipates utilizing the 20 visitor spaces currently at Phase I (meaning that the spaces are not in-fact exclusive use for building 1) to supplement the needs of Building 2 and Building 3, it must be pointed out that during special occasions, the existing 20 spaces are filled and we even have overflow into the reserved spaces.

The 20 visitor spaces currently at Building 1 (Phase I) marginally meets the needs of a 128-unit building.  
**How are we to accept that 40 visitor spaces are sufficient to service a three-building complex with 400 units!**

We do not know if the plan is in compliance with the required green space. Even if it is currently compliant, it is reasonable to expect that at some point in the future, the residents of the proposed buildings will insist on additional parking. This will have to be provided at the expense of scarce green space. I would anticipate that the City Planning Department will be nearly forced to approve yet another variance from the rules that others have had to comply with. Under the Shared Services Agreement between the 3 buildings, should this supplemental construction of additional parking happen, the owners of Building 1 will have to share in the cost of that construction to simply regain a level of accommodation that we currently enjoy.

### **Height and Setbacks**

In reviewing the drawings for the proposal, we are struck by the gross magnitude of the dispensations that must be requested to permit the construction of these buildings.

First, the existing building is one of the tallest structures in the north end of St. Catharines, if not the tallest. Constructing buildings nearly twice its height is quite incongruous. In and of itself it is inconsistent with the surrounding area, and superimposed on this is the fact that the residents in the vicinity of the proposal knew when they purchased their properties that the OMB had already ruled that only 2-8 story buildings could be constructed on the property!

The people in the surrounding areas bought their existing properties in good faith with the knowledge that Meadowvale Green Phases II and III were limited to 8 stories by a pre-existing OMB ruling.

As a point of reference, I believe the tallest structures in St. Catharines are the buildings on Towering Heights Boulevard. They are generally 14 stories, with one building at 17 stories. In their case, there is a series of tall structures surrounded by considerable green space and a valley separating the buildings from the residential area.

I believe that Brock Tower is only 12 floors.

In addition, after reviewing the drawings, and noting the setbacks as specified, I'm stunned by the magnitude of the variances that must be approved.

**Area 2 (Building 2)**

East Setback: 5.74 metre vs. a 27.00 metre requirement

North Setback: 22.18 metre vs. a 54.00 metre requirement

West Setback: 19.13 metre vs. a 27.00 metre requirement

Only the East Setback is in compliance.

**Area 3 (Building 3)**

South Setback: 16.73 metre vs. a 30.00 metre requirement

East Setback: 13.74 metre vs. a 30.00 metre requirement

West Setback: 11.23 metre vs. a 30.00 metre requirement

Only the North Setback request is reasonable at 63.3 metre vs. a 60 metre requirement.

This is only an opinion, however, my understanding of seeking variances was for a minor dispensation to permit a much greater benefit in utility of a structure. Here, we appear to be totally disregarding the requirements to facilitate the construction of a couple of buildings to the detriment of hundreds of residents who surround this proposal.

Best Regards,

Eric Allan ( [REDACTED] )

Suzie Neff [REDACTED]

310-81 Scott Street.

## Risi, Rosa

---

**From:** Suzan Neff <[REDACTED]>  
**Sent:** Thursday, July 28, 2016 10:20 PM  
**To:** Knutson, Amanda  
**Cc:** Garcia, Carlos  
**Subject:** Vote

Good morning Amanda, I would just like to let you know that we had our vote last night at 81 Scott St. On moving the pool and we had (4) votes that were yes votes to move the pool and (101) "NO" votes not to move the pool, so we are so happy to let you know that we are all united in this decision, that it is almost unanimous. Yeah!!!!!! We are all so happy here at 81 Scott St. Thank you so much, you have a nice day. Suzie

Sent from my iPad

**Risi, Rosa**

---

**Subject:**

RE: Meeting @ 81 Scott St.

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**From:** Suzan Neff [mailto:\_\_\_\_\_]

**Sent:** Sunday, May 29, 2016 9:50 AM

**To:** Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)>

**Subject:** Meeting @ 81 Scott St.

Hi Amanda, thanks for coming to the meeting. We met at city hall a few weeks ago and you gave me some photo copies of the new plans for the proposed plan phase II and III.

I am sure you were surprised at the tension this whole thing has caused, each meeting has new Condo owners and more tension it seems and more frustration.

The sad part is that each Condo owner bought here in "good faith", knowing the possibility that two buildings could be erected eight stories, one behind the church and one at the rear of the property. The people that built their dream houses on Timber Lane also were aware of that and chose to go ahead and purchase their homes knowing the plans for the eight story buildings proposed for the rear of their property.

So with that being said no one can dispute the two new eight story buildings going up in the original plan in their original location. We may not like it, but the truth is that we were all well informed on closing our our properties.

The problem is that now they want to change it all and rip out our beautiful trees and erect a monster building in our faces, now that is not acceptable on any level. Let them go ahead with the original build and let that be that. We need the city to help us with this. The North end of St. Catharines is one of the most beautiful areas, please don't allow them to ruin our beautiful oasis.

We have put over \$50,000.00 into updating our Condo and so we are stuck here. I am quite sure other Condo owners have done the same thing spending money updating her property.

Let's just think about Port Dalhousie, it was once a charming area with shops and albeit old Hotels probably in need of updating, but still quite adorable, look at it now. I am sure that a lot of promises went down in Port Dalhousie when they were planning to build that massive eyesore and now look what is left, the aftermath of that failed project looks like a scene from Iraq.

The fact is we are not Toronto and to put up not one but two 18 story Condos, will they even sell, and the added traffic and noise, and if they tear out our pool and start the project and fail, well what then another Port Dalhousie mess. Yikes!!!!

I hope that when you submit your recommendations to city council you will kindly keep these issues in mind. Thanks again Suzie Neff

Sent from my iPad

**Risi, Rosa**

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**From:** Florence Smith  
**Sent:** Thursday, June 22, 2017 1:26 PM  
**To:** Mayor's Administration  
**Cc:** Garcia, Carlos; Williamson, Bruce; Knutson, Amanda  
**Subject:** 83&85 Scott Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Florence Smith

St. Catharines, Ont.,

June 20, 2017.

Corporation of the City of St. Catharines

P.O. Box 3012, 50 Church St.

St. Catharines, Ont.,

L2R 7C2.

Council Members,

Because I am unable to attend the gathering on June 22, 2017 when the plans for the building at 85 Scott St. are to be viewed I am writing this letter to you.

If the members of the council know the area in which I live, they will realize that it is a quiet area with mainly one floor domiciles. There are many trees, due to the contractor, when the houses were built, honoured the- to be- new home owners, by leaving a fair amount of the former Dorothy St. Bush. The home owners on the street have developed floral gardens which add to the beauty of the area. These trees and gardens benefit from the sunshine that they now have, which aids in their growth.



An 18 storey and a 16 storey pair of buildings erected south of Timber Lane and also including part of Dorothy St., will block out the sunshine. The trees and gardens will be badly affected and the area will become degraded. Future attempts to selling any of the homes will be much more difficult. The difficulty will not only be due to the poorer vegetation but also to the lack of privacy which will certainly occur with such highly constructed buildings. The changing of the zoning laws, which were in place when the original proposal of the construction of apartment buildings was made, is certainly unfair to the residents south of the construction area.

Our city is known as "The Garden City". How can this remain truthful if the council allows construction which will greatly lessen gardens?

Already my neighbour east of me and next door, will have to tolerate a changing of rules for an adjacent lot, north of his property, regarding the construction of a home on a small lot. Rules had been passed that a home on that lot could only be one storey high with strict rules of the space from the boundary lines. It also stated that the home to be built could not have a back porch. As of December 2016 those rules were eliminated and now a two storey house is to be built.

Do any of the council members view these areas before such rash decisions are made? Perhaps if visits were made, some consideration would take place and the voting would be fairer to the present home owners.

Yours sincerely,

Florence J. Smith

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**Risi, Rosa**

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**Subject:** RE: Proposal to build the tallest builds on the vacant lands of 83 & 85 Scott Street (site of Meadowvale Green Condominiums)

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**From:** Linda Matheson

**Sent:** Wednesday, July 05, 2017 2:03 PM

**To:** Knutson, Amanda; Garcia, Carlos; Mayor's Administration; Williamson, Bruce

**Subject:** Proposal to build the tallest builds on the vacant lands of 83 & 85 Scott Street (site of Meadowvale Green Condominiums)

Dear Sirs, Madam,

We recently purchased a condo at 81 Scott Street and are very disturbed that this proposal to build more condos. We were attracted to the area to carve out a peaceful life with two senior homes as neighbours and a mature subdivision. At 81 Scott we already have the traffic noise from the QEW. The following should be considered:

Noise, people congestion

Loss of peaceful environment

The visitor parking is not sufficient for the proposed buildings

Seniors and handicapped are in fear of their safety

30 years ago they were stuck with a white elephant in the form of an unfinished building

People who will live in these condos are given 1.25 parking spaces. That it unrealistic as most middle aged and younger couples have 2 vehicles

Buildings will block our view

Buildings are too high. Fire safety is 6 stories

The subdivision will have less privacy

The traffic lights are too congested at Scott and Lake Streets

Meadowvale Drive has highway traffic merging to get to Lake Street. It is already a risky route

Property values will decline

Setback rules not being followed

Carbon footprint not great

Has there been a wind study? Or glare study? Or a shadow study? All should be done independent of the people

proposing these buildings.

Please think what this will do to this part of town and its residents. Perhaps such an undertaking would be better planning if built in the Louth area.

Thank you for your time and consideration!

Frank & Linda Matheson,  
81 Scott Street,  
St. Catharines

Sent from the Mathesons

**Risi, Rosa**

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**To:** hildanne@cogeco.ca  
**Subject:** RE: City File No: 60.35.1017 - Application to Amend Zoning By-Law 2013-283 at 85 Scott Street

---

**From:** k  
**Sent:** Friday, January 26, 2018 10:57 AM  
**To:** Williamson, Bruce <bwilliamson@stcatharines.ca>; Knutson, Amanda <aknutson@stcatharines.ca>  
**Cc:** Garcia, Carlos <cgarcia@stcatharines.ca>; 'Suzie Neff Board Chair NNCC No 62' <suzieneff@cogeco.ca>  
**Subject:** RE: City File No: 60.35.1017 - Application to Amend Zoning By-Law 2013-283 at 85 Scott Street

Thank you for responding Bruce. I totally agree we need to particularly protect green spaces and historical districts. A destroyed historical building or area is not replaceable. I heartily support creating more green space and planting more trees. Current tree replacement planting does not equate with replacing mature trees.

Parking lots are another pet peeve and it still riles me that the city sold the space above city parking lots and what resident taxpayers got was accommodation for students but no replacement parking or payment in like that I am aware of!!!! We need more green space rather than paving over the city in concrete and brick.

Sincerely, Hilda

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**From:** j  
**Sent:** January 24, 2018 12:55 PM  
**To:** Knutson, Amanda  
**Cc:** Garcia, Carlos; Williamson, Bruce; Suzie Neff Board Chair NNCC No 62  
**Subject:** City File No: 60.35.1017 - Application to Amend Zoning By-Law 2013-283 at 85 Scott Street

Upon reviewing the drawings, studies and other information submitted by the developer we the residents of 509-81 Scott Street still have concerns about the following:

**Increased density** – The impact of traffic volumes on the property itself and onto public roads remain a safety concern. The volume triples through the existing common private driveway and on to city roads. The city should set standards for maximum density that is neighbourhood specific and applicable on a city-wide basis. Would an increase in density of this magnitude be considered acceptable in neighbourhoods such as Yates Street or Glenridge?

**Building Height** – Still undesirable for the neighbourhood. It is disingenuous to refer to the buildings as 14 and 11 stories plus rooftop amenities when they are 15 and 12 stories in visual reality. As with the issue of population density it is disappointing that the city does not address the issue of building height limits that is neighbourhood specific and applicable city wide. As above, would these building heights be acceptable in all neighbourhoods including Yates Street or Glenridge?

**Architectural Design** – At some point the developer claimed the proposed development was 'resort like'. The solid block design of 'very apartment like' buildings does not give the appearance of a resort. There is no architectural creativity to the solid look of the buildings despite trying to make much of the materials of metal and stucco to be used?! Metal and stucco do not reflect resort image either.

**Urban Design Considerations** – The Developer claims to score highly in relation to city urban design guideline objectives. We fail to see how this is so when proposing two high rise buildings in a R1 zoned neighbourhood. We may have missed it but the Urban Design Guidelines do not appear to address multi storey residential buildings specifically.

**Traffic Volumes** – Statistics for traffic volumes during the month of February is not indicative of volumes at other months of the year. Many residents winter elsewhere which explains the volumes in February the month the developer chose to do the traffic study. In addition, traffic increases when onsite facilities like the community room and the pool are being used. Not unexpectedly the developer claims no significant issues or impacts on traffic operations – when will Planning and Building Services make public their assessment of the developer's traffic study and its implication for city roads?

**Parking** – We wish to maintain our current designated access to resident and visitor grade level parking spaces and parking space size for 81 Scott Street. We understand that current parking space size at 81 Scott is 2.75m X 5.5m not the current city by-law minimum requirements of 2.6m X 5.2m.

City Council and Ontario Municipal Board decisions appear to be unenforceable and open to challenge at any time by developers at a cost to taxpayers as well as private citizens or citizen groups who wish to protect their properties and neighbourhoods. If the passing of time is a justifiable reason for past decisions to be overruled how does the city propose to protect designated 'historical' or special spaces and neighbourhoods or special provisions of Zoning By-Laws?

Sincerely,  
George and Hilda Ridewood  
81 Scott Street

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**Risi, Rosa**

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**Subject:** RE: Property Development at 81/85 Scott St

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**From:** hildanne  
**Sent:** Sunday, March 19, 2017 9:49 AM  
**To:** "[m](#)"  
**Cc:** Pihach, Judy; Williamson, Bruce; Garcia, Carlos  
**Subject:** RE: Property Development at 81/85 Scott St

*We were given your name by Dana Rogers who advised us the proposed property development at 85 Scott St is proceeding with a revised submission on zoning changes by the developer. We have previously expressed our concerns about the proposed development to our local city councillors as well as the city planning & building department. Below is our submission for your review:*

**From:** hildanne  
**Sent:** Thursday, April 7, 2016 10:31 AM  
**To:** Carlos Garcia Councillor Port Dalhousie ; Bruce Williamson Councillor Port Dalhousie  
**Subject:** Property Development at 81/85 Scott St

Good morning Councillors.

We are guessing that at this point you know more about the proposed development at 81/85 Scott Street:

- from the article by Doug Herod in the April 1st issue of the St Catharines Standard;
- from the submission by the developer to City Hall yesterday;
- and from contact with another unit owner in 81 Scott St.

A town hall meeting was held by the unit owners yesterday evening and it seems more questions were raised than answered. Agreement is required from 2/3 of the unit owners for a substantial change to our property, in order to support the developer's proposal. A vote to be taken at a future date.

We own a unit in the building facing North/West, and our unit sight lines will be more affected than for unit owners facing in other directions. Our 11 storey building will be dwarfed by two 18 story buildings in close proximity. However, we do recognize that our condo unit views are not protected by developers; or provincial, municipal, or city, byelaws.

We would appreciate your support in mitigating the effects of the current proposal when submitted to city counsel for approval at some future date. We remain concerned about:

1. the proposed height of the two buildings to 18 stories from 8 in Special Provision 13 of the St Catharines Zoning By-Law.
2. the proposed increase of an additional 288 units from the 128 units currently at 81 Scott St.
3. the increased traffic volume and safety on the arterial roads, both Scott St and Meadowvale Road.
4. our property changing to a much higher density when we are surrounded by neighbouring family dwellings zoned R1; Meadowgreen Manor senior's residence on our North/West boundary, and two churches to the East of our property boundary.

5. this developer both from personal experience and by reputation, as well as the history of 81 Scott St in its development phase.

Should you still wish to speak with us we would be pleased to meet with you.

Sincerely, George and Hilda Ridewood

Page 16 of 16

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**Risi, Rosa**

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**From:** Geraldine Waud <[REDACTED]>  
**Sent:** Thursday, July 06, 2017 / 11:55 AM  
**To:** Knutson, Amanda  
**Subject:** Fwd: 85 Scott St. Zoning by-law amendment

Sent from Geraldine's iPad

Begin forwarded message:

**From:** Geraldine Waud <[REDACTED]>  
**Date:** July 6, 2017 at 11:53:18 AM EDT  
**To:** [mayor@stcatharines.ca](mailto:mayor@stcatharines.ca)  
**Cc:** [aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)  
**Subject:** 85 Scott St. Zoning by-law amendment

Dear Mr. Mayor and city planner

I was travelling from Newfoundland to Vancouver in this awesome country during the hearing for the proposed changes to the zoning by - law that would allow an extreme change to the existing by-law 2013-283.

I object strenuously to the proposed changes. Had I been in attendance , I am sure that I would have heard the objections that would have been voiced and considered seriously.

I have heard our mayor speaking at several meetings and have been very impressed, Mr. Mayor, by your commitment to work toward eliminating the eyesores that plague our city in several parts of the city. Two towering structures would add to that list. The increased traffic on Scott Street from Lake Street westward , the flow of air currents to the single family dwellings to the north , the environmental impact of these high density structures are just a few of the concerns that I am sure have already been voiced.

Think of Grimsby , that beautiful town just down the road, and how terrible on so many levels the high density structures along the highway are. Is that painful mess worth the added tax dollars?

Please add one more voice to the voices that have already been raised to object to this proposal.

Thank you

Geraldine Waud  
38 Timber Lane  
[REDACTED]

Sent from Geraldine's iPad

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January 19<sup>th</sup>, 2018

**RECEIVED**  
MAYOR'S OFFICE

JAN 22 2017

To the City of St. Catharines, City Council

Attention: Mayor Walter Sendzik

Mayor of City of St. Catharines

Dear Mr. Sendzik:

We live at 81 Scott St. St. Catharines, Ontario.

We understand that the City has been asked by a developer to waive all existing restrictions on 2 buildings that would complete Phase II and Phase III of Meadowvale Green (81 Scott Street).

The proposed buildings are to be 36.5 metres and 47.2 metres high instead of the currently restricted height of 25 metres.

The Phase I building is already one of, if not the tallest buildings north of the QEW. This height is completely out of keeping with the surrounding area and higher than the existing Phase I building.

We purchased our Condo in good faith that the City would respect and enforce the restrictions that have been in place for 33 years. We gained even greater comfort that these restrictions had merit when only 5 years ago, (when the City implemented a general change to zoning), this property was specifically addressed, and the 1985 OMB restrictions were integrated into the City's master plan.

Now we understand that the city is considering disregarding the OMB Order and their own affirmation of the substance of that order, and may permit the construction of buildings that are not only over twice the mandated height, but considerably taller than any buildings in the north end of St. Catharines.

In addition, if approved, this will devalue our property and dramatically change the nature of this complex. When we purchased our Condo, we knew there would be two buildings constructed that would be eight stories high and we are fine with that but certainly no higher.



We are concerned that guest parking provided is much less than we have become accustomed to and that there will be a significant increase in general activity coupled with a considerable loss of privacy as we will be surrounded by 2 dramatically tall structures.

Please help all our families and neighbours around us. To be allowed to such huge buildings will destroy the lovely building that we along with all our neighbours love in.

Please make sure when it comes to voting on this big issue you will hold fast to the two buildings only 25 metres high.

Thanking you in advance,

Sincerely,

Gerry and Joy Sabourin

81 Scott Street

St. Catharines, Ont L2N 7L5

RECEIVED  
MAYOR'S OFFICE

JUN 19 2017

A Knutson

June 20, 2017

To: The City of St. Catharines, City Council

Attention: Walter Sendzik – Mayor, City of St. Catharines

Mayor Sendzik,

We live at 81 Scott St. St. Catharines, Ontario

We purchased our Condo with the understanding that there would eventually be two additional buildings built on the vacant land adjacent to our existing building that would be considered Phase II and Phase III. We bought our Condo in good faith with the knowledge that there would eventually be two new buildings constructed that would be eight stories high and no more.

We understood that there was an OMB order that decided that the buildings would be eight stories or 25 metres. In 2013, the zoning on that property was changed to an R4 with a cap of 25 metres. That change was in keeping with the OMB order of 1995.

Now, we understand that the city is considering disregarding that order and in doing so devalues our property and changes the nature of this complex. When we purchased our Condo, we knew there would be two buildings constructed that would be eight stories high and we are fine with that but certainly no higher.

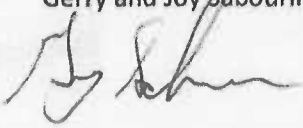
By reason of this letter please note that we are totally opposed to the heights of the two new buildings being any higher than eight stories or 25 metres.

We are worried about the additional parking required, and the congestion, the trees that would be removed and the added tax on the sewer systems.

Thanking you in advance,

GERRY SABOURIN

Gerry and Joy Sabourin ( 81 Scott Street)



**Risi, Rosa**

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**To:** Garcia, Carlos  
**Subject:** RE: Proposal to build the tallest builds in St. Catharines on the vacant lands of 83 & 85 Scott Street (site of Meadowvale Green Condominiums)

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**From:** Hoi Leung  
**Sent:** Thursday, July 6, 2017 8:16 AM  
**To:** Mayor's Administration  
**Cc:** Garcia, Carlos; Williamson, Bruce; Knutson, Amanda; Mayor & Council  
**Subject:** Proposal to build the tallest builds in St. Catharines on the vacant lands of 83 & 85 Scott Street (site of Meadowvale Green Condominiums)

Mr. Mayor,

My name is Hoi Leung and I am the owner of the property at 32 Timber Lane. My property lies in the north west corner of the proposed construction site.

I understand that there is proposal to City Planning to amend the current zoning from R4 with a 25m cap to R4 unlimited.

**I am opposed to the passing of this amendment.**

The idea of two towers of 17 and 19 storeys in my quiet neighbourhood in the north end is disturbing. It will not only be an eye sore, but will drastically devalue my property immediately.

We all live in a lovely suburban area and we did not come here to live beside tall buildings. I believe if these two buildings are allowed to go up, the increase in population density and noise traffic will make the entire area extremely unattractive to current and future homeowners.

Thanks for your time and attention to this matter. I hope that your representation will reflect the wishes of our friends and neighbours and not the interests of developers with no emotional attachment to our neighbourhood.

Your truly,

Hoi Leung

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**Risi, Rosa**

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**To:**

**Subject:**

RE: Meadowvale complex (re-application)

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**From:** HOWARD AND DONNA BARREY [REDACTED]

**Sent:** Monday, January 08, 2018 10:20 AM

**To:** Hughes, Julie

**Subject:** Meadowvale complex (re-application)

To: Mr. Mayor, Walter Sendzik, City of St.Catharines

From: Howard & Donna Barrey, Unit 210-81 Scott Street, St.Catharines, ON

RE: The Meadowvale Condominium Apartment Complex (re-application), 83-85 Scott Street City of St. Catharines

We are responding to you regarding the proposed addition of one 14 storey and one 11 storey building on Meadowvale Green on 83-5 Scott Street. When we purchased here 8 years ago we were made aware of the potential for the addition of two 9 storey buildings as shown on the original plot plan. We are obviously concerned with the prospect of the new proposal.

It seems ludicrous to build the 2 tallest buildings in St.Catharines in an established residential neighbourhood. The original approval allowed a maximum building height of 25 M and the new proposal asks for, incredibly, a variance to 36.5M and 47M.

In addition, variances are being requested to alter all of the setback allowances from neighbours. The requested setback changes range from 50% reductions to 300% reduction in required distances. i.e. Building 2 – actual sideyard setback on north side 7.0M, on west side 3.5M; required 27M; Building 3 – actual sideyard setback 11.25M, required setback 30M.

In addition to the height of the project we are extremely concerned with the proposed parking spaces shown on green space that abut the original building in phase one. The spaces would face directly into 1<sup>st</sup> floor units. In addition these parking spaces would restrict the entrance driveway to an extent that would hamper service vehicles manoeuvring in case of emergencies.

Water and sewer capacities for Meadowvale Green currently will not accommodate the new expanded proposal.

It is our understanding that an OMB decision was requested and granted for the original Meadowvale project and now the developer is hoping to get a second determination.

Hoping that our concerns will be raised with Councilors and Planners and reasonable decisions will be made with regards to the proposed project.

Respectfully submitted,

Howard & Donna Barrey

(  )

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**Risi, Rosa**

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**To:** [REDACTED]  
**Subject:** RE: Meadowvale Green

---

**From:** [REDACTED] :]  
**Sent:** Friday, March 10, 2017 3:56 PM  
**To:** Knutson, Amanda <aknutson@stcatharines.ca>  
**Subject:** Re: Meadowvale Green

Good afternoon Amanda,  
Thank you for the updated site plan. The vote last year in part dealt with the developer asking to allow changes to the original plan that would allow him to place a building where our pool is located. It was motivated by the lack of appropriate set back allowances on the original plan (for something larger than 9 storeys). In addition he was asking to provide parking spaces for his new buildings on the existing property of unit #1. He was denied these concessions with the outcome of the vote (101-4 against granting the concessions). We are sure he will be asking for many variations to the site plan. Set backs for the larger buildings are problematic as are required visitor parking spaces and access for service vehicles. All owners in the neighbourhood understood the prospect of two 9 storey buildings but the magnitude of the proposal is, in our opinion, inappropriate for a residential neighbourhood.  
Thank you,  
Howard & Donna Barrey  
[REDACTED] Meadowvale Green

---

**From:** [REDACTED] t [mail]  
**Sent:** Thursday, March 09, 2017 11:44 AM  
**To:** Knutson, Amanda <aknutson@stcatharines.ca>  
**Subject:** Meadowvale Green

Good morning Amanda,

We are responding to you regarding the proposed addition of two 19 storey buildings on Meadowvale Green on 81 Scott Street. When we purchased here 7 years ago we were made aware of the potential for the addition of two 9 storey buildings as shown on the original plot plan. We are obviously concerned with the prospect of the new proposal. In addition to the height of the project we are extremely concerned with the proposed parking spaces shown on green space that clearly belongs to phase one. In addition these parking spaces would restrict the driveway to an extent that would not allow service vehicles to manoeuvre in case of emergencies. The project includes several changes that were turned down by the residents of Unit 1 in a previous referendum (including the parking issue). Our lawyer feels that we have cause to move forward with litigation against the

developer as well as the city of St.Catharines if the project is approved. Hoping that our concerns are raised with counsellors and reasonable decisions are made with regards to the proposed project.

Thank you for your time,

Howard & Donna Barrey  
Meadowvale Green

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RE: The Meadowvale Condominium Apartment Complex, 83-85 Scott Street City of St. Catharines

We are responding to you regarding the proposed addition of one 19 storey and one 17 storey building on Meadowvale Green on 83-5 Scott Street. When we purchased here 7 years ago we were made aware of the potential for the addition of two 9 storey buildings as shown on the original plot plan. We are obviously concerned with the prospect of the new proposal.

It seems ludicrous to build the 2 tallest buildings in St.Catharines in an established residential neighbourhood. The original approval allowed a maximum building height of 25 M and the new proposal asks for, incredibly, a variance to 60 M.

In addition, variances are being requested to alter all of the setback allowances from neighbours. The requested setback changes range from 50% reductions to 300% reduction in required distances. i.e. Building 2 – actual sideyard setback 5.74M, required 27M; Building 3 – actual sideyard setback 11.25M, required setback 30M.

In addition to the height of the project we are extremely concerned with the proposed parking spaces shown on green space that abut the original building in phase one. The spaces would face directly into 1<sup>st</sup> floor units. In addition these parking spaces would restrict the entrance driveway to an extent that would hamper service vehicles manoeuvring in case of emergencies.

Water and sewer capacities for Meadowvale Green currently will not accommodate the new expanded proposal.

It is our understanding that an OMB decision was requested and granted for the original Meadowvale project and now the developer is hoping to get a second determination.

Hoping that our concerns will be raised with Councilors and Planners and reasonable decisions will be made with regards to the proposed project.

Respectfully submitted,

Howard & Donna Barrey

**Risi, Rosa**

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**To:** Hughes, Julie  
**Subject:** RE: apartment building on 85 Scott Street

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**From:** [REDACTED]  
**Sent:** Wednesday, June 21, 2017 6:51 PM  
**To:** Mayor & Council  
**Subject:** Re: apartment building on 85 Scott Street

Re: apartment building on 85 Scott Street

We are Jacob and Patricia Toews, we live at 30 Timber Lane.

We built our home here 20 years ago, knowing full well that one day there would be two more 8 story buildings going up behind us. Of course, at that time it was not a concern of ours. As time went on we realized that soon the condos would be built and we would have to live with them.

Now we are being told that the buildings have doubled in height and rather than having the short side of the building facing our backyards, the balconies will be hovering over us

That is only one of our concerns. Others are as listed:

How many years will it take to complete the two buildings?

Will there be a bern between our yard and the buildings?

New sewers will have to be installed along with new roads and probably Scott St being torn up for months on end.

We understand that there were some negations between the builder and residence at 81 Scott Street to place the buildings horizontal to our backyards in order to save their pool.

Is there any chance they could be built with the short side facing our back yards? Looking forward, is it necessary to have that pool, in order to sacrifice the privacy of the home owners on Timber Lane. Is there any room for renegotiation? One must keep in mind that if the construction goes on for years, the pool will be hampered by noise and construction dust and therefore rendered unusable.

We have enjoyed living here on Timber Lane. The neighbourhood is a wonderful place for folks to raise their children. Now the towering heights of the condos, more traffic, more adjustments to the city sewers, the constant noise of construction for years to come, will surely devalue our property and will block the sun and scare away all the nature and beauty we have come to appreciate these past 20 years.

It is well known that St. Catharines needs more housing, as we want our city to grow, but at what cost? For those of us who have faithfully paid our taxes and invested in our homes and our lives in on Timber Lane, we ask you to consider our requests and let's us continue to enjoy the beauty that is Timber Lane.

**Risi, Rosa**

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**From:** JANET LECOMPTE <  
**Sent:** Monday, July 10, 2017 4:37 PM  
**To:** Knutson, Amanda  
**Subject:** Meadowvale Green

This letter is in regards to the request to change height requirements for two new buildings at Meadowvale Green. I live at 77 Cecil Street, a couple of blocks away. I can see the current building from my kitchen window. It blocks my view now and two more taller buildings will make it much worse. This is not a high density area and that is why we like it here, why we bought our house here.

I walk around the current building and can enjoy the water falls and beautiful gardens. This entices birds and they help to drown out the noise from the QEW. There will be many new cars in the area and not enough parking. The people residing in the apartments will be looking straight into our back yards, ruining any privacy. Height restrictions were put into place for a reason. The builder is trying to make more money and needs to made aware of the reasons for the height restrictions in the first place and they must not be changed.

I hope you will agree and keep the restrictions as they are currently. Thank you for reading my letter.

Janet and Roger Lecompte

**Risi, Rosa**

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**From:** Jennifer Matunin-Brown  
**Sent:** Wednesday, July 05, 2017 2:00 PM  
**To:** Knutson, Amanda  
**Subject:** RE: Proposed Development at 85 Scott Street

Good afternoon,

My name is Jennifer Matunin-Brown, I am a unit owner at 81 Scott Street. I am writing you, with respect to my opposition to Nickle Investments' request for a variation in setbacks, height, etc. to the development lands at 85 Scott Street, St. Catharines, Ontario.

Back in 2010, when I purchased my condominium, I entered into a contract which included a Declaration, By-Laws and Rules and Regulations, referred to as a contract. As part of that contract, specifically the Declaration, which I am enclosing for your review, it sets out the particulars for the proposed development high-rise buildings:

*(b) "Corporation B" means the condominium corporation developed and created by the Declarant as a separate condominium corporation upon the registration of a Declaration and Description relating thereto, in connect with a high-rise condominium residential building to be erected upon the lands adjacent immediately to the north and east of the within lands and being more particularly described as Parts 35 to 64 inclusive and Parts 96 and 97 on a Plan of Survey deposited in the Land Registry Office for the Land Titles Division of Niagara North at St. Catharines, as Plan 30-R-6344.*

*(c) "Corporation C" means the condominium corporation developed and created by the Declarant as a separate condominium corporation upon the registration of a Declaration and Description relating thereto, in connect with a high-rise condominium residential building to be erected upon the lands adjacent immediately to the north of the within lands and being more particularly described as Parts 68 to 72 inclusive and Parts 74 to 95 inclusive on a Plan of Survey deposited in the Land Registry Office for the Land Titles Division of Niagara North at St. Catharines, as Plan 30-R-6344.*

When Plan 30-R-6344 is reviewed, which I am advised that the City is in possession of, it is clear that there were specific setbacks as well as height restrictions, ie: 25 meters in conjunction with an OMB ruling. I entered into a contract to purchase my property with this in mind.

If you allow Nickel Investments to vary the setbacks and increase the height to the development lands, you are inducing Nickel Investments to breach the contract which I entered into, whereby, I expected that the development lands would be restricted in height, etc. Should you allow Nickel Investments to vary and increase height, etc. and it proceeds, that is a direct breach of the contract. I would be well within my rights as a citizen to commence a claim against Nickel Investments for the breach as well as to include the City as a Defendant, for inducing Nickel Investments to breach the contract.

I am evaluating all of my legal options at this time.

I would like to make the City aware of the potential breach and inducement to breach and I would like that to be considered when Nickel Investments' request to vary is considered by the City.

Thank you for your time.

Jennifer Matunin-Brown  
Partner

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**Daniel & Partners LLP**

L A W Y E R S

39 Queen Street, P.O. Box 24022

St. Catharines ON L2R 7P7 Canada

Tel: 905-688-9411 Fax: 905-688-5747

[www.niagaralaw.ca](http://www.niagaralaw.ca)



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June 19, 2017

To the City of St. Catharines, City Council

I am the owner of Suite  at 81 Scott St. St. Catharines, Ontario

I understand that the City is contemplating approving the construction of 2 buildings at 81 Scott Street that will be over twice the height of the initial plan and will contain over twice the number of residences that the remaining 2 phases of the complex were restricted to by an OMB Order. That order preceded the construction of the existing Phase I.

I purchased my Condo in good faith that any future development of the vacant lands of Phase II and Phase III would have to abide by the rules that were already established. Those rules that all of the surrounding neighbours had to comply with as well before they could build.

This height of the proposed buildings is completely out of keeping with the surrounding area. They are dramatically taller than the existing Phase I building, and half again taller than any building in the north end of St. Catharines. This on what is actually a small piece of land.

I fear that the towering nature of these buildings will reduce the value of my Condo by lowering the desirability of the existing and surrounding properties.

Thanking you in advance,

Yours truly,

John Arghittu

**Risi, Rosa**

---

**From:** John Grace <  
**Sent:** Wednesday, June 21, 2017 1:49 PM  
**To:** Knutson, Amanda  
**Subject:** Re: 85 Scott street amendment

Thanks for the prompt reply. My address is:  
9 Elaine Court,  
St. Catharines, L2N-6S1

We back onto the houses at the corner of Meadowvale and St. Helena.  
My parents lived at the Meadowgreen Manor Senior's residence on St. Helena which is adjacent to and dwarfed by the Meadowvale Green building so I know this would have a major impact on the residents there also.

Best, John

Sent from my iPad

On Jun 21, 2017, at 1:29 PM, Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)> wrote:

Thank you for your email, John. Your concerns are duly noted and will be addressed in the report that planning staff will be preparing for Council's consideration. If you've received notice of tomorrow evening's open house, then you will also receive notice of the public hearing to be held in front of Council at a later date. Council will not make a decision on the application until that public hearing has been held. For the record, can you provide me with your address?

## **Amanda Knutson**

Planner I


**Email:** [aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca) **Visit:** [www.stcatharines.ca](http://www.stcatharines.ca)

**Phone:** 905.688.5601 x1705 **TTY:** 905.688.4TTY (4889)

**Mail:** PO Box 3012, 50 Church Street, St. Catharines, ON L2R 7C2

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**From:** John Grace [  
**Sent:** Wednesday, June 21, 2017 1:25 PM  
**To:** Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)>  
**Cc:** Mayor's Administration <[mayor'sadministration@stcatharines.ca](mailto:mayor'sadministration@stcatharines.ca)>; Garcia, Carlos <[cgarcia@stcatharines.ca](mailto:cgarcia@stcatharines.ca)>; Williamson, Bruce <[bwilliamson@stcatharines.ca](mailto:bwilliamson@stcatharines.ca)>  
**Subject:** 85 Scott street amendment

Dear Ms. Knutson,

With regards the above application to build two large apartment buildings on the site, I would like to express my deep concern that this would be an inappropriate development in many ways and totally out of place in our neighbourhood.

We currently have the top five stories of the Meadowvale Green building overlooking our backyard, and I can't imagine what impact two buildings almost twice the size would have aesthetically.

Meadowvale Green is currently the tallest building in our primarily residential neighbourhood by a long ways and having potentially the tallest building in St. Catharines towering above that would be a sad sight for all of us.

I hope this proposal will be rejected and that current zoning requirements remain in place in favour of a more size appropriate development.

Sincerely,

John P. Grace

Sent from my iPad

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**Risi, Rosa**

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**To:** Knutson, Amanda  
**Subject:** RE: 85 Scott St. Condo Tower Proposal

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**From:** MANTLERS [i]  
**Sent:** Tuesday, June 20, 2017 10:28 PM  
**To:** Mayor & Council <[mayorcouncil@stcatharines.ca](mailto:mayorcouncil@stcatharines.ca)>  
**Cc:** Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)>;  
**Subject:** 85 Scott St. Condo Tower Proposal  
**Importance:** High

To whom this may concern,

We are writing to all of you today to share in our concerns regarding the two proposed additional high-rise buildings at 85 Scott St., one being 16 storeys and the second one 18 storeys.

Our street "Timber Lane" was an open field when the present high rise at 81 Scott St. was built. The building at 81 Scott St. has enough storeys for our residential area. If the zoning by-law 2013-283 restricts building heights to a maximum of eight storeys, why would the city even consider amending this condition? Timber Lane and the surrounding area does not in any way welcome high rises with the heights the developer wishes to build.

We understand that the buildings will be approximately 100 feet from the property lines of the existing homes on Timber Lane which may create shadows upon these homes. Also, if the proposal to increase the current zoning height does go through it will impact our privacy, more so when the leaves are off the trees. Allowing these building heights will devalue our property, will be an eyesore and be completely out of keeping with our neighbourhood.

When making a final decision, please take into consideration of what the residents want more than what the developer would like. We are not a big city like Toronto, Vancouver, etc. that develop high-rises such as the ones being proposed. If the zoning amendment goes through for 16 – 18 storeys, will another developer seek an amendment to build even higher?

Please put yourselves in our position and consider if you would welcome this in your backyard.

We are requesting that the current zoning restrictions be respected and that the requested amendment to change the zoning be rejected.

Thank you in advance for your thoughtful decision for the residents in Port Dalhousie Ward.

Judy & Vic Mantler  
21 Timber Lane



**Shabri Properties Limited**  
P.O. Box 877, 87 Lake St.,  
St. Catharines, ON L2R 6Z4

May 17<sup>th</sup>, 2017

Judy Pihach – Manager  
Manager of Planning Services  
City of St. Catharines  
P.O. Box 3012  
50 Church Street  
St. Catharines, ON L2R 7C2

Dear Mrs. Pihach

RPT	FILE	REF	P.D.S
			REFERRED TO
			INIT.
			<i>Judy Pihach</i>
DATE REC'D →	MAY 23 2017		SCAN <input type="checkbox"/>
FILE NO			

**RE: N.N.C.C. No. 62 – HOLD ON APPROVALS**

I am writing you on behalf of the Board of Directors for Niagara North Condominium Corporation No. 62, located at 81 Scott Street, St. Catharines, ON.

The Corporation has not received any formal request from Nickel Investment to make any changes to the Condominium Corporation's property or common elements. It is the position of the Board of Directors that any changes, alterations or betterments must be approved. We formally request that you hold any approvals of the proposed site plan until this issue is resolved.

Yours truly,

SHABRI PROPERTIES LIMITED

John Roussel, Property Manager

/ce

cc: Glenn Parker, Chown Cairns

**Risi, Rosa**

---

**To:** Lisa Lynam  
**Subject:** RE: 85 Scott Street - Application for Zoning By-law Amendment

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**From:** Lisa Lynam  
**Sent:** Friday, July 21, 2017 2:10 PM  
**To:** Knutson, Amanda <aknutson@stcatharines.ca>  
**Cc:** Lisa Lynam  
**Subject:** Fwd: 85 Scott Street - Application for Zoning By-law Amendment

Dear St.Catharines Planning,

As an owner of a home in the neighbourhood of this Application for Zoning By-law Amendment, I wanted to provide my feedback in opposition to the 85 Scott Street application.

The proposed 16 storey and 18 storey buildings are far too high, and double or more than the currently permitted 8 storeys.

The proposed buildings are not in keeping with the neighbourhood as mainly single family dwellings (detached semis and townhouses and detached homes) with families and children to attend nearby schools.

The height would create significant shade for nearby homes changing their landscapes and even interior light situations.

The nearly 300 rental units would create an influx of population of more transient renters maybe 500-700 people which creates excessive issues for parking, increase of traffic congestion on Scott Street and the Lake street intersection.

Allowing such buildings sets up the neighbourhood for more development for rental apartment buildings degrading the family environment of the neighbourhood which we so value. Everyone who looks at the home loves the neighbourhood as family friend and affordable. I would not be in agreeance to any building beyond the permitted 8 stories of the current By-law.

Please continue to include me in updates of meeting notices.

Thank you for the opportunity to review and comment.

---

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**Risi, Rosa**

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**From:** Bill <[REDACTED]>  
**Sent:** Monday, January 22, 2018 9:35 AM  
**To:** Mayor's Administration  
**Subject:** Application to Amend Zoning By-law 2013-283

Attention: Mayor Sendzik,  
Re: City File No.60.35.1017

Further to our message to you in June, 2017, We are writing to ask you when is a city council decision a decision?

We live on one of the upper floors of 81 Scott Street. This is Phase 1 of what was originally planned as a 3 phase project. Prior to the construction of the building we live in, there was an OMB order restricting the height of the remaining two buildings to 8 storeys or 25 metres.

Our condo was purchased in good faith that the city would respect and enforce the restrictions that have been in place for 33 years. Just five years ago, when the City implemented a general change to zoning, this property was specifically addressed, and the 1985 OMB restrictions were integrated into the City's master plan. An important decision!

We now understand that the City is considering disregarding the OMB order and their own affirmation of 2013, and may permit buildings that will be 36.5 metres and 47.2 metres, with rooftop amenities making them even higher. This is not only over twice the mandated height, but taller than any buildings in the north end of the city. They will certainly NOT fit into the existing neighbourhood!

Also, if the existing restrictions are waived, it will significantly devalue our property and the entire complex. With windows on all sides of the proposed new buildings, there will be loss of privacy for everyone as neighbours look into each other's living rooms.

Additionally, with 240 more units added to the area, traffic congestion will increase beyond the current gridlock and the safety of all area residents will be at risk as cars drive in and out of Meadowvale Green and fill Scott Street, Lake Street and Meadowvale Drive.

Please adhere to the City's decision of buildings no higher than the agreed to 8 storeys.

Thank you in advance for your consideration of my concerns.

W & E Brooker  
81 Scott Street

Sent from my iPad

**Risi, Rosa**

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**To:** Knutson, Amanda  
**Subject:** RE: application to amend approved guidelines for 83/85 Scott Street

---

**From:** Brooker [r]  
**Sent:** Tuesday, April 11, 2017 10:26 AM  
**To:** Mayor's Administration  
**Cc:** Bellows, Sandie; Phillips, Bill; Haywood, David; Stevens, Jennifer; Harris, Matthew; Kushner, Joe; Britton, Mike; Elliott, Mark; Siscoe, Mathew  
**Subject:** application to amend approved guidelines for 83/85 Scott Street

Mayor Sendzik and City Councillors,

We are writing to you to express our strong opposition to the application to amend the current 25 metre (8/9 storey) height restriction at 83/85 Scott Street to unlimited. We realize you are looking for ways to increase your tax base for the city, but changing the current situation will lead to many problems in the area.

According to the presentation to owners at 81 Scott Street last Spring, the proposal does not meet requirements for the currently required 1.5 parking spaces / unit AND proposes removing existing green space at 81 Scott St to make room for parking closer to the existing building. This will cause considerable privacy issues for those living on the lower floors of our building. As we understand it, there is also a proposal to alter the front entry to the building to accommodate the revised parking. On the east side of the building, next to the church, it is proposed to reduce the green space, add a sidewalk and move the parking spaces back closer to the fence. This will certainly require moving the existing water and gas lines.

Speaking of services, can the existing services accommodate 272 units rather than the approved 140? If not, at whose expense will the services be upgraded? Certainly NOT the taxpayers we hope!

The proposed set back from property lines is generally less than half of the guidelines. This will certainly affect our neighbours to the north and west. There will be little green space in the entire area of the new and existing buildings. These proposed buildings will be the tallest in the area. This is not in keeping with the existing neighbourhood and will certainly cause privacy issues for our neighbours and those of us living in the north end of our building.

Although unrelated to the buildings themselves, as it exists now, there is huge congestion in the Lake Street, Meadowvale and Scott Street area. We often walk to the Fairview Mall and surrounding areas and take our lives in our hands every time we cross Lake Street. Drivers do NOT respect the pedestrian crossing signs and without fail every time we walk across Lake Street, 3 or 4 drivers run the advanced green. As pedestrians we have to stop our crossing to avoid being hit by a car. Adding an additional 132 units to the existing approval will only add to the congestion in the area and the safety of pedestrians.

Please take our concerns and **strong opposition** into consideration when council discusses and votes on the application regarding amending the height restrictions for 83/85 Scott Street.

Sincerely,

Liz and Bill Brooker, t

81 Scott Street

P.S. Our Port Dalhousie counsellors have already received a similar letter under separate cover.

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

**Risi, Rosa**

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**To:** Knutson, Amanda  
**Subject:** RE: Application for changes to 81 Scott Street

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**From:** /  
**Sent:** Thursday, March 09, 2017 3:19 PM  
**To:** Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)>  
**Subject:** Application for changes to 81 Scott Street

Good Afternoon Amanda,

I recently learned that Mr. Nick Atalick has approached the city to change some of his originally approved designs of 7/8 story buildings for Phase II and III at 81 Scott Street to 17 and 18 stories.

I am surprised the city would even entertain such drastic changes for a number of reasons.

Amanda, you have been to the existing building for meetings with the owners last the Spring. There are no other buildings in our area taller than our existing 11 storey building. There has been a request to change the set back for these two buildings, which is not compliant with city ordinances. This creates privacy problems.

Two taller buildings will certainly create shade problems for some of our neighbours, but more importantly privacy issues. For the neighbours, once the leaves are off the trees in Fall, Winter and early Spring, these all balcony units will easily look into their homes. For those of us who live on the north side of the existing building, who have almost wall to wall windows, blinds or drapes will have to be kept closed for privacy. This will block light into our units and therefore views as well. We have no interest in looking into neighbours homes!

The proposal Mr. Atalick and his architect presented last Spring would remove some of the existing green space to the right of our entrance and place parking spaces almost in the living rooms of the first floor condo owners. Again, a privacy issue as well as removal of green space. This is not acceptable! Additionally, only 1.25 parking spaces per unit in our modern age is too low. Many owners in our building currently own two or more vehicles.

Amanda, I hope you will consider these concerns when preparing any presentation you will make to city council.

Regards, Liz Brooker

Sent from my iPad



**To:**

**Subject:**

RE: Application to amend approved guidelines for 85 Scott Street

---

**From:** Brooker | [REDACTED]

**Sent:** Friday, June 23, 2017 3:56 PM

**To:** Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)>; Mayor's Administration <[mayor'sadministration@stcatharines.ca](mailto:mayor'sadministration@stcatharines.ca)>; Bellows, Sandie <[sbellows@stcatharines.ca](mailto:sbellows@stcatharines.ca)>; Phillips, Bill <[bpPhillips@stcatharines.ca](mailto:bpPhillips@stcatharines.ca)>; Haywood, David <[dhaywood@stcatharines.ca](mailto:dhaywood@stcatharines.ca)>; Garcia, Carlos <[cgarcia@stcatharines.ca](mailto:cgarcia@stcatharines.ca)>; Williamson, Bruce <[bwilliamson@stcatharines.ca](mailto:bwilliamson@stcatharines.ca)>; Harris, Matthew <[mharris@stcatharines.ca](mailto:mharris@stcatharines.ca)>; Kushner, Joe <[jkushner@stcatharines.ca](mailto:jkushner@stcatharines.ca)>; Britton, Mike <[mbritton@stcatharines.ca](mailto:mbritton@stcatharines.ca)>; Sorrento, Sal <[ssorrento@stcatharines.ca](mailto:ssorrento@stcatharines.ca)>; Elliott, Mark <[melliott@stcatharines.ca](mailto:melliott@stcatharines.ca)>; Siscoe, Mathew <[msiscoe@stcatharines.ca](mailto:msiscoe@stcatharines.ca)>

**Subject:** Re: Application to amend approved guidelines for 85 Scott Street

Amanda Knutson, Mayor Sendzik and City Councillors,

This letter is both a follow-up to the Open House meeting on June 22, 2017 at the library and our e-mail to you, Mayor & Councillors, April 11(Amanda, Mar 10) regarding the application to amend approved guidelines for 85 Scott Street.

Council affirmed a 25 metre height restriction in 1986 and re-affirmed this restriction in 2013 when the R3 designation changed to R4 **while keeping the existing height restrictions**. We bought our condo at 81 Scott Street understanding this declaration. Please do not let us down on the City's promise! Not only will two condos of 17 and 19 floors, including the roof top amenities, well exceed any other high rise in the city, they will be totally out of aesthetic character for the neighbourhood in which we live. We drove around the city this morning and counted the floors on all high rise buildings. 16 Towering Heights is 17 storeys high, but surrounded by lots of green space, other high rises, a ravine, a school and shopping plaza. Certainly that area is nowhere near similar to the neighbourhood to which these two buildings are proposed to be added.

Additionally, we respectfully request that the first new building, regardless of approved height, should be the one behind the church as it will not block the existing building's view of the lake and not shadow the homes on Timberlane. That way if the developer does not put the third building up, everyone will be much more satisfied with the situation. In fact, when asked about the idea in April/May of 2016 he actually told us his plan was to construct that building first.

Further concerns we have include the following: First, construction of new buildings will definitely affect tree roots such that the existing trees may eventually die and heavy equipment running down the driveway entrance will affect the structure of our underground parking garage and make it unsafe to use.

Second: Traffic in the area is already extremely congested. Drivers come off Meadowvale onto Scott Street and sometimes are not aware a car is waiting to turn into 81 Scott St., so accidents can easily happen. Coming from the other direction on Meadowvale, there is no stop sign at that intersection and this causes confusion for drivers. Additionally, when driving, one must be very cautious as there is no yield sign for anyone as drivers come off the QEW onto Meadowvale or drivers on Meadowvale try to get to Lake St or YMCA Drive. This area is extremely dangerous! Also, as individuals who walk in the area, whether it is Scott and Lake or Meadowvale, YMCA Drive and the highway, one takes their lives in their hands as drivers do not obey "advanced green or walk" signs. Will it take a pedestrian injured before things change?



Adding as many units as proposed would mean with people driving to and from work daily these areas will be even more congested than they already are. There is the potential of the possibility of over 500 or more cars in the area. The city cannot assume new residents to the area will only own one car if there are two people in a unit.

The request to change the set back guidelines to accommodate these 16 & 18 storey buildings is not entirely accurate. The roof top amenities will add another storey to the height actually creating 17 & 19 storeys. This certainly contradicts council's decision to make set backs for R4 buildings larger than currently exist as agreed to at the Council meeting May 8, 2017 and reported in the Standard on May 9th. How can Council even consider changing their minds again?

While we are not thrilled with the addition of two eight storey buildings, we did understand and accepted the possibility when we purchased our unit. However, we are strongly opposed to more than doubling their heights with roof top amenities added.

Please consider our concerns and do not renege on your 2013 height declaration, when making your final decision on this current request.

Sincerely,

Liz & Bill Brooker  
1 Scott Street

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**Risi, Rosa**

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**From:** [REDACTED]  
**Sent:** Thursday, June 22, 2017 8:57 PM  
**To:** Knutson, Amanda; Garcia, Carlos; bwilliamson@stcarharines.ca; Mayor's Administration  
**Subject:** Proposed Changes at 85 Scott Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern,

I am sending this email to state my opposition to the application to amend the current height restriction of 25 metres at 83/85 Scott Street. Not only are traffic, parking, loss of trees, and elimination of green space (I can provide specific concerns if needed) major concerns, but I feel that it is in breach of the contract I entered into when I purchased my condo. I purchased my condo in 2005, knowing that 2 buildings at a maximum height of 25 metres could be built as it was a declaration in my contract. Please be advised that if this proposal does pass I will be seeking council and pursue legal action against the development team and the city of for breach of contract.

Thank you for your time,

Lori Rose, OCT

81 Scott St.

St. Catharines, ON

( [REDACTED] )

Sent from my iPhone

**Risi, Rosa**

---

**From:** lori.rose lori.rose  
**Sent:** Thursday, March 09, 2017 5:50 PM  
**To:** Knutson, Amanda  
**Subject:** Development at 81 Scott Street

To whom it may concern,

I am a unit owner at Meadowvale Green located at 81 Scott Street in St. Catharines. I am writing this e-mail to state my opposition to the proposed development on our property. When I purchased my condo in 2005 I was aware that a future development of two, eight story buildings was possible and purchased my unit knowing that there was a possibility of construction at the property. However the size of the buildings in the proposed development is very concerning to me. My main concern is safety. If the proposed building sizes occur the number of units would quadruple from the original development plans. I personally feel that the sheer number of vehicles would cause traffic and safety concerns as we would be sharing an entrance onto Scott Street (which is already congested at times). Where would they put the necessary visitor parking spaces? We currently have 22 visitor spots which is often filled to capacity. Also, the height of the buildings will adversely affect our views as well as those of the community around us (Dorothy, Elma, Timberlane and Ernest Streets).

Thank you for your time,

Lori Rose, OCT

 81 Scott St.

St. Catharines, ON, L2N 7L5

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**Risi, Rosa**

---

**To:** Margaret Fairman  
**Subject:** RE: Development at 81 Scott st

---

**From:** Margaret Fairman [mailto: ]  
**Sent:** Thursday, March 09, 2017 12:37 PM  
**To:** Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)>  
**Subject:** Development at 81 Scott st

Hello Amanda,

I am an owner of unit 710 at 81 Scott St. Once again I am VERY concerned about the proposed development at this vacant site.

MY concerns are as follows:

The HEIGHT OF THE BUILDINGS which will encroach on my light, privacy, perhaps cause a wind tunnel and of course obstruct my view.

Our pool will be dramatically effected negatively.

Parking will be a nightmare. Space will be limited, the volume and flow of traffic has the potential for danger for all residents and visitors.

Access to our garage entrance and exits.

Decrease my property value.

Over shadow and diminish the light to the family homes on the North side of the site.

Alteration of the flight path and nesting of many birds esp the hawks, geese, Crows, Robins, Jays, and Finches.

But I guess that doesn't matter, in spite of today's environmental concerns .

Access for delivery and pickup trucks for items such as garbage removal, moving vans, trades, and general delivery products.

High density population on this site.

I have to mention the noise level, and the obstruction of our access that we all will be subjected to for approx. 4/5 yrs.

I am certain that my concerns will fall on deaf ears. I am aware that the bottom line is MONEY and the acquisition of more, with the complete lack of concern that the impact of these plans will have on the residents in this entire neighbourhood.

In summary, I not not oppose progress, but I think THIS proposal is DISRUPTIVE and speaks more to greed than progress. There are many proposed Condo sites already in the city.

Respectively submitted Margaret. Fairman.

Sent from my iPad

**City of St. Catharines Confidentiality Notice**

The information contained in this communication, including any attachments, may be confidential, is intended only for the use of the recipient(s) named above and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any use, dissemination,

Mariana Moldovan  
81 Scott Street  
St. Catharines, Ontario  
L2N 7L5

March 13, 2018

Dear Councilors',

Re: Subject Lands 85 Scott Street File 60.35.1017

On April 26, 2017, I sent you a letter objecting to the developers amending to the height he wants to increase Phase II and Phase III at Meadowvale Green.

Today, I am sending you another letter with another objection to the height increases. Although they are smaller than the first attempt they are ~~too~~ high. The developer is changing the condominiums to apartments. What other surprises will be done that no one will know about. I must do what I can to keep both additional Phases at 9 storeys like I was told when I purchased my unit, and like all of us at Phase I were told and shown in our paperwork when we bought our units.

There is not enough parking for the developer's proposal. The roadways would not be safe for the residents for the amount of traffic. Our underground garage is right under the roadway entrance to the complexes. I saw on some of the developers' pictures he wants to take away our lawns to put in parking for their 2 new buildings, I don't agree with that. If he doesn't have the parking he should not build more than the 9 storeys that he can accommodate.

I know the neighbours around us and the people in Phase I are not too happy about the way the developer is trying to move in and do whatever they want.

The whole thing has upset me and with the passing of my husband I now have to deal with this complicated mess. Just build what he was supposed to build 2 - 9 storey condominiums (not apartments) and leave us alone.

I really hope you can help us, we matter too.

Yours truly,

Mariana Moldovan

**Risi, Rosa**

---

**To:** Hughes, Julie  
**Subject:** RE: 85 Scott Street Development

---

**From:** Evonne A. Van Schyndel [mailto:evonne.vanschyndel@cityofscottsdale.gov]  
**Sent:** Tuesday, June 20, 2017 12:32 PM  
**To:** Mayor's Administration  
**Subject:** 85 Scott Street Development

Good Morning Mayor Sendzik,

Please see my letter attached regarding the zoning amendments for 85 Scott Street at Meadowvale Green location.

Sincerely,

Mariana Moldovan

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Mariana Moldovan  
( 81 Scott Street,  
St. Catharines, Ontario  
L2N 7L5

June 19, 2017

City of St. Catharines

City Hall  
50 Church Street, P.O. Box 3012  
L2R 7C2

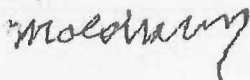
I am sending you my letter because I am against Nick Atalicks proposed amending to the zoning from R3 to R4 density for his Phase II and Phase III developments. I just moved into this building after the recent passing of my husband and I know he wanted me to be comfortable in my remaining years. These changes that Nick wants to do is upsetting to me. The amount of residents he wants to put in worries me because it is too much for such a small area. I don't think he thought this through with us in Phase I, in mind.

We already had a legal vote with the people in this building and this was voted down, so why can't he leave us alone and just do what he was supposed to do and build an 8 and 9 storey building and stop upsetting this building. He wants to build twice as much as he should be allowed. I can only see problems, and upset.

I hope you can see through this and how it is going to hurt the people living in this building and our neighbors in this area. I saw on some of his pictures that he is using our property as his own to get you to go with his plan. Please look these over and you will see he will do anything to get what he wants to make his project go through. Nick told us these would be senior condos and no rentals and now he has changed his mind.

Thank you for your time to hear my side.

Yours truly,



Mariana Moldovan

**Risi, Rosa**

---

**From:** Scott & Nancy <[REDACTED]>  
**Sent:** Thursday, January 18, 2018 6:14 PM  
**To:** Knutson, Amanda  
**Subject:** 85 Scott St Zoning by-law 2013-283  
**Attachments:** LA 2017 276.JPG

Hi Amanda,

It was nice to chat with you a little bit last night at the open house at the library. I just wanted to put into writing my family's comments/ concerns in regards to the petition to increase the zoning by-law of the Scott St property. I will outline them in points:

1. When the original zoning was granted (8 storys) the property behind the Scott St plot was natural vegetation/forest land. Hence no single family homes. Now in 2017/18 there are at least 12 homes directly abutting the property and approximately 20-30 more that are on Timber Lane and some on Dorothy St. that will be affected by a building of any size (by shadow or sightlines) We believe that this should be considered in this request to increase the height of the zoning (ie. would an 8 story building even be granted so close to newer single dwelling homes in present day?)
2. The placement of these new buildings will greatly impact the privacy of the Timber Lane & Dorothy St properties so to increase the height of the building by any amount will only multiply that impact - not to mention sight lines (see attached picture). No amount of vegetation will block out any building that size (as it doesn't block out the sight lines of the present building for those on St.Helena, Timber Lane, and Clayton Crt). Single family home properties will be like fishbowls to the people in the condos.
3. Lastly, the impact on property values is indisputable. I know I would not even consider buying a home backing directly on an building of the height proposed unless the price is greatly reduced.

So in summary I would like to be on record as being against the rezoning request.  
Thank you for taking the time to listen to everyone's comments.  
Nancy & Scott Wilson

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**Risi, Rosa**

---

**To:** Knutson, Amanda  
**Subject:** RE: rezoning of 83/85 Scott St.

---

**From:** Scott & Nancy [mailto:scott@stcatharines.ca]  
**Sent:** Monday, June 26, 2017 3:06 PM  
**To:** Knutson, Amanda <aknutson@stcatharines.ca>  
**Subject:** rezoning of 83/85 Scott St.

Dear Ms. Knutson,

My husband and I attended the meeting at the library on June 22nd in regards to the proposed zoning change of Scott St. Let me start by saying you did an absolutely amazing job at staying neutral and keeping the meeting calm despite some high emotions of those in attendance!! Secondly, we felt uncomfortable bringing up some of our questions due to the large number of condo owners hence we are writing this email.

One of our biggest concerns is that we, as Timber Lane residents, were very outnumbered by the condo owners in attendance. We hope by sending our concerns in writing that we can be equally heard by you and your committee. That being said, I think all of us (the condo and the single dwelling owners) have a common concern: the height of these 2 new buildings. I have attached a picture of the original building that is already in existence taken from St. Helena St to show you the sight lines of those homes. In a nut shell, we do not want that to be our view (and that is 11 storeys). Sadly, the proposal of 17/19 storeys (incl roof top amenities) would be even more devastating.

To ensure you have heard our concerns (beyond the parking issues of too many units that the condo owners voiced) we wanted to send you this email. Our concerns are as follows:

- 1) Sight lines/Privacy - should these buildings go up (as rezoning request specifies) we would look out any of our back windows and see these monstrous buildings looming over us. Despite all the plans for a berm, landscaping you cannot "hide" these buildings. We do not want to live in a fish bowl. Every time we are in those back rooms of our house and every time we are in our backyard we know we could be watched at any time. Sadly, we would lose the comfort and solace of our back yard space (see the attached picture) as well as any privacy that a home owner expects.
- 2) Obviously, no one else would want to live in this fishbowl either so resale values would drop and perhaps we would have difficulty even selling at lower prices.
- 3) Setbacks - I think it goes without saying that Timber Lane home owners would want larger set backs even if the original 8 storeys is honoured. Unfortunately the original plan that we were shown (March 2016) has been disregarded and now both buildings will be closer to our Timber Lane homes. Originally we were told that the second building would be only affecting the smallest amount of houses along Timber Lane and now it is running almost parallel along the north end of the property and the second building was to be 180 ft from our property and now it is 100 ft. (speaking of the original plan proposed by Mr. Atalick in March 2016). So not only are the buildings bigger than zoning allows (presently) but the plan is to put them closer to the single dwelling homes (the ones most affected by their existence).
- 4) Existing vegetation/ecosystems- we have many beautiful mature oak trees (as well as others) that will be at risk despite the assurance that the land owners will try and save some them. Trees cannot grow if their root systems have been compromised and trees cannot grow over parking garages. We constantly see wildlife in the trees/bushes behind our home (squirrels, rabbits, raccoons, birds, and last month a small coyote!). This small ecosystem would be destroyed.

We are asking that this rezoning request be denied/not supported by your committee. Our point is summarized above and by the picture attached to this email. We do not know if it is an option, but if it is, we also would hope you and your committee will not recommend even a compromise (example: another two 11 storey buildings).

Thank you so much for allowing us to feel heard. If you have any further questions about this email feel free to contact us at the number below.

Best of luck on this difficult task.

Nancy & Scott Wilson - 18 Timber Lane (b)(6) (b)(7)(C)

ps. One last point that is actually a question: can the condo owners by law of the governing bodies (was it the OMB?) actually make the decision by vote of what Mr. Atalick will choose in terms of layout ? ie. that the original lay out where the original pool is the start of the second building (minimal impact to single dwelling homes) is no longer an option?

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**Risi, Rosa**

---

**To:** Knutson, Amanda  
**Subject:** RE: 85 Scott density

---

**From:** Nick Murphy [mailto: ]  
**Sent:** Tuesday, July 11, 2017 5:59 PM  
**To:** Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)>  
**Subject:** Re: 85 Scott density

I know. Nickel maybe not. Just being me. Meant to be a jab.

However, that said, it is disappointing that the 2013 process was not communicated.

I have been a resident at 81 for 16 years. I never was informed about the process. Maybe it was advertised in a number of ways. The local paper perhaps. What if you don't prescribe? I get two tax letters per year. Maybe stuff the envelope?

I took it from the spring R1/R2 presentation that communications will be improved. Let's hope. This zoning change has a major impact on many senior citizens. The lack of communication was unfortunate but that issue is past.

Thank you for the feedback and hopefully in your position can improve communications that affect the City's citizens.

Nick

---

**From:** Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)>  
**Sent:** July 11, 2017 9:48:47 AM  
**To:** Nick Murphy  
**Subject:** RE: 85 Scott density

To answer your question, our new comprehensive Zoning By-law was approved by Council in late 2013, after months of review and public consultation. I would describe our zoning by-law as modern and inherently dynamic - it will always be subject to review and revision.

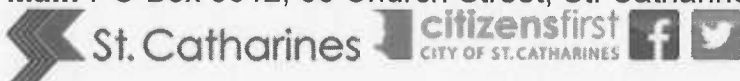
**Amanda Knutson**

Planner I

**Email:** [aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca) **Visit:** [www.stcatharines.ca](http://www.stcatharines.ca)

**Phone:** 905.688.5601 x1705 **TTY:** 905.688.4TTY (4889)

**Mail:** PO Box 3012, 50 Church Street, St. Catharines, ON L2R 7C2



**Risi, Rosa**

---

**To:** Nick Murphy  
**Subject:** RE: 85 Scott Street

---

**From:** Nick Murphy [REDACTED]  
**Sent:** Monday, August 14, 2017 2:49 PM  
**To:** Knutson, Amanda <aknutson@stcatharines.ca>  
**Subject:** 85 Scott Street

A couple of quote from the PLANNING JUSTIFICATION REPORT:

page 21

.....site layout is sensitive to adjacent land uses.

page 18

.... the building architecture, finishes and materials, ..... will provide transparency to the site to lessen the perceived massing of the proposed structures.

Adverse impacts on the adjacent properties are minimized in regards to .....transition in height, privacy, view, vistas, micro-climatic conditions, and the protection of natural features....

page 24/25 Summary

a work of fiction:

.....with glazed finishes to reduce height and scale.

.....sensitive to adjacent properties including the preservation and enhancement of an established buffer for area compatibility.

.....compatible within the surrounding community.

.....building heights to eight stories would impose larger building foot prints, ....

(Comment: Does the author know anything about the current zoning and footprint restraints?)

Enough already. May I inject an engineer's perspective and a Summary:

an 8 story building is large and a 19 story building is larger and you can't see through either of them.

A little fun I hope,  
Nick Murphy

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I stated earlier that I wanted to make a number of points re legal ownership and land use matters.

You are in receipt of the description and declaration and the referenced site plan describing the use of all property parts.

You are in possession of a legal sized paper document shaded in green and blue that shows condo 62 (81 Scott St.) rights for pedestrian and vehicular access.

Nickel in it's proposal uses property for parking and underground parking entrances that 81 Scott owners have rights to.

Nickel in it's proposal converts shared property to his own use. Property that needs present condo owners and future owner's permission for use.

The declaration and description is a contract document which purchasers of property rely on prior to ownership decisions. The same can be said for city zoning.

The requirement for declaration are clearly defined in the Condominium Act of Ontario sections 7 and 8.

The process for amendments to the declaration and description is found in section 107 of the same Act.

The Condominium Act in Part XI defines phased condominium corporations. 81 and 85 Scott Street are unfortunately not a common phased development but three separated condo buildings and organizations. Despite this the developer's proposed amendment and justification uses this part of the act to mislead the City by watering down the unit density and parking availability. Three separate condo's each with it's own property and it's own Board. Each property must support it's own parking requirements for tenants. Shared property will be the decision of the Boards, not the developer's proposal and will not be likely used for any tenant parking. The proposal densities 203 / ha, not 150. The parking is 1.0 space / unit, not 1.25.

I can only suggest that you seek the City solicitors clarification on the property ownership rights prior to any zoning amendment report. We went through this last year, vote 101 – 4.

Nick Murphy

## Risi, Rosa

---

**From:** Nick Murphy <[\[REDACTED\]](#)>  
**Sent:** Wednesday, July 12, 2017 7:19 PM  
**To:** Knutson, Amanda  
**Subject:** 85 Scott

Thank you for your effort to meet again with the developer, which now to me is a speculator.

Good luck. Maybe they will take a story or two off the north building.

Let them know we are not going away and wish Nickel the best Downtown.

The following are my comments only. Maybe something can rub off. Just a maybe. Is the speculator seeking rezoning to maximize a sales property value to fund Downtown? Something else? Sell it to off shore interests for retirement homes. 30 years with nothing with no partners willing to invest. Read the handwriting on the wall.

Again just my opinion.

The speculator stated we are doing and sometimes say they say have a market study (BS). "We will do a market study to understand parking requirements "(BS) at 85 and Downtown. The market study is 50 meters south at 81. Not a study, just a fact (to follow).

The proposal for parking presented is an absolute joke. Nickel does not have the property to add any surface parking (to follow). Visitor parking more than to cruel joke (to follow). By the way, underground parking is a premium and are sales plus. Expensive for sure. This project on the cheap for maximum profit. One ugly building isn't it.

Sorry for the rant but more to follow.

Let the speculator know, we are not going away and will follow this attack on the neighborhood all the way to the OMB. Hopefully the City will stand by their zoning, Official Plan, the OMB order and the Declaration registered on title with the City and support the citizens of St Catharines.

Nick

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## **Parking 81 & 85 Scott Street**

The OMB order specified 1.25 parking spots / unit for all buildings. Another ten were specified for a recreation centre never built but some may argue the centre was placed by the pool.

81 Scott St. owners have always considered the 1.25 as a tenant requirement. Hence, the 143 underground spaces, 9 spaces in front of the building and 8 spaces around the circle ( 128 units @ 1.25 = 160 ). All are committed for tenant parking. Please come out and see the property again. The tenant parking is marked as reserved and numbered. These spaces come with a rental cost per month to the condo revenue. There are 20 visitor spaces on the “shared property” in front of 81 Scott and 4 along the circle. The 8 reserved spaces in the circle will be in contravention of the “shared” property when another building is constructed.

I promised a free “market study” for Nickel, a real one.

### **81 Scott St. current experience tenant parking:**

128 units

143 underground parking spaces for residents.

11 spaces on 81 Scott St. property at grade for residents.

Factor 1.20 spaces / unit for residents.

Note: Underground parking highly desirable and full. All spaces owned or used. Nickel statements to the contrary are false.

### **Guest Parking**

24 at grade visitor parking spaces. Tenants not allowed use except for limited short time use during the week. Violators are towed away and have been.



1 common (party) room about the size of one unit.

When unit is occupied almost all visitor spaces are used. Many of the rental dates coincide with holidays so the other 127 unit owners must compete for the same parking allotment. I think you can see the problem.

**Nickel Parking Proposed Zoning Amendment:**

128 + 144 units = 272 units

Underground parking units. 272 units or factor 1.0 or 0.20 light. 55 more spots needed for residents to meet the factual experience and the same level proven requirement at 81 Scott.

2 roof top common party rooms each could be a size of 8 units each, let's assume only 4 units by area for each building.

It would be fair to assume that 180 visitor spaces would be required for a Christmas experience and that doesn't allow any spaces for the other 397 units. I know this is ridiculous. I also know this is not physically possible. This shortage more importantly affects the enjoyment of this property for all that may reside on it.

At best, the entire site can only support 40 visitor spaces on the shared area. It doesn't work. Not even for two 8 story buildings.

Legal issues re Nickel's parking plan:

So, to match the 81 Scott experience for residents parking, 85 Scott proposal is 55 tenant spaces short.

Each building must provide parking on its own property, not the common or shared areas. The use of common and shared areas must be decided between three separate condo boards and three separate ownership votes. Not Nickel.

Let's assume that 40-50 spaces maximum can be provided along the shared vehicular access. There goes holiday's in all common rooms unless another 50-100 spaces can be engineered. So we are short on tenant and visitor parking.

The proposal attempts to provide some of the spaces by:

- disregarding the real experience parking requirements for residents and visitors
- disregarding the City requirements
- providing spaces on the property of the new condos that 81 Scott owners have rights to.  
No surface parking can be constructed without 81 Scott approval
- disregarding visitor parking for the roof top amenities
- suggesting that the church properties would be more than willing to cooperate
- by totally ignoring current and future residents the enjoyment of their property
- reducing even existing parking spaces to 8.5 feet wide which again, Nickel has no authority to do without approval

This is unacceptable and nothing but a desperate strategy to mislead the justification of this project.

**Nickel's Planning Justification Report (PJR):**

With reference to this study despite it being obsolete and not revised to meet the current zoning by law change amendment.

Preface this with the rights of 81 Scott St. owners free pedestrian movement on all areas of 85 Scott St. except for the building footprint registered in the declaration and description and the referenced site plan. i.e., no ownership for surface parking or access to underground parking.

Again this is not a phased condo per the Act. Need to assume all visitor parking will need to be accommodated on the common use area. 1.25 claimed by Nickel throughout the property not a legal assumption, just misleading again. Nickel proposal falsely states that it meets the 1.25 by using the spaces owned by 81 Scott. The condo act doesn't allow this. Oh, and then uses all visitor spaces and then why not reduce the spaces to an unacceptable width.

PJR Appendix A (ACR site plan) calls for:

81 Scott St. (128 units) 32 visitor parking spaces

85 Scott St. (272 units) 32 visitor parking spaces

What mathematical formula was used? A 144 unit building requires no visitor parking? Where are these spaces?

Where are the roof top amenities factored in for visitor parking?

PJR page 21 h)

“Surface parking areas should be minimized and share parking areas, standards (8.5 foot width?) and access shall be encouraged where compatible(?), and adequate(?) and appropriate(?)for intended level of service.”

“Shared at grade parking areas to be used primarily(?) for visitor parking.”

Note: what’s primarily mean? How many spaces required based on what criteria.

PJR page 5 b)

“some surface parking for guests”

Note: Primarily or some?

PJR page 21 h)

“Resident parking is provided underground for each building”

Note: faction 1.0 not 1.20, 55 spaces short. Actual experience proves inadequate.

PJR part V

“The required parking areas are for the most part(?) internal to the site”. Again, Nickel converts 81 Scott tenant parking to mislead us.

### **Summary:**

As suggested previously, please revisit our home, make note of the parking designation, available space on common vehicular space for visitor parking and then visit the property behind 81 Scott and envision two 18+ story high rise buildings with (my opinion) zero architectural value. Then visit Timber Lane.

The density and massing doesn’t work. Parking as show would be a disaster too.

**Risi, Rosa**

---

**Subject:** RE: 85 Scott Street

---

**From:** Nick Murphy [REDACTED]  
**Sent:** Sunday, July 09, 2017 10:57 AM  
**To:** Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)>  
**Subject:** 85 Scott Street

Thank you for the Open House and your control of the meeting.

As was clear, there is no support for this proposal. Absolutely none. This was my seventh "information meeting" on the subject. Absolutely zero support. This process is upsetting to many of the area residents, most of who are well up in age.

A couple questions:

Does this proposal meet ANY of the stipulations found in the current zoning, Official Plan Special Condition 13 or the OMB ORDER?

Does this proposal meet ANY of the Planning Departments good planning criteria?

Developers "Planning Justification Report" (PJR) page 17?

"Integration of compatible building form, scale, massing, height, setbacks, spacing, orientation, facades and architectural materials with adjacent buildings, properties and the surrounding neighborhood."

Does this proposal meet ANY of the City's arguments to the OMB proceedings? This is when the City wanted lower height then now approved?

"in keeping with good planning"

"graduation"

"harmonious mix"

"protect privacy and amenity of residential owners"

I intend to supply to you in short order factual information on a few issues.

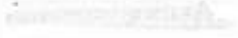
Legal: have you heard back from the developer re property ownership? "The subject lands are encumbered by a number of easements and agreements registered on site to ensure cooperation and ..... " (PJR) page 6.

Density and Intensification. 85 Scott already exceeds the density for good planning in this neighborhood setting. It also more than meets the City's intensification targets.

Parking. The proposal does not provide enough spaces for the development. The 1.25 claimed is not doable and a completely false.

Will soon supply other information

Nick Murphy



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**Risi, Rosa**

---

**Subject:**

RE: 85 Scott Street

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**From:** Nick Murphy [redacted]  
**Sent:** Sunday, June 18, 2017 4:19 PM  
**To:** Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)>  
**Cc:** Suzie <[redacted]>  
**Subject:** 85 Scott Street

Thank you for our meeting the other day and your willingness to give an ear.

A couple our few questions and requests:

1. Legal Ownership. Has Nickel responded. Will the City solicitor review. I see in the proposal justification (pg 6) that the "lands are encumbered by a number of easements and AGREEMENTS". Will the City solicitor review? Description and Declaration? Does it mean anything? Contact between Developer and 81 Scott? Condo Act Section 107? Nickel has no ownership to lands on west side abutting 81 Scott for parking or the property to enable access to underground parking to the east property. Will the solicitor review? I have requested a copy of the declaration and description from the applicant. We have not received that yet. If we do not receive it, then any proposal to make changes within the lands at 81 Scott Street will not be considered by the City. I do have a copy of the Declaration you provided me with – I have read this. I do not have a copy of the shared facilities agreement. I am waiting for both of these from the applicant. I will review these with Legal Services as necessary.

2. At the recent public meeting the Planning Departments presentation for the R1/R2 infilling identified three "zones" for intensification. Downtown, Arterial and Commercial and R3/R4 infilling. Where is 85 Scott? Is there a matrix for each zone that is available to the public. In the R3/R4 infilling the presentation stated that there were 120 properties that qualify. Is the a location map plan? A matrix quantifying location by area? Overall area for 120 properties? I will get back to you on these matters, as they relate to a report and presentation prepared by our senior planner, Bruce Bellows.

#3. Wind studies. If the City even wants to consider these heights, wind is a significant consideration. Much more than shade. May come up. Staff should at least google in my opinion. Consider a heads up. Thank you. I will certainly give this some thought.

If you can help it will be appreciated

Nick.

ps. Our discussion on the OMB and density. The heights were defined as were the footprints. Anyone care for a 250 sq ft condo? Nickel got all they asked for. Density in the OMB can be argued. I think we win.

---

**From:** Nick Murphy [mailto: ]  
**Sent:** Monday, July 10, 2017 7:38 PM  
**To:** Knutson, Amanda <aknutson@stcatharines.ca>  
**Subject:** 85 Scott density

## Density and Intensification

Thank you for your email response of June 21/17 regarding the City's guidelines for future housing targets presented as a forward at the Planning Departments R1/R2 intensification presentation this spring.

We are in the zoning amendment process as a result of a number of Provincial initiatives to protect agricultural lands and other natural environs. This is all good.

I'd like to refer and to the developers "Planning Justification Report" (PJR) although this document, as is the Tree Preservation Plan, is obsolete but the Growth Plan for the Greater Golden Horseshoe (PJR pg 14) is very much correct (Growth Plan or SMART Growth Plan?).  
Let's go with this.

The City needs to grow to sustain itself. The current 5 year population forecast predicts a 9.4 increase in population. Lets go with this as well despite the fact the last three 5 year forecasts were absolutely wrong and the city's population hasn't grown since 1980, almost 40 years (city website), but again let's go with this.

The city needs housing with the settlement area.

So the city "rezoned" the 85 Scott property. The designated density of 85 units / ha or greater. The current zoning permits two 8 story structures based on an OMB order. The density and heights the developer requested was granted over the City's height and density plan based on "good planning" and respect for the neighborhood. We have discussed the "approved" density of 130 units based on the OMB proceedings and we may have a difference of interpretation. For certain though, the footprint of the structures and height are certain. So give me the benefit of doubt to adopt 130 units for this memo which was the density addressed at the hearing and the proponent has been trying to fund for over thirty years.

So the density permitted with the current zoning ordered by the OMB.

130 units @ 1.34 / ha = 97 units / ha

Guess what, 85 Scott is already dense and given the neighborhood growth since the OMB, too dense.

So the proponent wants to save the City and and increase the density to:

272 units @ 1.34 ha = 203 units / ha

Please don't be mislead by the PJR attempt to combine the three properties as one to water down the density. The declaration is clear that each building stands alone. This is not a "Phased Condominium" Condo Act, Part XI. That's too bad. I wish it was. If it were we wouldn't be having this conversation. Just another alternative fact by Nickel.

So we need the extra 106 units / ha to house the population growth of the City. Back to your email response to me. 85 Scott Street is classified as a vacant develop-able residential property (R3 / R4 zones). 85 Scott is one property of 120 R3/R4 vacant properties identified by the City for 4,800 dwelling units.

Just a few mathematical expressions. I know Planning doesn't work this way but give me some leeway for analytical thought.

120 properties in R3 / R4 vacant for 4800 units.

4,800 units / 120 properties equals 40 units per property.

85 Scott already zoned for 130 units

85 Scott with 272 units would be 6.8 times the average.

Or another comparison.

The 120 properties is R3 / R4 vacant for 4,800 units comprises 104 ha.

4,800 units / 104 ha equals 46 units / ha

85 Scott as zoned is 97 units /ha. More than double the average.

85 Scott with 272 units would be 203 / ha or more than four times the average.

And that's not all, the City has identified similar growth in two other areas.

Downtown 4,600 units and Arterial Roads and Commercial zones another 4,600 units.

Wouldn't it be nice to develop and improve areas that want residential growth. Growth in the Go Station area, Downtown, Ontario Street, The old hospital site. No one supports the proposal amendment for 85 Scott. No one.

85 Scott Street already meets and even exceeds the density and intensification City targets.

The argument to use Provincial Planning directions for growth in urban areas cannot be justified in any way for 85 Scott St. to be developed in such an irresponsible way.

Nick

PS

Is it true that By-Law 2013-283

is "somewhat obsolete" (PJR pg 23)

" recognized the previously zoning as a matter of continuity" (PJR pg 24)?

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**Risi, Rosa**

---

**Subject:** RE: 83 - 85 Scott Street, St. Catharines

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**From:** Norma Letourneau [[mailto:](#)]  
**Sent:** Tuesday, June 20, 2017 7:11 PM  
**To:** Mayor's Administration; Williamson, Bruce  
**Subject:** 83 - 85 Scott Street, St. Catharines

PLEASE do not change the zoning on this property. A 17 story and a 19 story definitely DO NOT FIT this neighborhood. Please leave the zoning as is.

Norma Letourneau  
38 Elma St. , St.Catharines

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**Risi, Rosa**

---

**From:** Nick Murphy <[\[REDACTED\]](#)>  
**Sent:** Friday, June 30, 2017 7:25 PM  
**To:** Knutson, Amanda  
**Subject:** Re: 85 Scott  
**Attachments:** Arborist Report for 81 Scott Street 215342.pdf; \_Landscape plan color (2).pdf

Thank you again for your continued cooperation.

I reviewed the Tree Preservation Plan and was quite surprised that it does not represent the current proposal. It is the last years proposal with different building alignment rejected again by 101-4. Sorry need to throw that in.

I don't think we should accept a report that does not mean a thing. Why doesn't the City require an update to match the current proposal? Is the proposal complete without it? I can save Nickel a few bucks. The plan provided at the open house shows clearly that the trees between Timber Lane backyards and the proposed north building will be all removed for the underground garage. The landscape plan is closer to the facts although two trees shown towards the east will be distressed with the deep excavation, drainage changes and the shade. They too are goners.

The landscape plan shows the smaller new trees that will provide no screening. The replacement trees can be plastic and do not require UV protection. As Nickel pointed out a number of times at the open house, on June 21st at noon there will be sun in the Timber Lane neighborhood. Not so in the fall, winter and spring.

Nick

---

**From:** Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)>  
**Sent:** June 21, 2017 1:23 PM  
**To:** Nick Murphy  
**Subject:** RE: 85 Scott

Hi Nick,  
The plans and other studies aren't available on the City's website. I have provided the original tree inventory and the updated landscape plan, which includes trees to be protected.

**Amanda Knutson**  
Planner I

**Email:** [aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca) **Visit:** [www.stcatharines.ca](http://www.stcatharines.ca)

Home page

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Osvaldo Avila & Yanet Chavez  
Meadowvale Green  
81 Scott Street,  
St. Catharines, ON L2N 7L5

June 21, 2017

To the City of St. Catharines,  
Attention: Mayor Walter Sendzik

We are owners at 81 Scott Street, St. Catharines, Ontario

We understand that the City has been asked by a developer to waive all existing restrictions on 2 buildings that would complete Phase II and Phase III of Meadowvale Green (81 Scott Street).

The proposed buildings are to be 54 metres and 60 metres high instead of the currently restricted height of 25 metres.

This height is completely out of keeping with the surrounding area and is 60% taller than the existing Phase I building. The Phase I building is already one of, if not the tallest buildings north of the QEW.

We purchased our Condo in good faith that the City would respect and enforce the restrictions that have been in place for 32 years. We gained even greater comfort that these restrictions had merit when only 4 years ago, (when the City implemented a general change to zoning), this property was specifically addressed, and the 1985 OMB restrictions were integrated into the City's master plan.

Now we understand that the city is considering disregarding the OMB Order and their own affirmation of the substance of that order, and may permit the construction of buildings that are not only over twice the mandated height, but are nearly 50% taller than any buildings in the North end of St. Catharines.

In addition, if approved, this will devalue our property and dramatically change the nature of this complex. When we purchased our Condo, we knew there would be two buildings constructed that would be eight storeys high and we are fine with that but certainly no higher.

We are concerned that guest parking provided will be much less than we have become accustomed to due to the sheer volume that there will be a significant increase in general activity coupled with a considerable loss of privacy as we will be surrounded by 2 dramatically tall structures.

Thanking you in advance,

Respectfully,

Osvaldo Avila & Yanet Chavez

**Risi, Rosa**

---

**From:** Pam & Pete ◀  
**Sent:** Tuesday, January 02, 2018 3:30 PM  
**To:** Knutson, Amanda  
**Subject:** re: Scott St.

Hello Amanda

Wanted to respond to the letter I had mailed to me with the revisions of Scott St. apartments, condos. Building are still too high. They shouldn't be any more than 8 feet high. The area is not that large, I went there to look at it. I know you can do a lot with a small area but too much congestion in the area with all these buildings.

Please submit my concerns.

Thank you

Pam Szymczyk

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**Risi, Rosa**

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**To:** Knutson, Amanda  
**Subject:** RE: 83&85 Scott St.

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**From:** Pam & Pete [REDACTED]  
**Sent:** Tuesday, June 27, 2017 11:19 AM  
**To:** Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)>  
**Subject:** re: 83&85 Scott St.

To Whom This May Concern:

I am forwarding my concerns regarding this development.

It is already a very congested area and adding this amount of units will only create more traffic problems in this area. Lake street cannot handle more traffic around the Costco area now and you can't widen that street.. One small building should have been sufficient.

The height is a really big concern of mine. This bylaw should not be changed. We don't need to look up and see condos. This is not Toronto. With that amount of people in one area will be overpopulated even if you can even fill them. It will take years to fill these units and they if they are not sold and I have heard that you don't pay tax on empty units so the city is not benefiting from this.

Lots of heavy equipment for at least a couple of years lots of dirt and a pain for the area residents that will lose on the value on their property which should not happen.

Thanks for listening to my concerns

Pam Szymczyk  
4 Fonthill Crt.  
St. Catharines, ON  
L2N 7R4

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**Risi, Rosa**

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**To:** Knutson, Amanda  
**Subject:** RE: 83 & 85 Scott Street Condominium Development

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**From:** Paul Van Wingerden [mailto:[pvanwingerden@stcatharines.ca](mailto:pvanwingerden@stcatharines.ca)]  
**Sent:** Wednesday, June 21, 2017 12:24 PM  
**To:** Mayor's Administration <[mayor'sadministration@stcatharines.ca](mailto:mayor'sadministration@stcatharines.ca)>; [cgarcia@st.catharines.ca](mailto:cgarcia@st.catharines.ca); Williamson, Bruce <[bwilliamson@stcatharines.ca](mailto:bwilliamson@stcatharines.ca)>; Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)>  
**Subject:** 83 & 85 Scott Street Condominium Development

Mayor Sendzik, Councillor Garcia, Councillor Williamson, Planner Knutson

We are opposed to the 19 story and 17 story condominium development on Scott Street as proposed by the developer. We have lived in this area since the development of Timber Lane. We were aware, at that time, that a condominium development would eventually occur on these vacant lands on Scott Street but that a height restriction similar to the building currently there was in place.

We are shocked that the City of St. Catharines would even consider changing the zoning to allow condominiums of the height being requested by the developer. This would have a negative impact on our living environment. The current building has little or no impact on us, as would buildings of similar size, but the new development being requested would tower over us. This would create an eyesore for the entire community, impact the morning light on homes nearby, reduce privacy for homes next to the development and probably devalue properties.

As seniors, the value of our property is important to us because the equity in our homes is part of our financial plan for our eldercare. Less value means less care!!

Please turn down this proposal.



Respectfully

Paul and Marlene Van Wingerden  
7 Timber Lane  
St. Catharines, Ontario  
L2N 7R7

Sent from my iPad

**Risi, Rosa**

---

**From:** Eric   
**Sent:** Thursday, August 03, 2017 2:35 PM  
**To:** Mayor's Administration; Bellows, Sandie; Phillips, Bill; Haywood, David; Stevens, Jennifer; Garcia, Carlos; Williamson, Bruce; Harris, Matthew; Kushner, Joe; Britton, Mike; Sorrento, Sal; Elliott, Mark; Siscoe, Mathew  
**Cc:** Knutson, Amanda; Suzan Neff;   
**Subject:** Request for Rezoning of 83 & 85 Scott Street.  
**Attachments:** Petition Results Scan.pdf

Mr. Mayor and Counsellors,


Further to our letter of June 27 on the same subject, we attach the results of a petitions circulated on this subject.

We canvased the area surrounding our building as well as within our building.

We have the original documents should they be required as part of the planning departments files on this subject.

We believe that the broad circulation is indicative of the communities desire to keep the zoning on this property as is currently designated.

Yours Truly,

Eric Allan & Suzie Neff  
81 Scott Street, St. Catharines, ON  
L2N 7L5  


Sent from Mail for Windows 10

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**Risi, Rosa**

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**To:** Rick Abrams  
**Subject:** RE: Shadowing

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**From:** Rick Abrams [mailto:rick.abrams@stcatharines.ca]  
**Sent:** Wednesday, January 17, 2018 11:19 AM  
**To:** Knutson, Amanda <aknutson@stcatharines.ca>  
**Subject:** RE: Shadowing

Hi Amanda

I believe what you are say is YES you didn't follow the 120 day planning act procedure that we entrusted you with.

But if you did can you prove to the OMB and the citizens of St.Catharines that you're representing that you followed all procedures correctly.

If the planning Act was followed correctly the developer would have no rights to go to the OMB at this time but the way it sounds whatever you the city suggest doesn't matter anymore because it's in OMB hands now.

Please answer this truthfully is this correct or am I interpreting this the wrong way. I'm so confused!!!!

At this meeting tonight are we allowed to ask questions about this new proposal.

Thx Rick

On Jan 17, 2018 10:04 AM, "Knutson, Amanda" <aknutson@stcatharines.ca> wrote:

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**From:** Rick Abrams [mailto:rick.abrams@stcatharines.ca]  
**Sent:** Sunday, January 14, 2018 2:49 PM  
**To:** Knutson, Amanda <aknutson@stcatharines.ca>  
**Subject:** Shadowing

Hi Amanda

Rick Abrams here from 15 Timber lane. I know there's a meeting this wed so thought I would share some pics with you in regards of what the shadowing is like right now without the high-rise in the way.

I read a email stating that the developer has appealed to the OMB claiming the city failed to rule on the proposal within the time specified in the planning Act.

Can you Please tell me this isn't the truth?? (Before meeting) :-)



If anyone should be able to tell me immediately if this is untrue it should be you since you are dealing with this matter/developer.

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**Risi, Rosa**

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**To:** Hughes, Julie  
**Subject:** RE: 85 Scott St Application for Re-Zoning

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**From:** Angela [REDACTED]  
**Sent:** Thursday, July 06, 2017 3:20 PM  
**To:** Mayor & Council  
**Subject:** 85 Scott St Application for Re-Zoning

Good afternoon,

On June 22<sup>nd</sup>, 2017, my husband and I attended the "open house" regarding the Application for Zoning By-Law Amendment for 85 Scott St. As residents of Timber Lane, we are very upset knowing that the City may consider allowing this zoning change. We are one of the original homeowners that built our home in 1997. Allowing the developer to build these 17 and 19 storey buildings right in our backyards, towering over our homes are entirely contradictory to the recent by-law changes. Our neighbourhood is R1 zoning and R4 zoning doesn't belong in our subdivision. These buildings will impact our privacy tremendously and change the north end of St. Catharines permanently. If this is allowed, what will happen next to our precious neighbourhoods? This will open doors to more re-zoning, leaving the north end vulnerable to more highrise buildings.

Also, as a realtor, I could tell you that these buildings will devalue our properties tremendously. Timber Lane is considered an upscale neighbourhood. We pay premium property taxes to live here. As of this year, I am paying \$5400 plus in taxes. With our market right now, our homes are valued in the \$580,000 to possibly \$700,000 range with homes up to 3000 square feet. Why would a buyer want to spend that kind of money with absolutely no privacy with these towering buildings overlooking our yards. Would you consider purchasing a home on our street with those buildings in your backyard.....I don't think so! Homes have been selling within days in our market but last month, one home didn't sell in a north end area due to the condo which overlooked the backyard of this particular home. It did end up selling but for much less than other homes in the same area. The homes in that area were only in the high \$200,000 range. Imagine trying to sell our upscale homes on Timber Lane with that same scenario. It will not happen!

There are so many issues that need to be considered, including the shadowing effect of these monstrous buildings which will directly affect the homes on Timber Lane. The shadowing study that was presented, stated the buildings to the north will be affected. We are the buildings to the north. Again, how would you feel knowing you have absolutely no control regarding the amount of sunlight that you receive on your own property. The developer stated that the trees are giving us shadowing now. How could you compare our trees to a 19 storey building. Trees could be cut but buildings are forever! Also, the existing trees will more than likely be destroyed with the construction and underground parking being so close to the property lines of residents of Timber Lane. Isn't the preservation of our trees important for our environment? We built our homes in the former existing forest and many trees were preserved. This is what makes our neighbourhood so precious. We are well known for this. Please take a drive down our street and see for yourselves what makes Timber Lane so special. These proposed buildings do not belong in our neighbourhood!

There is so much more to cover, including the safety of the people living in these buildings with only one entrance and exit for all 3 buildings, the lack of sufficient parking, the noise coming from the added population within a small area, the added noise and fumes coming from the vehicles entering the buildings 24 hours per day, the already congested

intersections of Scott St, Lake St and especially the intersection of YMCA Dr. We don't have the capacity for the added extra population in this location.

We live in the north end of St. Catharines. Let's preserve what we have and what makes the north end special to people from our city and to many others that are leaving the large metropolitan cities and relocating to the north end because of the beauty and established quiet neighbourhoods that we offer. Please consider how this will negatively affect our neighbourhoods, our greenspace and our natural environment that surrounds us here. We need your support. Please don't allow the proposed change to the existing zoning.

Regards,

Rick & Angela Abrams

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**Risi, Rosa**

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**To:** Hughes, Julie  
**Subject:** RE: 85 Scott St Zoning Development

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**From:** Evonne A. Van Schyndel [mailto:evonne.vanschyndel@cityofscottville.com]  
**Sent:** Tuesday, June 20, 2017 2:08 PM  
**To:** Mayor's Administration  
**Subject:** Fw: 85 Scott St Zoning Development

Good Afternoon Mayor Walter Sendzik,

Please see my letter attached regarding the zoning amendments for 85 Scott Street at Meadowvale Green location.

Yours truly,

Rosabelle Tomiak

Meadowvale Green  
- 81 Scott Street  
St. Catharines, Ontario  
L2N 7L5

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**Risi, Rosa**

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**From:** Safwan Aljabri ◀  
**Sent:** Sunday, June 18, 2017 1:12 PM  
**To:** Knutson, Amanda  
**Subject:** Meadowvale Green

To whom it may concern

I understand that the city has been asked by a developer to waive all existing restrictions on 2 buildings that would complete Phase 11 and Phase 111 of Meadowvale Green ( 81 Scott St.)

The proposed buildings are to be 54 metres and 60 metres high instead of currently restricted height of 25 metres.

This height is completely out of keeping with the surrounding area and is 60% taller than the existing Phase 1 building, if not the tallest building north of the QEW.

I purchased my condo in good faith that the city would respect and enforce the restrictions that have been in place for 32 years. I gained even greater comfort that these restrictions had merit when only 4 years ago,( when the City implemented a general change to zoning), this property was specifically addressed and the 1985 OMB restrictions were integrated into the City's master plan.

Now I understand that the City is considering disregarding the OMB order and their own affirmation of the substance of that order, and may permit the construction of buildings that are not only over twice the mandated height but are nearly 50% taller than ny buildings in the north end of St. Catharines.

In addition if approved, this will devalue my property and dramatically change the nature of this complex.

When I purchased my condo,I knew there would be two buildings constructed that would be 8 stories high and I am fine with that but certainly no higher.

I am concerned that the guest parking provided is much less than we have become accustomed to and that there will be a significant increase in general activity coupled with a considerable loss of privacy as we will be surrounded by 2 dramatically tall structures.

Thanking you in advance for you help and consideration in this matter.

yours sincerely Roslyn Altese (Apt. 101 )

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**Risi, Rosa**

---

**Subject:** RE: 83&85 Scott Street

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**From:** Ryan Smith [mailto:ryan.smith@cityofscottville.com]  
**Sent:** Thursday, June 29, 2017 8:15 AM  
**To:** Garcia, Carlos; Mayor's Administration; Williamson, Bruce; Knutson, Amanda  
**Subject:** 83&85 Scott Street

As a resident of St. Helena St. Please respect my privacy and keep the current zoning restrictions of R4 residential with a cap of 25 metres for the vacant land of 83 and 85 Scott Street.

Ryan Smith  
7 St Helena St  
St Catharines, On L2N3Z9  
C

Sent from my iPad

**Risi, Rosa**

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**From:** [REDACTED]  
**Sent:** Wednesday, July 26, 2017 8:51 AM  
**To:** Mayor's Administration; Garcia, Carlos; Williamson, Bruce; Knutson, Amanda  
**Cc:** [REDACTED]  
**Subject:** Our opposition to building two high-rise buildings on 83 and 85 Scott Street, St. Catharines

DATE : July 26, 2017

TO : Mayor Walter Sendzik, Councilor Carlos Garcia, Councilor Bruce Williamson, Madam Amanda Knutson (Planner)

FROM : Stan de Jong, in support of a petition signed by 30 residents of the 38-unit Tabitha Homes, 99A Scott., St. Catharines, registering opposition to amending the current zoning of the vacant lands of 83 and 85 Scott Street from R4 with a 25 metre cap, to R4 unlimited.

Dear Sirs and Madam:

We are deeply concerned about the proposed building plans for one 19-story building (60 metres tall) and one 17-story building (54 metres tall) on the above vacant lots. We shudder to think what this will do to this quiet section of our city. It will destroy the harmony of this area. These plans are totally out of keeping with our neighbourhood. To have such high buildings in our vicinity will play havoc with the present amount of sunshine penetrating this neighbourhood (think of the huge shadows created by such high structures). We are convinced that nearly 100% of the residents of Meadowvale Green (the existing apartment) as well as the residents of Timberlake Drive and adjoining streets will be unalterably opposed to this plan. Tabitha Homes is located behind Trinity Church, next to Calvary Church. Many, if not all, of us are deeply concerned about increased congestion in our area, the insufficient lack of access to lots 83 and 85, the likelihood that many of our precious trees will be removed, etc. Please bring these views to the attention of City Council.

Our petition will be passed on to Mrs. Sue Neff, President of the Meadowvale Green Association, who will join these signatures with others to be submitted to the City Planning Department.

Humbly submitted,

Stan de Jong  
[REDACTED] 99A Scott Street (Tabitha Retirement Homes)  
St. Catharines, ON L2N 1G8




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**Risi, Rosa**

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**From:** Miele Saverio •   
**Sent:** Thursday, February 01, 2018 11:33 AM  
**To:** Knutson, Amanda; Garcia, Carlos; Williamson, Bruce; Mayor's Administration; mayorscouncil@stcatharines.ca  
**Subject:** Revised Submission of 85 Scott St. City File 60.35.1017

Good Morning Amanda

We (Saverio Steve Miele and Giuseppa Pina Miele) at 28 Timber Lane are opposed to the applicants request of a zoning by-law amendment to establish new site-specific regulations including increased building height and reduced setbacks.


Concerns Re: Revised Submission of 85 Scott St.

- (a) Buildings too high
- (b) Reduced setback from Timber Lane south lot line abutting 85 Scott St.
- (c) Cannot enjoy our property, one of our rights from The Bundle of Property Rights.
- (d) Unwanted shading from the proposed buildings
- (e) Possible interference with City storm drain lines located north on 85 Scott St. abutting our rear yards on Timber Lane could lead to possible flooding or alter the natural flow of water into our back yards.
- (f) Increased vehicular traffic and noise from the proposed building #2 underground parking garage entrance. Located in between building #2 and our rear yard. We will have more vehicular traffic noise in our rear yard , which is used to relax and entertain, than the front of our property on the city roadway -Timber Lane.
- (g) Loss of privacy
- (h) Some of the trees on the Timber Lane owners properties are a liability, and at some point, they will cut them down or trim them therefore exposing the proposed buildings.
- (i) Decline of property values.
- (j) Safety concerns with the proposed large buildings with double the occupancy and numerous vehicles squeezed in a small plot of land and a fair distance from Scott St. and behind other structures with a one way in and one way out lane way.

This proposal is an awkward situation, these proposed large buildings should be more to the south, near Scott St. therefore eliminating these issues. Unfortunately due to the size and configuration of the land, the developer is trying to maximize his property usage. Square pegs in round holes situation. These proposed large buildings do not conform to the neighboring properties of Timber Lane which are a pocket of luxury homes, and would not be visually appealing from our view through our windows and backyard patios as they would be too close for our property enjoyment.

Regards,

Saverio Steve Miele





**Risi, Rosa**

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**From:** [REDACTED]  
**Sent:** Wednesday, July 05, 2017 5:25 PM  
**To:** mayorcouncil@stcatharines  
**Cc:** Mayor's Administration; Garcia, Carlos; Williamson, Bruce; Knutson, Amanda  
**Subject:** Subject Lands 85 Scott St. File 60.35.1017

Greetings

I Saverio Steve Miele along with my wife Giuseppa Pina Miele residing at 28 Timber Lane back onto Subject Lands 85 Scott St.

We strongly oppose any amendments to Zoning 2013-283 which affect Subject Lands 85 Scott St. File 60.35.1017

We strongly recommend that the zoning in place remain as is and respect the height limits of 25 meters or 8 stories with the associated setbacks and provisions.

We strongly request that the city of St.Catharines Mayor and all councilors vote NO to the proposal and any amendments to zoning by law 2013-283 that affect Subject Lands 85 Scott St.

Our concerns are many:

a/ Both proposed buildings do not meet the zoned setbacks

b/Extremely high for this zoning and neighborhood

c/Safety concerns-close proximity of the buildings in a land locked situation ,should an emergency arise, people will be panicking to vacate the area while emergency vehicles will have a hard time getting in.

d/Ice and snow blow off from proposed building 2 landing and damaging our roof and lot improvements.

e/High noise levels associated with the activation of the enter and exit roll up parking garage doors for vehicular traffic at all hours of the day and night.

f/North foundation wall of the two level parking garage for proposed building 2 is outside the zoned setback and close to the property line, we will feel vibrations transmitting through to our homes from vehicles, service trucks and waste management equipment.

g/"x" amount of shading from the proposed buildings. (the existing tree shading is seasonal and by choice)

h/A drop in property value.

i/Complete loss of privacy (1.8-2.0 meter wood fence will not protect us)

j/The proposed buildings will be an eyesore and do not fit the neighborhood.

In closing, we urge and request that the mayor, and all city councilors place themselves in our shoes, our homes and decide, What would I do if I lived here faced with this situation?

It is an easy decision when you do not live in or near the affected neighborhood or area.

Therefore we strongly request that you vote NO to the proposed buildings and NO to any amendments to zoning by law 2013-283 that affect Subject Lands 85 Scott St. File 60.35.1017

Thank You

Regards

Saverio Steve Miele

Giuseppa Pina Miele

Sent from Mail for Windows 10


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**Risi, Rosa**

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**To:** Garcia, Carlos  
**Subject:** RE: Scott Street building proposal

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**From:** Tiffany Leighton   
**Sent:** Tuesday, July 4, 2017 9:35 AM  
**To:** Mayor's Administration; Garcia, Carlos; Williamson, Bruce; Knutson, Amanda  
**Subject:** Scott Street building proposal

Good morning,

I wanted to write to you all and express my concerns about the building of possible 17 and 19 story units on the properties of 83 and 85 Scott Street.

I have lived in the Henley area (on St. Helena Street) for the past year, but have been in St. Catharines for most of my life, so I have seen the city grow and expand over that time. I am concerned not with the building of the condominiums as a whole, but rather the proposal to extend the maximum height of the buildings from 25 meter/8 stories to and unlimited designation. These buildings would be higher than anything in the North end and to my knowledge the 19 story building would be the largest in St. Catharines.

While I understand the use of this land for condominiums, I don't agree with the proposed height of these buildings. From my backyard these buildings would take away a significant portion of the skyline that I can see, and negate my yard and families privacy. The neighbourhood I live in is primarily detached houses, semi-detached houses, and the odd apartment/condominium/retirement complex. I feel that buildings of this size would not only be an eyesore, but also impact the value of my property. I am not alone in thinking this and hope that my neighbours and community have expressed their concerns as well.

I ask that you please keep these concerns in mind when the proposal to amend the R4 25 meter cap to an R4 unlimited cap for 83 and 85 Scott Street is presented to the City Planning Department.

Thank you.  
Tiffany

--  
Tiffany Leighton  
MSc, PhD

Senior Research Scientist - Burrows Laboratory  
Department of Biochemistry & Biomedical Sciences  
McMaster University

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**Risi, Rosa**

---

**From:** Tiffany Leighton <[tiffany.leighton@stcatharines.ca](mailto:tiffany.leighton@stcatharines.ca)>  
**Sent:** Tuesday, July 04, 2017 11:32 AM  
**To:** Knutson, Amanda  
**Subject:** Re: Scott Street building proposal

Hi there,  
Sure can, its 45 St. Helena St. Thank you for listening to my concerns and for your quick reply.  
Tiffany

On Tue, Jul 4, 2017 at 11:25 AM, Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)> wrote:

Thank you for your comments, Tiffany. For the record, can you provide your address on St. Helena?

## Amanda Knutson

Planner I

**Email:** [aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca) **Visit:** [www.stcatharines.ca](http://www.stcatharines.ca)

**Phone:** 905.688.5601 x1705 **TTY:** 905.688.4TTY (4889)

**Mail:** PO Box 3012, 50 Church Street, St. Catharines, ON L2R 7C2



---

**From:** Tiffany Leighton [mailto:[tiffany.leighton@stcatharines.ca](mailto:tiffany.leighton@stcatharines.ca)]  
**Sent:** Tuesday, July 04, 2017 9:36 AM  
**To:** Mayor's Administration <[mayor'sadministration@stcatharines.ca](mailto:mayor'sadministration@stcatharines.ca)>; Garcia, Carlos <[cgarcia@stcatharines.ca](mailto:cgarcia@stcatharines.ca)>;  
Williamson, Bruce <[bwilliamson@stcatharines.ca](mailto:bwilliamson@stcatharines.ca)>; Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)>  
**Subject:** Scott Street building proposal

Good morning,

I wanted to write to you all and express my concerns about the building of possible 17 and 19 story units on the properties of 83 and 85 Scott Street.

I have lived in the Henley area (on St. Helena Street) for the past year, but have been in St. Catharines for most of my life, so I have seen the city grow and expand over that time. I am concerned not with the building of the condominiums as a whole, but rather the proposal to extend the maximum height of the buildings from 25

meter/8 stories to and unlimited designation. These buildings would be higher than anything in the North end and to my knowledge the 19 story building would be the largest in St. Catharines.

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Thank you.

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--  
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MSc, PhD

Senior Research Scientist - Burrows Laboratory  
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--

Tiffany Leighton  
MSc, PhD

Senior Research Scientist - Burrows Laboratory  
Department of Biochemistry & Biomedical Sciences  
McMaster University

REP	ACCT	INFO	P.D.S
			REFERRED TO
			H. Knutson
			INT.
DATE REC'D → JAN 26 2018			SCAN <input type="checkbox"/>
FILE NO			

Jan 25, 2018

Josephine Callaghan  
81 Scott unit 102  
St Catharines ON  
L2N 7L5

To the City of St. Catharines, Planning Dept  
(Attn: Amanda Knutson)

Re: The City asked by a developer to waive  
the existing 25 metres to 36.5 and 47.2 metres  
for 2 new condo buildings at Meadowvale Green  
81 Scott St. St. Catharines

I'm a condo owner at 81 Scott St and agree  
with building 2, eight story 2.5 metre apts.  
the original master plan.  
These higher condo's will not blend in with  
the surrounding neighbourhood. It creates  
too much traffic, cars driving in and out  
to Scott St. Trouble with more guests parking,  
many home owners will lose sun shine, privacy and  
a city view. Our condo driveway and sewers will  
need too many repairs with all the extra  
condo apts, extra visitors, garbage pickup,  
fire trucks and ambulance calls with more  
senior owners. It will be a zoo. I and many  
surrounding neighbours are against these  
2 taller buildings. Please help our neighbourhood

Thank you

Josephine Callaghan



# Luisa Fera

81 Scott Street  
Unit

St. Catharines  
Ontario L2N 7L5

---

Attention: Mayor Sendzik

*This letter is being sent on my behalf from a friend and neighbour because I do not have a computer.*

I live at 81 Scott Street, St. Catharines, Ontario.

I understand that the City is contemplating approving the construction of two buildings at 83 & 85 Scott Street that will be nearly twice the height of the initial plan and will contain nearly twice the number of residences that the remaining two phases of the complex were restricted to by an OMB order.

I purchased my condo in good faith that any future development of the vacant lands of Phase II and Phase III would abide by the rules that were already established.

In 2013 the City changed zoning, BUT specifically integrated the 1985 OMB restrictions into its Master Plan.

The proposed building heights are completely out of keeping with the surrounding area. Both proposed buildings would be taller than the existing Phase I and one building would be substantially taller. Both new buildings would be much taller than any building in the north end of St. Catharines.

The towering nature of these buildings may also reduce the value of my condo by lowering the desirability of the existing and surrounding properties.

Thanking you in advance,

Luisa Fera

**Risi, Rosa**

---

**To:** Hughes, Julie  
**Subject:** RE: 85 Scott Street Development

Get [Outlook for iOS](#)

On Tue, Jan 16, 2018 at 11:19 AM -0500, "Richard Nie" <[\[REDACTED\]](#)> wrote:

Good Morning,

I received a notice from the planning department this week advising of a public meeting for a development proposed in my backyard. The notice is for a developer seeking to increase the approved height of his buildings from 8 storeys to 14 storeys. The property zoning was already revised in 2013 to accommodate the 8 storey limit. This project continues to grow in height and will now cast a shadow on my property rendering solar systems useless, limiting my ability to continue gardening, threatening all vegetation that was selected for the appropriate sun exposure, including an Oak tree over 200 years in age. What stops the developer from waiting another 6 years and applying for 30 storeys? Two story to 14 storey is not a graduated increase as followed by "good planning practises". Does this seem reasonable? Would you approve this next to your home? The only reason I can see for this increase is more profit.

Also I note for the first time a mention of an additional building on the church property that is only zoned for 4 storeys, will this increase to 18 stories once these are done? I need to know what is happening so I can make appropriate moves with my family and consequently with my business.

I would like to know where each of you stand on this project so I can convey to the rest of the community. Also will you be attending the public meeting tomorrow evening so I may address in person.

Richard Nie  
10 Timber Lane

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

**Risi, Rosa**

---

**Subject:** RE: 85 Scott Street Re-Zoning Application City File No. 60.35.101 OMB File No. PL171503

**From:** Richard Nie  
**Sent:** February 15, 2018 1:24 PM  
**To:** Knutson, Amanda  
**Cc:** Garcia, Carlos; Williamson, Bruce; [tamara.zwarycz@ontario.ca](mailto:tamara.zwarycz@ontario.ca); Butler, Aaron; Hughes, Julie  
**Subject:** RE: 85 Scott Street Re-Zoning Application City File No. 60.35.101 OMB File No. PL171503

Hi Aaron,

After reviewing the information provided by Amanda, I wanted to follow-up with new comments and earlier comments;

First thank-you for the department taking the time to review our comments, I know it is an added strain on your department. This issue is important to us and we just want to make sure council is aware of our concerns towards this development.

1. With regards to the previous OMB ruling it was clear the City planner was against such a drastic jump in height of structure and proposed 3 storey limits for the northern blocks and a higher limit on the southern blocks to create a graduated increase to the structures. He noted this was good planning per the established planning guidelines preserving peoples privacy, amenity, and value. Have the guidelines to good city planning changed to eliminate those three principals? Will the city planning department make the same points again? Do we need to commission a third party report reinforcing these principles for the city to adopt a supporting opinion?
2. In the OMB ruling there was a position taken that no evidence was provided that the development of a multi-storey residence would have an impact on the value of neighbouring homes. We purchase our home at 10 Timber Lane following the construction of the multi-story seniors residence behind the home. We paid below the previous purchase price of six years by more than 20% while surrounding areas experienced an 8.5% increase. The number one push back experienced by the listing agent was the lack of privacy due to the seniors building having line of sight into the back yard. Do we need to commission a report for you to take this into consideration? The city has access to sale prices before and after multi storey apartment/condo building construction, can this information be provided for further proof that a 14 storey building over looking backyards will impact the value of adjacent homes?
3. In the OMB ruling it was stated that at 100' the issue of privacy was minimal. I do not understand this statement, is there a study that backs this up? Seems very anecdotal itself and it should be noted that at the time there were going to be no windows on the north side of the building and the new building has balconies and windows throughout the north facade. I am quite certain you would not be comfortable with a stranger standing 100 ft away from you, viewing you in your bathing suit all day, not to mention the use of optics such as binoculars, a popular fixture in high-rise apartments. Is there a standard or guideline that establishes how far away someone needs to be, to be considered outside the area of influence on privacy or is it just line of sight? What does the City planning department use to judge this?
4. In the OMB ruling there were numerous references that the original amendment was being allowed since there were no homes built yet on the adjacent property and when that time came people would be aware of the

buildings in front of them and would chose accordingly. Homes are now built on these properties and the developer did not proceed with the original approved construction project. So should the new developer not recognize there were now single family homes next to the property before they purchased the property and adjust their expectations? There clearly seems to be a precedence for those that follow need to accept limiting conditions based on the existing surroundings.

5. Finally with regards to the above points I do not understand why it is our responsibility to prove this development will not impact our "value, amenity, and privacy". The developer is asking to do something outside the accepted law, the onus should be on him to prove it will not effect these and I don't believe this has been done. If one was to visit the site you would clearly see the graphics enhanced sight of view presented by the developer at the public hearings is inaccurate and should be dismissed as the fairy tale it is. There has been no real estate value impact study presented, no environmental impact studies for us the residents, and nothing presented saying why the previous ruling doesn't still apply.

As you can see we are looking for guidance on what would be needed from us for the city to consider our points or if we need to do anything at all since the proponent has not addressed these topics and has provided an incomplete application? It is clear the previous ruling gave little stock to resident testimonies favouring consultant reports. Also we would like to better understand if reports are required how do we present these to the council and planning and what time is left for this? Is there a mechanism to provide additional time for completion of required reports?

Again, thank-you for taking the time to address.

Richard Nie

---

**From:** Richard Nie  
**Sent:** Tuesday, February 06, 2018 11:09 AM  
**To:** Knutson, Amanda <[aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca)>; [tamara.zwarycz@ontario.ca](mailto:tamara.zwarycz@ontario.ca)  
**Cc:** Garcia, Carlos <[cgarcia@stcatharines.ca](mailto:cgarcia@stcatharines.ca)>; Williamson, Bruce <[bwilliamson@stcatharines.ca](mailto:bwilliamson@stcatharines.ca)>  
**Subject:** RE: 85 Scott Street Re-Zoning Application City File No. 60.35.101 OMB File No. PL171503

Hi Amanda,

Just wanted to follow-up on my email below, which I have not received an answer to date. We are hopeful we will not be blindsided that a report has been created and presented to council without addressing the listed concerns. Also we have decided to engage consultants to complete studies on behalf of the community since there are clearly errors and missing information in the reports done to date on behalf of the proponent.

I believe we need to have discussions around access to the necessary information and adequate time allowance to complete the studies. I also believe it will be prudent to have legal council to review the application in light of the previous ruling for the site. Again we will need to discuss access to information and adequate time prior to any council reports or presentations so our community can be represented at such future meetings.

Please acknowledge receipt of this email and possible timing for responses.

Regards,

Richard Nie  
10 Timber Lane

---

**From:** Richard Nie

**Sent:** January 23, 2018 12:38 PM

**To:** [aknutson@stcatharines.ca](mailto:aknutson@stcatharines.ca); [tamara.zwarycz@ontario.ca](mailto:tamara.zwarycz@ontario.ca)

**Subject:** 85 Scott Street Re-Zoning Application City File No. 60.35.101 OMB File No. PL171503

Hi Amanda,

It was nice to meet you at the open house and as discussed below were my inquiries I would like to see addressed prior to your recommendation to Council;

1. Prior Zoning Rulings – as discussed this property underwent a previous zone application that requested building height limits similar to what is being requested now. That application was ultimately ruled upon by the OMB to restrict construction heights to 8 storeys. So with this regards I have the following questions;
  1. Why is this application being heard when a previous request was already ruled on? I don't see where the applicant has found an error made by previous reviews and the time to appeal this was long ago. Are we ignoring previous rulings and setting the precedent that if we don't like a ruling we simply wait a period of time and resubmit again wasting tax dollars? I assure you that we are not ignoring previous rulings – the 1985 OMB ruling was carried over in the City's new (2013) zoning by-law. That being said, the City is bound by provincial legislation, the Planning Act, which requires us to consider any privately-initiated application for zoning by-law amendments approved by Council (or the OMB) may not be revised by way of further zoning by-law amendment or minor variance for a period of two years. The exception to this is when Council makes a resolution to do so.
  2. Why has access to the previous application and ruling not been shared with the public? I was informed it would be part of your report presented to Council 2 weeks prior to their vote which is entirely too short of a review period and offers no opportunity for the public to comment or challenge the materials in front of council. This also brings up the question why this information was not presented at any of the public sessions. I believe this information should be released and a public information session afforded with presentation boards on the previous rulings. I have attached the 1985 OMB Decision for your information, the contents of which were carried over in the City's 2013 zoning by-law. The zoning by-law, 1985 OMB decision, and any submission materials are all public information and can be accessed at any time. Yes, background information will be provided as part of staff's report to Council, the agendas for which are published 10 days prior to Council meetings.
2. Accuracy of Information Presented
  1. Numerous boards were displayed indicating there is a thick growth of trees blocking the sightlines from the proposed buildings into peoples backyards and vice versa blocking home owners view of the proposed buildings. First it should be noted that graphics were enhanced with digital fill and do not reflect accurately the blockage of sightlines. Secondly it should be noted these images were not up to date as a large portion of this vegetation is made up of ash trees that are currently being cleared out due to the infestation of the Emerald Ash Borer. Your comments are noted. This information and other study materials are currently being reviewed by staff and will be addressed as part of our report to Council.
3. Shadow Impact
  1. Shadow study shows not only impact on homes but also the impact on this vegetation that is being portrayed as a visual barrier. It can be expected that the blockage of the sun will have a negative impact on these plantings and such a barrier will not exist.
  2. It is agreed the blockage of sun will be significant through spring, fall, and winter months rendering opportunities for solar power and heating systems impossible.
  3. It is agreed the reduction in sunlight hours will impact the viability and health of vegetable gardens along with existing landscaping as well. Again, your comments area noted. The shadow study is being

reviewed by staff and our comments and recommendations will be included in the staff report. Resident concerns are also outlined in the staff report.

4. Wind Study

1. It was agreed a wind study was not completed for the project.
2. The orientation of the buildings will accelerate predominant northwesterly winds causing damage again to the vegetation being counted on as a screen, peoples homes, fences, and sheds.
3. Debris from accelerated winds pose a serious threat to children playing in our backyards.
4. What impact will accelerated winds have on local wildlife including the large bird population? A wind study is required at the time of an application for site plan approval, when the fine details of the development are being reviewed. There is further public consultation through the site plan approval process.

5. Sanitary Sewer Study

1. A Sanitary servicing study was not presented addressing possible overloading of collection system and possible odours. The functional servicing study submitted with this application is attached for your information. The City's Director of Transportation and Environmental Services has also confirmed there is sufficient servicing capacity, based on our own investigations.

As you can see we have numerous concerns with the information provided to date and accuracy of what was provided. Will the City or Province complete their own studies to confirm accuracy of information provided? The various information and studies submitted with the application are reviewed by City staff who have expertise in the area of study. We look forward to some answers to our questions so we can ascertain what studies and reports we need to have completed on neighbourhood's behalf.

Richard Nie  
10 Timber Lane  
St. Catharines

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**Risi, Rosa**

---

**From:** Sai Lung Chan <[REDACTED]>  
**Sent:** Tuesday, January 16, 2018 10:08 PM  
**To:** Knutson, Amanda  
**Subject:** Re: Oppose to the Application for Zoning By-Law 2013-283 Amendment for lands located at 85 Scott Street (High Density Residential R4-13)

RE: Oppose to the Revised Submission Application for Zoning By-Law 2013-283 Amendment for lands located at 85 Scott Street (High Density Residential R4-13)

Dear Planner Knutson,

Differential buildings in 'Meadowvale Green Condominiums' would definitely reduce units' resale values especially Tower I. The developer is nowhere creative and imaginative except profitability in such planning. Let alone such irregular development hardly is the Objective of The City's planning, would undoubtedly affect sustainable communities.

Please do something for St Catharines, we deserve it!

Sincerely,

Sylvester Chan  
[REDACTED] wner @ 81 Scott Street

On 6/27/17, Sai Lung Chan <sylvesterchan@gmail.com> wrote:

> Dear Planner Knutson,  
>  
> The original plan of 'Meadowvale Green Condominiums' contains three  
> towers like the Tower I that sites at 81 Scott Street. The developer  
> did not build Tower II and III as planned way back then.  
>  
> As of to dated to build two highly different Tower II and III, the  
> developer intends to destroy 'Meadowvale Green Condominiums', the  
> looks, values (Tower I) and original landscape.  
>  
> I hereby to ask the City that the current zoning restrictions of  
> 'Meadowvale Green Condominiums' be respected and that the requested  
> amendment to change the said zoning be rejected.  
>  
> Sincerely,  
>  
> Sylvester Chan



**Risi, Rosa**

---

**To:** Hughes, Julie  
**Subject:** RE: Drop-in Format Open House for Wednesday, January 17, 2018

---

**From:** Sharon Greenall  
**Sent:** Tuesday, January 16, 2018 1:06 PM  
**To:** Mayor's Administration  
**Subject:** Drop-in Format Open House for Wednesday, January 17, 2018

Dear Mayor Walter Sendzik

Re: FILE # 60.35.1017      85 Scott Street

I am a resident of 81 Scott Street. Another proposal is being bantered about regarding increased height and density of two high-rise buildings. Originally, two 8 storey buildings were approved, decades ago. I do understand that the developer has the right to build on this site. I DO NOT AGREE that height increases are in the best interests of ALL residents adjacent to the proposed development. I believe that once construction commences, until completion, access to the building residents at 81 Scott St. will be an absolute nightmare. The ONLY right of way to the building site is on the same small, narrow, shared laneway for residents, visitors, service providers...etc. I also believe the homeowners on Timber Lane adjacent to the property at 85 Scott St. are not being treated fairly by having two massive high rises constructed in their backyards. Please consider the negative impact higher buildings ( more than the initial 8 storeys approved ) will have on ALL of MY neighbours.

Sincerely,  
Sharon Greenall  
81 Scott St.  
St. Catharines, ON  
L2N 7L5

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# PETITION

To the City of St. Catharines Planning Department and the City of St. Catharines Council

We live in the North end of the City of St. Catharines. A request has been made to the City of St. Catharines Planning Department to change the zoning for 83 and 85 Scott Street the Phase II and Phase III buildings forming part of what is known a Meadowvale Green at 81 Scott Street.

There is currently a request by "1393792 Ontario Limited" to have the existing zoning for this property amended from "R4 with a Cap" to "R4 Unlimited".

This would remove the 25-metre maximum height restriction currently in place, and permit the construction of one 17 story building (54 metres high) and one 19 story building (60 metres high). In order to fit such tall structures on the property, additional concessions to the existing set-backs currently mandated will also have to be granted.

We, the undersigned ask the Planning Department and the City Council to maintain the zoning as the existing "R4 with a Cap" along with the associated other set-back restrictions currently in place for this property.

Address	Name	Signature
21 ST HELENA ST 103	Rose Ingis	Rose Ingis
21 ST HELENA ST. 303	ELAINE MANSEAU	Elaine Manseau
21 ST. Helena ST. 302	Dorothy Gosselin	D. Gosselin
21 ST Helena St 312	BONNIE HALLIDAY	Bonnie Halliday
21 ST. HELENA ST. 110	BARRY MELVILL	Barry Melvill
21 ST HELENA ST. 320	Rosemary Salvatori	R. Salvatori
21 ST. Helena ST. 305	Joanie Purcifer	Joanie Purcifer
21 ST HELENA ST. - 213	GINET MANEAG	Ginet Maneag
314 21 ST HELENA	WANDA HANDRAHAN	Wanda Handrahan
310 21 ST. Helena	Carmen Turatto	Carmen Turatto
118 - 21 ST. HELENA	DAVID HALL	David Hall
313 21 St Helena	JOSEPHINE BOYLE	J Boyle
217 21 ST Helena	Sandra Blanchard	S. Blanchard
214 21 ST HELENA	DELORES DESPRES	Dolores Despres
109 21 ST HELENA	Mildred Austin	MILDRED AUSTIN
113 21 St Helena St	Gerald Hall	Gerald Hall

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Address	Name	Signature
212-21 ST HELENA	DEIRDRE CULLINAN	Deirdre Cullinan
211-21 St Helena	Betty Templain	Betty Templain
204 St Helena ST	RICK LENT	R Lent
205 St Helena St.	JEANNINE MACKIE	Jeannine Mackie
206 ST HELENA ST	BARRY MURPHY	Barry Murphy
317 - ST. HELENA ST.	DEANNA M. COOK	Deanna M. Cook
315 St HELENA St	BETTY HILTON	Betty Hilton
318 21 St Helena St	JOAN HOWEALLS	Joan Howells
321 21 St. Helena St	DARLENE STEINMANN	Darlene Steinmann
322 21 St. Helena St	Jacqueline Ireland	Jacqueline Ireland
21 ST. HELENA ST #309	SYLVIA ANDREWS	S Andrews
304 21 ST HELENA ST	MARILYN GRIFFITHS	Marilyn Griffiths
306 St. Helena St	Sylvia Bontramm	Sylvia Bontramm
307 ST HELENA ST	FRANK CLAYS	Frank Clays
309 St Helena St	Marilla Reid	Marilla Reid
216 St. Helena St	BARB HERNANDEZ	B. Hernandez

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Address	Name	Signature
209 21 ST HELENA ST CATH ON L2N7P3B5	Louvain Larry McGe	L. McGe
201-21 ST HELENA ST CATH ON L2N7P3	JANET ALDERMAN	Janet Alderman
219-21 St. Helena St. St. Catharines L2N7P3	Hola Muzyka	Hola Muzyka
21 ST HELENA ST #218	JANICE CLAUS	Janice Claus
106-21 St. Helena	HILDA McKENNEY	Hilda McKenney
107-21 St Helena	SHARON DEROSA	Sharon DeRosa
109 - 21 St Helena	Rosemary Brick	Rosemary Brick
105 - 21 ST HELENA	WALTER ZELMAN	Walter Zelman
104 ST Helena <sup>st</sup>	NORMA Levesque	Norma Levesque
120 21 ST Helena	Lillian Lampitt	Lillian Lampitt
119 21 ST Helena	JANE O'LAHEY	Jane O'Lahey
21 St Helena #115	YVONNE PATTERSON	Yvonne Patterson
21 St. Helena #220	M. SHELLEY MITCHELL	M. S. Mitchell
21 St Helena #203	Viola Smith	V. Smith
21 St Helena 221	Carol Lampman	Carol Lampman
222 21 St Helena	KYUNG-SOOK ROBERT	Kim

# PETITION

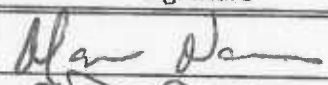

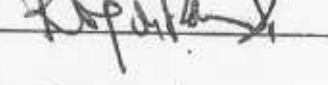
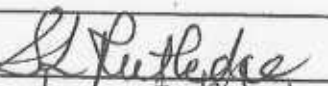
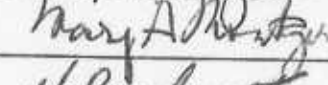
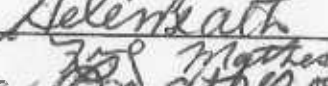




To the City of St. Catharines Planning Department and the City of St. Catharines Council

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We, the undersigned ask the Planning Department and the City Council to maintain the zoning as the existing "R4 with a Cap" along with the associated other set-back restrictions currently in place for this property.

Address	Name	Signature
81 Scott St #302	Marina Nava	
" 1002	MARION & JOHN	
81 Scott St #1003	ROSEMARIE	
81 Scott St #1003	Larry Miller	
81 Scott St #105	SUSAN RUTLEDGE	
81 Scott St 804	Mary G Montgomery	
81 Scott St 1001	Helen Beath	
81 Scott St 712	Frank & Linda Matheson	
81 Scott St #1109	DIANNE KANE	
81 Scott #601	Terry Kennedy	

9

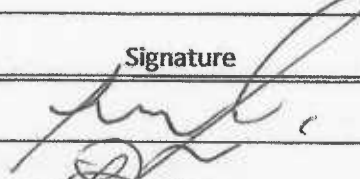



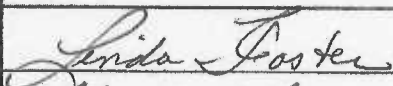
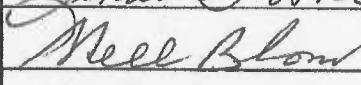
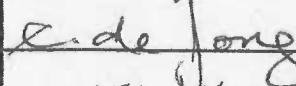
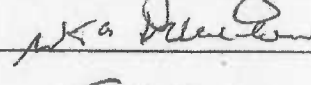
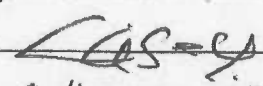
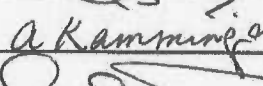
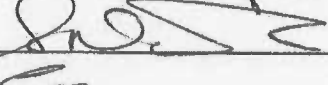
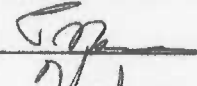
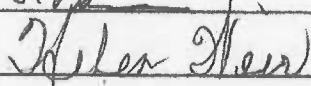
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We, the undersigned ask the Planning Department and the City Council to maintain the zoning as the existing "R4 with a Cap" along with the associated other set-back restrictions currently in place for this property.

Address	Name	Signature
#204 99A Scott Street	STAN DE JONG	
202-99A SCOTT STR.	IULIA ROSU	
202-99A SCOTT STR.	DAVID ZELLERHAYER	
102, 99A Scott St.	JACOB de COCK	
102, 99A SCOTT ST.	Rose de Cock	R.E. de Cock
214-99A SCOTT ST	LINDA FOSTER	
119. 99A SCOTT ST.	NELL BLON	
206 99A-SCOTT ST	C. BENJAMINS	C. Benjamin
204- 99A Scott St	Corine de Jong	
#107- 99A Scott St.	Willy Kleinboer	
#108 99A Scott St	Casey Tjoitink	
#104- 99A Scott St	ANNE KAMMINGA	
205 99A Scott St.	Susan Nauta	
#205 99A Scott St	Peter Nauta	
#103 99A " "	(HELEN) SUSAN WEIR	



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We, the undersigned ask the Planning Department and the City Council to maintain the zoning as the existing "R4 with a Cap" along with the associated other set-back restrictions currently in place for this property.

Address	Name	Signature
217-99A Scott St	PATRICIA OBEY	Patricia Obey
213-99A SCOTT ST	KAREN DICKSON	Karen Dickson
209-99A Scott St.	SHARON KLASSEN	Sharon Klassen
207-99A Scott St	Leslie Ann Buchanan	Leslie Brich
216-99A Scott St	LINDA DOMARADZKI	L. Domaradzki
116-99A Scott St	Alice Hahn	Alice Hahn
115-99A Scott St.	AUDREY TENROSE	Audrey Tenrose
218-99A SCOTT ST	PENNY PHILLIPS	P. Phillips
218-99A SCOTT ST	BARRY PHILLIPS	B. Phillips
110-99A SCOTT ST	MARIE JOLICOEUR-HODGE	Marie Jolicoeur-Hodge
101-99A SCOTT ST	Karen Zenner	Karen Zenner
112-99A SCOTT ST	J.M. ANN CYR	J.M. Cyr
210-99A SCOTT ST	DAVID PYTLIK	D. Pytlík
109-99A Scott St	ELIZ. ROUX	E. Roux
118-99A Scott St	GRACE KOOSTRA	Grace Koostra

PETITION

AMICA 1 (Heatherwood)

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Address	Name	Signature
307-115 Scott St.	Lila MacMillan	Lila MacMillan
323 115 Scott St	Nancy Johnston	Nancy Johnston
420-115 Scott St.	Betty Fulton	Betty Fulton
318-115 " "	John MacLachlan	John MacLachlan
408-115 Scott St	MARGARET SHERWOOD	Margaret Sherwood
302-115 Scott St	Leona Rittle	Leona Rittle
214-115 Scott	Ernie Glynn	Ernie Glynn
This petition was placed in a public place.		
I was told that all the signers were residents.		
Doug		

# PETITION

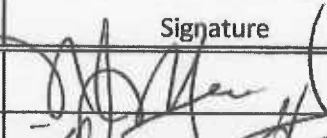
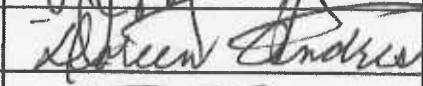


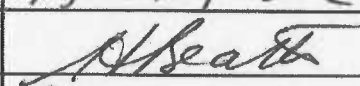
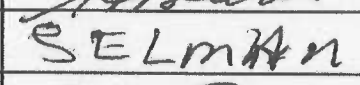
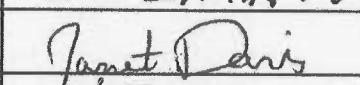


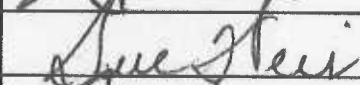
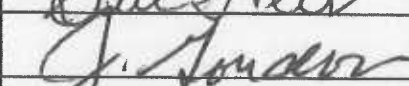
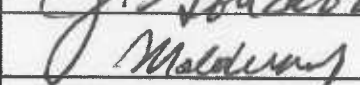
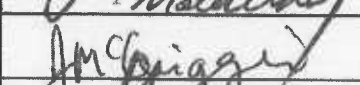
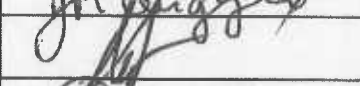
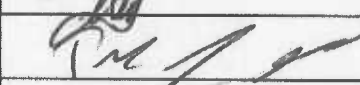
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Address	Name	Signature
903-81 Scott St	Nick Murphy	
909-81 SCOTT ST	DOREEN ANDRES	
310 81 SCOTT	SUZIE DEFF	
308 81 SCOTT	ROSE EATON	
1011 81 SCOTT	HELEN BEATH	
90 A SCOTT	PETER	
108 Scott ST	JIM DAVIS	
121 Scott St	BRAD RANBY	
57 Elm St	Andrew Zieba	
99A SCOTT	SUE WEIR	
289 Gismann Rd	John Gordon	
#809 Scott Str. 81	Mariana Moldovan	
25 St Helena St.	Jackie McQuiggin	
15 St Helena St	George White	
8 St Helena St	Todd Jackson	



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Address	Name	Signature
1009-81 Scott St.	Dang Kelly	Dang Kelly
910-81 Scott St.	Elizabeth Brooker	Elizabeth Brooker
910-81 Scott St	William Brooker	William Brooker
709-81 Scott St	Brian Gainer	BRIAN GAINER
709-81 Scott	Mae Gainer	Mae Gainer
911-81 Scott	Liz Nowak	Liz Nowak
702-81 Scott	Christine + Jerry Verilli	Christine Verilli
407-81 Scott St.	Supern Sekhon	Supern Sekhon
407-81 Scott St.	Rebecca Sekhon	Rebecca Sekhon
E Bylones		
701-81 Scott	E Bylones	Ethan Bylones
1009-81 Scott	M. Kelly	M. Kelly
1008-81 Scott	C Noble	C Noble
110-81 Scott	D. McLean	D. McLean
106-81 Scott	Lisa Peterson (Peterson)	Lisa Peterson

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Address	Name	Signature
810-81 Scott St.	DIANE L MENARD	Diane L. Menard
810-81 Scott St.	GILLES MENARD	Gilles Menard
1109 81 Scott St	DIANNE KANE	Dianne Kane
703 81 Scott St	Luisa Fera	Luisa Fera
1005-81 Scott St	ROBERT & JUDY PARSON	Robert Parson
210-81 SCOTT	HOWARD & DONNA BARREY	H. Barrey
607-81 SCOTT	ROSEMARY ELFESE	Rosemary Elfe
81 SCOTT #903	TERESA DAVID	Teresa David
81 Scott #811	Peter Vietgen	Peter Vietgen
81 Scott #312	Dwight W	Dwight W
81 SCOTT #204	MARY J.	
81 SCOTT #403	D. STARRS	D. Starrs
81 Scott #1011	H. BEATH	H. Beath
81 Scott #707	G VANDERLEEF	Germaine Vanderleef
81 Scott 706	R HEERSPING	R Heersping
81 SCOTT #1001	F. PROKATOR	Frank Prokator

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Address	Name	Signature
22 TIMBER LANE	DONNA DAPPEEN	Donna Dappeen
24 TIMBER LANE	Iwona Chudyk	Iwona Chudyk
26 Timber LANE	Alex Searcy	Alex Searcy
28 TIMBER LN.	SAVERIO STEVE MIELC	Steve Mielc
30 TIMBERCA LN	Jacob & Pat Toews	Pat Toews
32 Timber Lane	Dave & Amanda Richardson	Amanda Richardson
17 Timber Lane	Zhi-gang & Xiang Xiang	Xiang Xiang
15 TIMBER LANE	RICK & ANGELA ABRAMS	Angela Abrams
13 Timber Lane	Sherry Towers	Sherry Towers
13 TIMBER LANE	MARK TOWERS	Mark Towers
11 Timber Lane	Jin Gao	Jin Gao
7 Timber Lane	M. Van Wingerden	M. Van Wingerden
5 Timber Lane	Flora Lorraine Smith	Flora Smith
3 Timber Lane	Gibb Jones	Gibb Jones
3 Timber Lane	Tina Jones	Tina Jones
84 Dorothy St	Scarnuello	Scarnuello

# PETITION




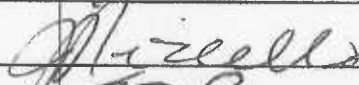

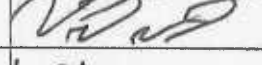

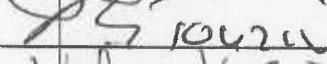
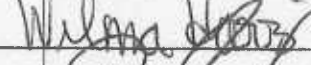




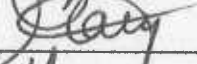

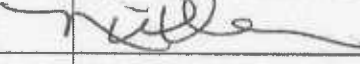
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Address	Name	Signature
6 Stephen St	Antoinette Pinder	
8 Elaine Crt	Ken Hansen	
3 ELAINE CRT	JOHN FALES	
6 Altmar	Joy Pezzullo	
3 Altmar CR.	BRIAN GOSSE	
1 Altmar Court	Victor Weers	
20 STEPHEN ST	JOHN GALLAGHER	
2 CLAYTON COURT	RICHARD TOURNI	
4 Clayton Crt.	Wilma Harris	
5 CLAYTON CT.	GORDON HORNE	
13 STEPHEN ST	WILLIAM JONES	
10 Timber lane	Kristin + Richard Nie	
12 Timber lane	Mike + Lorraine Parosotto	
14 Timber lane	Harry Toma	
16 Timber Lane	Kevin + Marion Henderson	
18 Timber Lane	Nancy & Scott Wilson	

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Address	Name	Signature
81 SCOTT ST. UNIT 102	JOSEPHINE CALLAGHAN	Josephine Callaghan
43 Meadowvale Dr.	Ken Wake	Ken Wake
39 Meadowvale Dr	FRANK THOMPSON	Frank Thompson
24 Meadowvale Dr	Brooke Pinder	Brooke Pinder
23 Meadowvale Dr	Kellie Tamborini	Kellie Tamborini
11 Meadowvale	Adele George	Adele George
35 Meadowvale	JAMES PARARD	James Parard
12 DOROTHY ST	K. Moore	K. Moore
10 Dawn Rd.	L. Walsworth	L. Walsworth
12 Dawn Rd	Lindsay Male	Lindsay Male
16 DAWN RD.	MARILYN HILDEBRAND	Marilyn Hildebrand
16 DAWN RD	ABRAM HILDEBRAND	Abram Hildebrand
19 DAWN RD	Bill Livingstone	Bill Livingstone
20 Dawn Rd.	Cornelia Mackellar	Cornelia Mackellar
119 Dawn Rd	Beatrice Zlatkes	Beatrice Zlatkes
11 Dawn Rd	Len Keller	Len Keller



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Address	Name	Signature
706-81 SCOTT	BEV HEERSHNO	Bev Heershno
910-81 SCOTT	WM. H. BROOKER	Wm. H. Brooker
102-81 SCOTT	Josephine Callaghan	Josephine Callaghan
710 81 SCOTT ST	MARGARET FAIRMAN	Margaret Fairman
903 81 SCOTT	TERESA DAVID	Teresa David
711 81 SCOTT ST	ELLEN BYRNES	Ellen Byrnes
607 81 SCOTT ST.	ROSLYN FALISE	Roslyn Falise
202 81 SCOTT ST.	SCHILA JENKINGS	Schila Jenkins
311-81 Scott St.	Dana Rogers	Dana Rogers
1010-81 Scott St.	JOHN EUBSDEN	John Eubsdn
902-81 Scott St	Yanet Chavez	Yanet Chavez
503-81 SCOTT ST	RAY ELIOTT	Ray Elliott
406-81 SCOTT	GERRY SABOURIN	Gerry Sabourin
804-81 Scott St.	Mary G. Montgomery	Mary G. Montgomery
809-81 Scott St.	Jane Nordstrum	Jane Nordstrum
909-81 SCOTT ST.	ALF ANDREAS	Alf Andreas

# PETITION

To the City of St. Catharines Planning Department and the City of St. Catharines Council

We live in the North end of the City of St. Catharines. A request has been made to the City of St. Catharines Planning Department to change the zoning for 83 and 85 Scott Street the Phase II and Phase III buildings forming part of what is known a Meadowvale Green at 81 Scott Street.

There is currently a request by "1393792 Ontario Limited" to have the existing zoning for this property amended from "R4 with a Cap" to "R4 Unlimited".

This would remove the 25-metre maximum height restriction currently in place, and permit the construction of one 17 story building (54 metres high) and one 19 story building (60 metres high). In order to fit such tall structures on the property, additional concessions to the existing set-backs currently mandated will also have to be granted.

We, the undersigned ask the Planning Department and the City Council to maintain the zoning as the existing "R4 with a Cap" along with the associated other set-back restrictions currently in place for this property.

Address	Name	Signature
<del>Elly D</del> 104-81 Scott St.	Elly Dyck	E. Dyck
104-81 Scott St	HARRY Dyck	Harry Dyck
1109-81 Scott St	Dianna Kane	Dianna Kane
111 - 81 Scott St.	Valentina Kostasina	Valentina Kostasina
#609 - 81 Scott Str.	Mariana Moldovan	Moldovan
510-81 Scott St	Nicole Venn	Nicole Venn
510-81 Scott St	BRIAN VENN	Brian Venn
904-81 Scott St.	ANNE MACDONALD.	Anne Macdonald.
904 - "	RON MACDONALD.	
310-81 Scott.	Eric Allan	Eric Allan
1009-81 Scott	WALLY KELLY	Wally Kelly
502-81 Scott	Rosabelle Tomick	Rosabelle Tomick
912-81 Scott	A HORVATH	Al Horvath
306	L. Gajor	
806	STEFAN TALBIE	Stefan Talbie
806	MARIA TALBIE	Maria Talbie

# PETITION

To the City of St. Catharines Planning Department and the City of St. Catharines Council

We live in the North end of the City of St. Catharines. A request has been made to the City of St. Catharines Planning Department to change the zoning for 83 and 85 Scott Street the Phase II and Phase III buildings forming part of what is known a Meadowvale Green at 81 Scott Street.

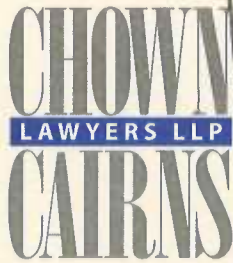
There is currently a request by "1393792 Ontario Limited" to have the existing zoning for this property amended from "R4 with a Cap" to "R4 Unlimited".

This would remove the 25-metre maximum height restriction currently in place, and permit the construction of one 17 story building (54 metres high) and one 19 story building (60 metres high). In order to fit such tall structures on the property, additional concessions to the existing set-backs currently mandated will also have to be granted.

We, the undersigned ask the Planning Department and the City Council to maintain the zoning as the existing "R4 with a Cap" along with the associated other set-back restrictions currently in place for this property.

Address	Name	Signature
802-81 Scott St.	Lori Rose	Lori Rose
508-81 Scott St	LARRY BOBAK	Larry Bobak
1110-81 Scott St	Lia Nowak	Lia Nowak
210-81 SCOTT ST	HOWARD BARREY	Howard Barry
1007-81 Scott St	DOUGLAS COSBY	Douglas L. Cosby
212-81 Scott St	Laura Weir	Laura Weir
906-81 Scott St	Sharon Greenall	Sharon Greenall
1007-81 Scott St.	Emmanuel Schynael	Emmanuel Schynael
1008-81 SCOTT	DOUG KELLY	D. Kelly
1010-81 SCOTT ST.	JOHN EUESDEN	John Euesden
512-81 SCOTT ST	SYLVESTER CHAN	Sylvester Chan
1009-81 Scott St.	INAKLY KELLY	Inakly Kelly
611-81 Scott St.	A. + V. MARIS	Maris
1107-81 Scott St	Sue Conrad	Sue Conrad
903-81 Scott	Nick Murphy	Nick Murphy
804-81 Scott St.	Mary B Montgomery	Mary B. Montgomery
1103-81 Scott St	MARK & BEN COX	Benual Cox





80 King Street  
Suite 900  
PO Box 760  
St. Catharines  
Ontario L2R 6Y8

(905) 688-4500

Facsimile  
(905) 688-0015

G.G. Parker  
D.M. Kerr  
B.W. Adams  
G.R. McClelland  
J.C. Willey  
E.M.M. Richard  
N.F. Ferguson  
J.E. Miryneck  
R.P. Budgell  
P.M. Bauerle  
R. Trivieri  
H. Korosis  
L.M. Thompson  
S.E. Quinn

R. Cairns, QC  
(1925-2011)

M.A. Chown, QC  
(1921-1983)

R.B. Edgar, QC  
(1934-1998)

RPT	DATE REC'D	FILE NO	Original to:	Copies to:
	MAR 19 2018			

RECEIVED  
MAR 19 2018  
CITY CLERK'S OFFICE  
ST. CATHARINES, ONTARIO

City of St. Catharines  
Legal and Clerks Services  
City Clerk's Division  
City Hall  
50 Church Street  
Box 3012  
St. Catharines, ON  
L2R 7C2

DISTRIBUTION

Original to: PBS

Copy sent to:

Mayor: \_\_\_\_\_

CAC: \_\_\_\_\_

March 16, 2018

Department: \_\_\_\_\_

HAND DELIVERED \_\_\_\_\_

File

Re: 85 Scott Street - Public Hearing - Zoning Amendment - File 60.35.1017

We are the solicitors for Niagara North Condominium Corporation No. 62.

We have noted the Public Meeting to take place on April 9, 2018 regarding a Zoning By-law Amendment for the construction of 2 condominium buildings at 85 Scott Street which are adjacent to our client's property. Please consider this a submission to the Public Meeting.

Niagara North Condominium Plan No. 62 was registered in 1990 as part of a very intricate Reference Plan (Plan 30R-6344) setting out the footprints of the building on Niagara North Condominium Plan No. 62 and the 2 further buildings to be constructed and setting out easements back and forth between the first condominium building and the remaining 2 buildings to be developed.

Plan 30R-6344 is much too large to enclose herewith. I therefore enclose a copy of a relevant portion of the plan with Part 27 being the footprint of the existing building and Parts 54 and 90 being the proposed footprints of the 2 buildings remaining to be built.

I also enclose a copy of pages 15-17 being Schedule "A" of the registered Declaration of Niagara North Condominium Plan No. 62. This created various registered easements back and forth between Niagara North Condominium Plan No. 62 and the lands on which the further two condominiums are to be constructed.

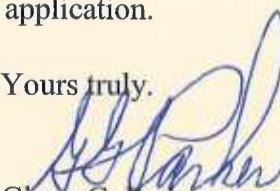
Schedule "A" sets out, *inter alia*, easements for vehicular ingress and egress; pedestrian ingress and egress and enjoyment of recreational and landscape amenities; shared storm and sanitary sewers; hydro telephone and electrical cabling and their connections and inspection and repair of same.

The Site Plan submission drawing by ACK Architects dated September, 2017 shows the proposed new condominium buildings with different orientations than as set out on Plan 30R-6344. Also, the Site Plan submission does not contain measurements, other than building areas, and does not relate the proposed buildings to the existing registered easements contained on Plan 30R-6344. There is no way of telling from the submission for the Zoning By-law Amendment if the proposal would interfere with any of the existing registered easements.

Niagara North Condominium Corporation No. 62, therefore requests that the City make it a condition of any By-law Amendment and/or subsequent Site Plan Agreement that the applicant submit a plan showing existing easements and the proposed construction in relation thereto and show there is no interference with any easements presently enjoyed by Niagara North Condominium Corporation No. 62. We request that the City further require that such plan be supplied to Niagara North Condominium Corporation No. 62. for comment before any approval is granted.

We request notification of the decision made on this application.

Yours truly,



Glenn G. Parker

GGP/pt  
encls.

cc: Niagara North Condominium Corporation No. 62  
c/o Shabri Properties Limited  
Attn: John Rousel.

SCHEDULE "A"  
LEGAL DESCRIPTION

ALL AND SINGULAR that certain parcel and tract of land and premises situate, lying and being in the City of St. Catharines, in the Regional Municipality of Niagara, in the Province of Ontario, being composed of Part of Lot 20, in Concession 3, Geographic Township of Grantham designated as Parts 1 to 34 inclusive, 65 to 67 inclusive, 73, 98 and 99 on a plan of survey deposited in the Land Registry Office for the Land Titles Division of Niagara North at St. Catharines, as Plan 30R-6344, hereinafter referred to as the aforesaid lands.

SUBJECT TO a storm sewer easement described in Instrument No. 559847 in favour of the Corporation of the City of St. Catharines, its successors and assigns to enter on and construct, repair, replace, operate and maintain a municipal storm sewer over part of the said Lot 20, designated as Parts 7, 8, 9, 10, 11, 12, 34, 66 and 73 on Reference Plan 30R-6344;

SUBJECT TO a right-of-way for emergency vehicles only described in Instrument No. 559848 in favour of the Corporation of the City of St. Catharines, its successors and assigns over Part of said Lot 20 designated as Parts 3, 17, 18, 21, 22, 30, 32, 34, 98 and 99 on Reference Plan 30R-6344.

RESERVING the following easements as set out in paragraphs 1 to 4, inclusive, in favour of the owner from time to time of Parts 35 to 64 inclusive and Part 96 and 97 on Plan 30R-6344 and in favour of the owner from time to time of Parts 68 to 72, inclusive and 74 to 95 inclusive on Plan 30R-6344 and their respective successors and assigns and their tenants, guests, servants, invitees and other permitted occupants from time to time:

1. reserving an easement, a right and a right in the nature of an easement, in, over and along those parts of the aforesaid lands designated as Parts 2, 3, 4, 6, 7, 12, 14, 20, 22, 24, 29, 30, 31, 73 and 99 on Plan 30R-6344 for the purposes of vehicular access and egress and including access and egress for pick-up and deliveries;
2. reserving an easement, a right and a right in the nature of an easement, in, over and along those parts of the aforesaid lands designated as Parts 1, 26 and 28 on Plan 30R-6344 for the purposes of pedestrian traffic including access and egress from recreational areas for the full use and enjoyment of the landscaped grounds, pitch and putt, barbecue and picnic facilities;

3. reserving an easement, a right and a right in the nature of an easement, in, over and along those parts of the aforesaid lands designated as Parts 2, 3, 4, 6, 7, 12, 14, 20, 22, 24, 29, 30, 31, 73 and 99 on Plan 30R-6344 of the aforesaid lands for the purposes of vehicular and pedestrian access and egress by the servants, agents or contractors for the purposes of allowing the maintenance, repair, replacement, servicing or inspection of any part of the building and appurtenances owned by the owners and the successors and assigns of Parts 35 to 64 inclusive, 96 and 97 on Plan 30R-6344 and the owner of Parts 68 to 72 inclusive, and 74 to 95 inclusive on Plan 30R-6344.
4. reserving an easement, a right and a right in the nature of an easement, in, over and along those parts of the aforesaid lands designated as Parts 1 to 8 inclusive, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28 to 34 inclusive, 65 to 67 inclusive, 73, 98 and 99 on Plan 30R-6344 for the purposes of maintaining, altering, replacing, repairing, installing or inspecting roadways, sidewalks, lighting and underground storm and sanitary sewers, water and/or gas pipes, and electrical conduits, cables, wires and lines, together with all appurtenances thereto as may from time to time be necessary or convenient to provide adequate storm and sanitary sewers or drainage, water supplies, gas service, electrical cable, television and/or telephone cable, hydro electric for heating services to any parts of the buildings owned by the successors and assigns of Parts 35 to 64 inclusive, 96 and 97 on Plan 30R-6344 and the owners or successors and assigns of Parts 68 to 72 inclusive and Parts 74 to 95 inclusive on Plan 30R-6344;
5. reserving an easement, a right and a right in the nature of an easement, in, over and along those parts of the aforesaid lands designated as Parts 1, 26, and 28, on plan 30R-6344 for the purposes of maintaining, altering, replacing, repairing, installing or inspecting the landscaped grounds, pitch and putt, barbecue areas, picnic facilities and swimming pool used and enjoyed by the owners and the successors and assigns of Parts 35 to 64 inclusive, 96 and 97 on Plan 30R-6344 and the owners and successors and assigns of Parts 68 to 72 inclusive and 74 to 95 inclusive on Plan 30R-6344.

TOGETHER WITH the following easements as set out in paragraphs 1, 2, 3 and 4 inclusive hereof in favour of Corporation A and the owners from time to time, their successors and assigns, their tenants, guests, invitees and other permitted occupants from time to time.

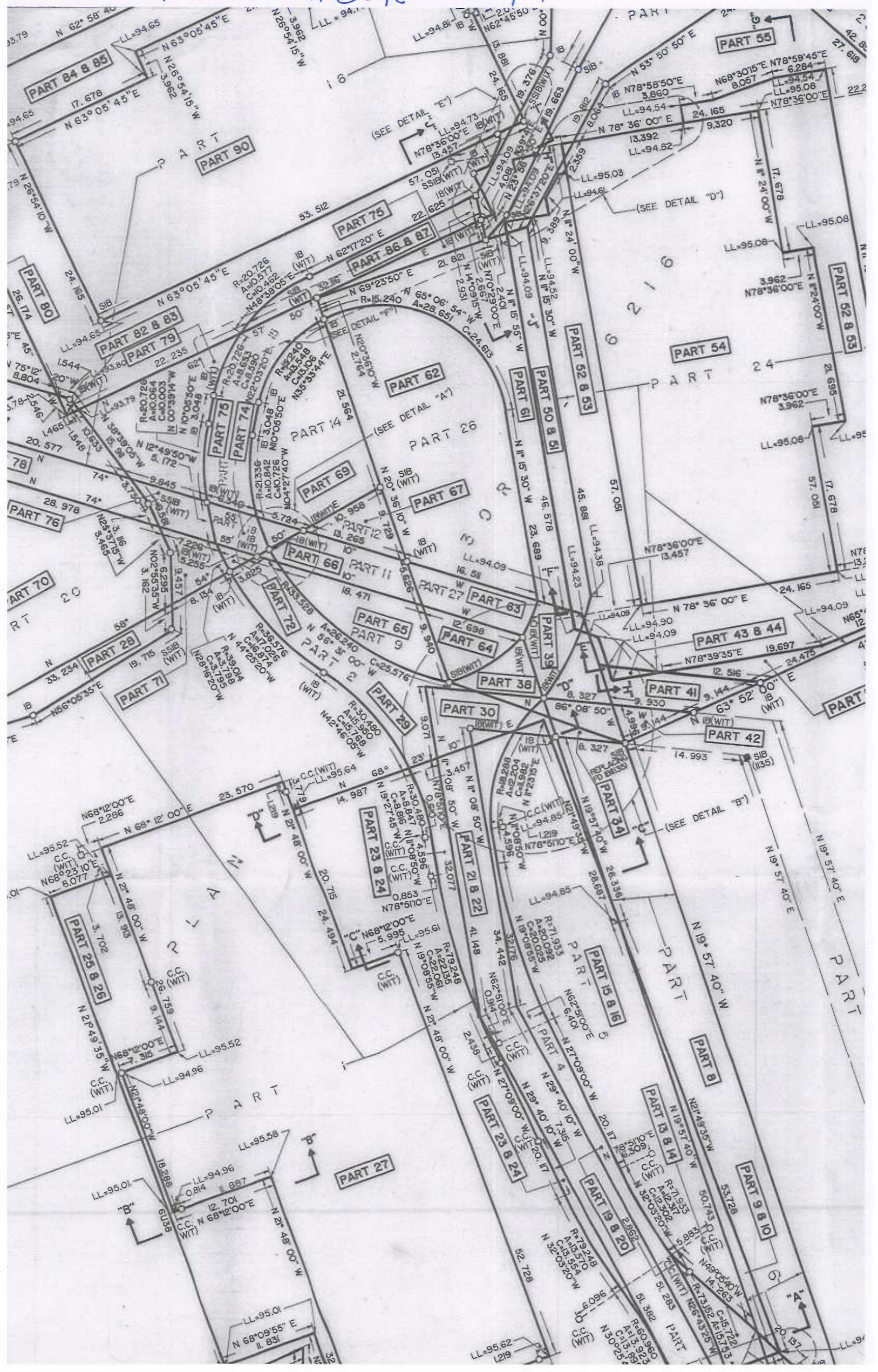


1. TOGETHER WITH an easement a right or a right in the nature of an easement in, on, over or along those parts of that part of the said Lot 20, Concession 3, designated as Parts 37 to 39 inclusive, 49, 51, 61, 72, 74, 75 and 87 on Plan 30R-6344 for the purposes of vehicular access and egress.
2. TOGETHER WITH an easement a right or a right in the nature of an easement in, on, over or along those parts of that part of the said Lot 20, Concession 3, designated as Parts 53, 55, 56 and 57, Parts 70, 71, and 76 to 81 inclusive, Parts 83, 85, 93 and 95 on Plan 30R-6344 for the purposes of pedestrian traffic, including access and egress from the recreational areas and/or pedestrian access for the full use and enjoyment of the landscaped grounds, swimming pool, walkways, pitch and putt areas, barbecues and tennis courts.
3. TOGETHER WITH an easement a right or a right in the nature of an easement in, on, over or along those parts of that part of the said Lot 20, Concession 3, designated as Parts 35 to 42 inclusive, 44 to 49 inclusive, 51, 53, 55, 56, 57, 61 to 64 inclusive, 68 to 72 inclusive, 74 to 81 inclusive, 83, 85, 87, 93 and 95 Plan 30R-6344 for the purposes of maintaining, altering, repairing, replacing and inspecting the underground storm and sanitary sewers, water and/or gas pipes, and electrical conduits, cables, wires and lines, together with all appurtenances thereto as may from time to time be necessary or convenient to provide adequate storm and sanitary sewers or drainage, water supplies, gas service, electrical cable, television and/or telephone cable, hydro electric for heating services to any part of the building owned by this Condominium Corporation and its successors and assigns.
4. TOGETHER WITH an easement a right or a right in the nature of an easement in, on, over or along those parts of that part of the said Lot 20, Concession 3, designated as Parts 53, 55, 56 and 57, 70, 71 and 76 to 81 inclusive, Parts 83, 85, 93 and 95 on Plan 30R-6344 for the purposes of maintaining, altering, repairing, replacing and inspecting the recreational areas, landscaped grounds, swimming pool, walkways, pitch and putt areas, barbecues and tennis courts enjoyed and used by this condominium corporation and its successors and assigns.

BEING PART OF PARCEL 20-1, SECTION CONCESSION 3, ST.  
CATHARINES



Part of Plan 30R-6344





Department: file

S. Tunnig.

60.35.1017

March 16, 2018

To the City of St. Catharines,  
Legal and Clerks Services  
City Clerk's Division, City Hall  
50 Church Street, P.O. Box 3012  
St. Catharines, Ontario, L2R 7C2

**RECEIVED**  
**MAR 21 2018**  
**CITY CLERK'S OFFICE**  
**ST. CATHARINES, ONTARIO**

81 Scott Street, Unit #607  
St. Catharines, Ontario

L2N 7L5

SP	ENCL	WFO	P.D.S	REFERRED TO	INIT.
DATE RECD → MAR 21 2018					
SCAN <input type="checkbox"/>					
FILE NO					

DISTRIBUTION

Original to: PBS

Copy sent to:

Mayor:

City:

Department: file

Attn: Bonnie Nistico-Dunk, City Clerk

Re: File 60.35.1017 - 85 Scott Street Rezoning Application

I purchased my Condo with the understanding that there would eventually be two buildings constructed on the vacant land adjacent to the existing Phase I building. When constructed, they would be considered Phase II & Phase III of this complex, and would complete Meadowvale Green.

I understood that there was an OMB order that ruled that the buildings could be not more than eight stories or 25 metres in height. In 2013, the zoning on that property was changed to R4 with a cap of 25 metres. That change was in keeping with the OMB order of 1985.

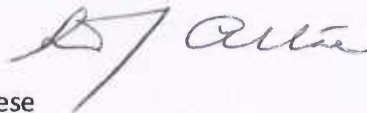
I bought my Condo in good faith that the City would honour the OMB order, and the subsequent conditions set in 2013 that mirrored the OMB order for height, set-back and parking restrictions.

Now I understand that the city is considering disregarding that order and in doing so devalues my property and changes the nature of this complex. When I purchased my Condo, I knew there could be two buildings constructed that could be as tall as eight stories. To this I have no objection.

Please understand that I am totally opposed to the heights of the two new buildings being any higher than eight stories or 25 metres.

I am worried about the additional parking required, along with the increased congestion, the trees that would be removed to facilitate construction, and the added tax on the sewer systems.

Thanking you in advance,



Roslyn Altese



60-35.1017.

March 16, 2018

To the City of St. Catharines,  
Legal and Clerks Services  
City Clerk's Division, City Hall  
50 Church Street, P.O. Box 3012  
St. Catharines, Ontario, L2R 7C2

Attn: Bonnie Nistico-Dunk, City Clerk  
Re: File 60.35.1017 - 85 Scott Street Rezoning Application

RECEIVED  
MAR 21 2018  
CITY CLERK'S OFFICE  
ST. CATHARINES, ONTARIO

81 Scott Street, Unit #804  
St. Catharines, Ontario

DISTRIBUTION  
Original to:

Copy sent to:

L2N 715		P.O.S	
DATE REC'D →		MAR 21 2018	
FILE NO		SCAN <input type="checkbox"/>	

Mayor *[Signature]*  
City Clerk *[Signature]*  
Department *[Signature]*

I live at 81 Scott St., St. Catharines, Ontario

I understand that the City has been asked by a developer to waive all existing restrictions on 2 buildings that would complete Phase II and Phase III of Meadowvale Green (85 Scott Street).

The proposed buildings are to be 36.5 metres and 47.2 metres high instead of the currently restricted height of 25 metres.

The requested heights are completely out of keeping with the surrounding area and considerably higher than the existing Phase I building. The Phase I building is already one of, if not the tallest buildings north of the QEW.

I purchased my Condo in good faith that the City would respect and enforce the restrictions that have been in place for 33 years. I gained even greater comfort that these restrictions would be enforced when only 5 years ago, (when the City implemented a general change to zoning), this property was specifically addressed, and the earlier restrictions were integrated into the City's master plan.

If approved, this will devalue my property and dramatically change the nature of this complex. When I purchased my Condo, I knew there would be two buildings constructed that would be eight stories high and am fine with that, but certainly no higher.

With the increased building height, comes considerably more condominium units than the complex was designed for.

I am concerned that guest parking provided is much less than we have become accustomed to, and that there will be a significant increase in general activity coupled with a considerable loss of privacy as we will be surrounded by 2 dramatically tall structures.

I am opposed to this plan, and ask that Council deny this application when it comes before you.

Thanking you in advance,

*Mary G. Montgomery*

Mary G. Montgomery

60.35.1017

March 18, 2018

To the City of St. Catharines,  
Legal and Clerks Services  
City Clerk's Division, City Hall  
50 Church Street, P.O. Box 3012  
St. Catharines, Ontario, L2R 7C2

**RECEIVED**

MAR 22 2018

**CITY CLERK'S OFFICE**  
ST. CATHARINES, ONTARIO

81 Scott Street, Unit #602  
St. Catharines, Ontario  
L2N 7L5

**DISTRIBUTION**

Original to:

*PBS*

Copy sent to:

Mayor: \_\_\_\_\_

CAO: \_\_\_\_\_

Department: \_\_\_\_\_

*file*

Attn: Bonnie Nistico-Dunk, City Clerk

Re: File 60.35.1017 - 85 Scott Street Rezoning Application

I purchased my Condo with the understanding that there would eventually be two additional buildings built on the vacant land adjacent to our existing building. The existing building is Phase I, the additions would be considered Phase II & Phase III of the same project. I bought my Condo with the understanding that the two new buildings were limited to eight stories high and no more. Each would contain 70 residential units. This property would have a maximum of 140 additional residential units when the project was complete.

I understood that there was an OMB order that limited the buildings' height to 25 metres or 8 storeys. In 2013, the zoning on that property was changed to an R4 with a cap of 25 metres. Additional restrictions on parking and set-backs were imposed, all in keeping with the OMB order of 1985.

Only 5 years ago, the City of St. Catharines reaffirmed the restrictions that form my expectations for any construction of Phases II & III.

Now, I understand that the City is considering disregarding that order, and in doing so, devalues my property and changes the nature of this complex. When I purchased my Condo, I knew there would be two buildings constructed that would be eight storeys high and I am fine with that, but certainly no higher.

Instead of 140 additional units being built, the proposal is to add 250 units, nearly double the initial plan. The buildings are 36.5 metres and 47.2 metres in height instead of the mandated 25 metres.

I am totally opposed to the heights of the two new buildings being any higher than eight storeys or 25 metres. The proposed heights are completely out of keeping with the surrounding area, and I will have a significant loss of privacy due to the number of new residences that will tower above me.

I am worried about the additional parking required, and the congestion, the trees that would be removed and the added tax on the sewer systems.

Thanking you in advance,

Virginia Munroe

*Virginia Munroe*

REP	ACCE	INFO	P.D.S	REFERRED TO	INIT.
				<i>R. R. R.</i>	
DATE REC'D	MAR 22 2018			SCAN	<input type="checkbox"/>
FILE NO					



60.35.1017

March 19, 2018

To the City of St. Catharines,  
Legal and Clerks Services  
City Clerk's Division, City Hall  
50 Church Street, P.O. Box 3012  
St. Catharines, Ontario, L2R 7C2

**RECEIVED**

MAR 22 2018

CITY CLERK'S OFFICE  
ST. CATHARINES, ONTARIO

81 Scott Street, Unit #207  
St. Catharines, Ontario  
L2N 7L5

DISTRIBUTION

Original to:

Copy sent to:

Mayor: \_\_\_\_\_

CAO: \_\_\_\_\_

Department: \_\_\_\_\_

Attn: Bonnie Nistico-Dunk, City Clerk

Re: File 60.35.1017 - 85 Scott Street Rezoning Application

I live at 81 Scott St. St. Catharines, Ontario

I understand that the City is being requested to approve the construction of 2 buildings at 85 Scott Street that will contain nearly twice the number of residences that the remaining 2 phases of the complex were restricted to by a 1985 OMB Order. That order preceded the construction of the existing Phase I building that contains my home.

I selected this Condo in good faith that any future development of the vacant lands of Phase II and Phase III would have to abide by the rules that were already established. Those same rules, that all of the surrounding neighbours had to comply with as well, before they could build.

The height of the proposed buildings is completely out of keeping with the surrounding area. One is significantly taller than the existing Phase I building, and much taller than any building in the north end of St. Catharines. This on a very small piece of remaining green space.

I fear that the towering nature of these buildings will invade my privacy, it may also reduce the value of this property by lowering the desirability of the existing and surrounding area.

I ask that when this application comes before City Council that it not be approved.

Thanking you in advance,

Zena Nardiné

*Zena Nardiné*

RPT	INFO	WFO	P.D.S.	INIT.
			REFERRED TO	
			<i>R. Risi</i>	
DATE	REC'D	→	MAR 22 2018	SCAN <input type="checkbox"/>
FILE NO				

City of St. Catharines  
City Clerk's Division  
City Hall

RECEIVED

MAR 22 2018

CITY CLERK'S OFFICE  
ST. CATHARINES, ONTARIO



60.35.1017.  
Linda Foster  
214 - 99A Scott Street  
St. Catharines ON L2N 1G8

Attention : Bonnie Nistico-Dunk

DISTRIBUTION

Original to:

March 17, 2018

Re : file 60.35.1017  
85 Scott St.

Copy sent to:

file

Concerning the current proposal to change the zoning bylaw 2013-283 from its current 8-storey limit to 1 – 12-storey and 1 – 15-storey building. I am still opposed to the change. As my address above indicates, our seniors apt. building - Tabitha Homes, is very close to this area.

Please find enclosed a photo taken from my balcony, as to the view I have facing this area in question.

I do realize we may be facing the inevitable, and that this proposal may be the lesser of (two evils) I feel it's very important for me to state my concerns, as well as those of my fellow residents. This building has been here over 30 yrs. I've tried to avail myself of as much information as possible, to make my decisions on this matter.

Prior to the June 22, 2017 meeting a majority of our residents signed a petition against this change.

Then prior to the Jan 17, 2018 meeting, I phoned to make my views known.

I understand that in reducing the height of the 2 buildings and altering the placement, there would be less of an issue for some of our neighbours.

I've recently spoken to Aaron Butler, and received more clarification concerning what is before the council on April 9, 2018.

However, should Council proceed and pass this request, it still leaves the neighbourhood with a number of unanswered questions, concerning issues that are not under City Council's jurisdiction; that greatly affect us, yet seem to be in the control of the developer at this point. Therefore, these items would have to be taken to a higher level for clearance.

### Construction:

How long will this entire building process take : 1 - 3 years?

- where will all the construction workers park? (Since our building is behind Trinity Church, our visitor parking is at that end of our building).

Folks in here take walks in our Church parking lots, as well as the neighbourhood, some may require a cane, or a walker, and be slow of gait.

- will we be able to do this safely?

We the undersigned residents of Tabitha Homes are in complete agreement with the views and concerns expressed by Linda Foster in her attached letter dated March 17, 2018.

Unit No.

Signature

103	Helen Heir	
112	Gunn Ly	
116	A. Hall	
203	Diane Graham	
218	Margaret Phillipse	
218	Benny Phij	
205	Susan Danta	
111	E. Wetherhuis	
213	H. Dicks	
206	C. Benjamin	
117	Will Blom	
114	Margriet Rathe	
202	14114 R. Oen	
202	DAVID ZELLERMAYER	
204	Corgie de Jong	
114	Devin Ophull	
102	Jacobs G. de Kock	
102	Rose E. de Kock	
101	K. Bena	
118	Grace Kooistra	



- there will be a great deal of NOISE and DUST that will be an ongoing disturbance to our daily lives. eg. constant pounding of steel beams is deafening, and can be heard at a great distance - we are on top of this.
- large equipment and trucks – tend to tear up city streets. Will there be long lines on the street waiting their turn to get into the construction area – thus blocking the view of drivers and driveways while trying to exit or enter said driveways.

## Buildings:

We currently have a lovely view of the sunsets. Is that going to be blocked for us?

I understand underground parking will be provided for all 250 units. What about visitor parking? Are we going to have your visitors parking over on the 2 church parking lots or using our property for walking dogs?

- Does this current proposal still contain the roof-top amenities?  
Our concern is loud noisy parties, BBQ's on the roof etc.  
OR I understand a fire pit is on the plans. What is the law, or fire code concerning this, trees and the neighbourhood? Who will be responsible for it?

Once built and operating what will be the overall effect of increased traffic on Scott St. as well as the Service Rd.

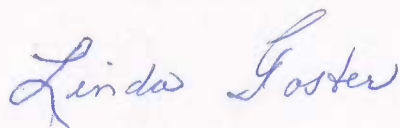
While I enjoy and appreciate the current open fields, our birds, squirrels, rabbits, etc. and trees, I understand you plan to plant 40 trees. Will some of these act as a buffer between us and you?

Our letters from the Planning Services indicate these are apt. buildings. Is that the case OR are they condos? Mr. Butler, himself wasn't clear on that.

Regardless of our many, still unanswered questions, in the end is this request for the bylaw amendment and the building of said apts. going to have a positive effect on our current peaceful neighbourhood, or will the negative effects far outweigh any positive effects?

Thank you for your time and attention to this matter. I am requesting notification of the decision made by the City.

Sincerely



Linda Foster

encl.



60.35.1017.

RECEIVED

MAR 26 2018

March 26 2018

City of St..Catharines

Legal and Clerks Services

City Clerks Division

City Hall

Att: St.Catharines City Council,

Re: 85 Scott St. File 60.35.1017

CITY CLERK'S OFFICE  
ST. CATHARINES, ONTARIO

RPT	STATUS	DATE	P.D.S
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CAO:

Department:

We Saverio Steve Miele and Giuseppa Pina Miele at 28 Timber Lane are opposed to the applicants request of a zoning amendment to establish new site specific regulations including increased building height and reduced setbacks.

Concerns:

- (a) IBuildins would be too high
- (b) IReduced setback from Timber Lane south lot line abutting 85 Scott St.
- (c) IWe would not be able to enjoy our property ( Property Rights Bundle)
- (d) IUnwanted shading from the proposed buildings
- (e) IPossible interference with City storm drain lines located north on 85 Scott St. abutting our rear yards on Timber Lane which could lead to possible flooding or alter the natural flow of water into our back yards
- (f) LIncreased vehicular traffic and noise from the proposed building #2 underground garage entrance. Located in between building #2 and our rear yard. We will have more vehicular traffic and noise in our rear yard which is used to entertain and relax, than the front of our property on the City roadway, Timber Lane
- (g) LLoss of Privacy, as we have no mature trees in our yard or on 85 Scott St.
- (h) ISome of the trees on or abutting the Timber Lane lot line are a liability as they are quite large. They will eventually need maintenance or be removed, therefore losing any kind of minimal buffer.
- (i) LDecline in property values.
- (j) LSafety concerns with the proposed large buildings and double the occupancy and numerous vehicles squeezed in a small plot of land, behind other buildings and a fair distance away from the Scott St. entrance and exit roadway having a one way in one way out.
- (k) This proposal is an awkward situation, these proposed large buildings should be more to the south, Nearer to Scott St. therefore eliminating these issues. Unfortunately due to the size and configuration of the parcel of land , the developer is trying to maximize his property usage. Square pegs in round holes situation.



These proposed large buildings do not conform to the neighboring properties of Timber Lane which are a pocket of luxury homes, and would not be visually appealing from our view through our windows and backyard patios as they would be too close for our property enjoyment.

Regards

Saverio Steve Miele

Giuseppa Pina Miele

[REDACTED]

[REDACTED]