



The Corporation of the City of St. Catharines
CITY COUNCIL AGENDA
Regular, Monday, May 28, 2018
Council Chambers, City Hall, 6:30 PM

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

Page

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

3.1 Regular Meeting of Council, [Minutes of May 7, 2018](#)

3.2 General Committee, [Minutes of May 7, 2018](#)

- 4. Declarations of Interest**

- 5. Public Meetings Pursuant to Planning Act**

- | | |
|---------|---|
| 3 - 37 | 5.1 Planning and Building Services, Planning Services
<i>Planning Act Public Meeting - Information Report</i>
Application to Amend Zoning By-law 2013-283; Subject Lands: 50 Gale Crescent; Owner: 125199 Ontario Inc.; Agent: Victor Tarnoy Architect |
| 38 - 51 | 5.2 Planning and Building Services, Planning Services
<i>Information Report for Public Meeting</i>
Application for Draft Plan of Vacant Land Condominium; 164 & 164A Martindale Road; Owner: Glenbrook Homes Ltd.; Agent: Better Neighborhoods Inc. |
| 52 - 65 | 5.3 Planning and Building Services, Planning Services
<i>Information Report for Public Meeting</i>
Application for Draft Plan of Vacant Land Condominium; 585 Welland Avenue; Owner: Cosmopolitan Homes (Niagara) Ltd.; Agent: T. Johns Consulting Group Ltd. |

- 6. Delegations**

- 7. Presentations**

- 7.1 Wayne Parrish, CEO, and Doug Hamilton, Chair, 2021 Canada Games Host Society Inc. and 2021 Canada Summer Games - Niagara
Re: FIBA U18 Americas Championship and Update

- 8. Motions**
- 9. Call for Notices of Motion**
- 10. Resolve into General Committee**
- 11. Motion Arising from In-Camera Session**
- 12. Motion to Ratify Forthwith Recommendations**
- 13. By-laws**

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13.1 Reading of By-laws

- 14. Agencies, Boards, Committee Reports**

14.1 Minutes to Receive:

- Arts and Culture Advisory Committee, [April 3, 2018](#)
- Environmental Sustainability Committee, [April 24, 2018](#) (draft)
- Heritage Advisory Committee, [March 8, 2018](#) (draft)
- Public Art Advisory Committee, [December 13, 2017](#)
- Social Sustainability, [January 18, 2018](#), and [April 19, 2018](#) (draft)

- 15. Adjournment**



CITY OF
ST. CATHARINES

Corporate Report

Report from Planning and Building Services, Planning Services

Date of Report: May 18, 2018

Date of Meeting: May 28, 2018

Report Number: PBS-119-2018

File: 60.35.1037

Subject: *Planning Act Public Meeting - Information Report*
Application to Amend Zoning By-law 2013-283; Subject Lands: 50 Gale Crescent; Owner: 125199 Ontario Inc.; Agent: Victor Tarnoy Architect

Recommendation

That Council receive this Information Report; and

That Council consider a Recommendation Report regarding the Application for Zoning By-law Amendment for lands municipally known as 50 Gale Crescent at the meeting of Council on June 25, 2018, pursuant to the two-step process for planning applications previously approved by Council. FORTHWITH

Summary

This Information Report provides Council and the public with information concerning an Application for Zoning By-law Amendment for lands municipally known as 50 Gale Crescent (Appendix 1). The Application is to be considered at a Public Meeting scheduled for May 28, 2018. The zoning by-law amendment would facilitate the redevelopment of the lands for a six-storey mixed-use building with ground floor commercial space beneath an apartment building which also would permit the option of containing a home based business within the dwelling units.

A Recommendation Report containing planning analysis, addressing any outstanding concerns raised at the Public Meeting, and providing a staff recommendation will be considered by Council tentatively scheduled for the June 25, 2018, meeting.

Background

On May 8, 2017, Council approved a two-step process for planning applications requiring a Public Meeting under the Planning Act. The first step is for Council to receive an Information Report together with public input at the Public Meeting. The second step is for Council to consider a Recommendation Report at a subsequent Council meeting. This Information Report will be followed by a Recommendation Report at a future date.

This Information Report will be followed by a Recommendation Report on June 25, 2018.

Report Proposal

The existing one-storey building will be demolished. The Applicant is requesting a Zoning Amendment to permit a higher residential density to facilitate the construction of a six-storey (23 metre) mixed-use building with ground floor commercial space and storeys 2 to 6 for 35 apartment dwelling units that also may contain home based business spaces (at the owner's discretion) as modified by the proposed zoning amendment. Parking is to be provided at-grade with a number of spaces located below the second floor of the building. The proposed site plan and elevations are attached as Appendices 2 and 3 for Council's reference.

The applicant has requested that the lands be rezoned to Medium-High Density Mixed Use (M2) to permit the desired density of 166 units per hectare, an increase from the current maximum density of 100 units per hectare. A new Special Provision is also requested to set out parameters for modified home based business units, allow for reduced landscape buffer widths, and other site-specific matters. A right-of-way in the form of a mutual laneway for driveway access in favour of the lot to the north, 106 Queenston Street, exists to the west of the property and runs in a north-south direction between the subject property and the existing building to the west. A total of 80 square metres of gross leasable commercial space is proposed on the first floor of the building. The first floor will also contain a loading dock, mailroom, lobby area and interior bicycle storage.

Location and Site Description

The subject property is located on the north side of Gale Crescent, between Frank Street and Oakdale Avenue. A location map is attached as Appendix 1.

The site has a total lot area of .21 hectares. The property has 42.46 metres of frontage on Gale Crescent where it has its primary vehicular access, with varying depths of approximately 56m along the western property line and 44.7m along the eastern property line.

The property contains a one-storey Industrial/Mixed Use building, used partially as a recreational facility for martial arts as well as a fitness studio. The subject land is located within an existing mixed residential, commercial and industrial use area.

To the west of the property, separated by a driveway that runs from Gale Crescent to Queenston Street, is a one-storey industrial building that spans all the way to the corner of Frank Street and Gale Crescent. The other corner of Frank Street and Gale Crescent houses an eight-storey residential apartment building. Directly south of the subject property is open space and parkland area (Centennial Gardens including the Merritt Trail).

Surrounding land uses include:

North: mix of commercial, low density residential, retail, office

South: natural open space
 East: mix of commercial, apartment residential, institutional
 West: mix of commercial, apartment residential

Planning Policy Context

Recent changes to Provincial planning legislation require that an approval authority's decision on a planning application must be consistent with the Provincial Policy Statement (2014), and must conform to Provincial plans, upper-tier official plans and lower-tier official plans. Accordingly, planning staff will evaluate this Application for Zoning By-law Amendment against the policies of the Provincial Policy Statement, the Provincial Growth Plan for the Greater Golden Horseshoe (2017), the Regional Official Plan, and the Garden City Plan, all of which apply to the proposal, and staff recommendations will be formulated accordingly. All of the relevant City Official Plan policies that apply to this Application have been excerpted and included in the table attached as Appendix 9.

Provincial Policy Context

Pursuant to Provincial legislation, the City's Official Plan must be consistent with the Provincial Policy Statement (PPS), and be consistent and not conflict with Provincial Land Use Plans including the Growth Plan for the Greater Golden Horseshoe - Places to Grow. The PPS provides policy direction and the foundation for matters of Provincial interest. The local Official Plan, including any Secondary Plans must be consistent with the upper tier government (Region of Niagara) Official Plan, which in turn must also be consistent with the PPS and the Provincial land use plans.

In accordance with Section 3 of the Planning Act, a decision of Council of a municipality "shall be consistent with" the PPS which stresses that the City plan "efficient land use and development patterns." Cost effective development patterns and design standards are promoted. The PPS requires that municipalities "ensure that necessary infrastructure is available to meet current and project needs."

Similarly, guiding principles within the Growth Plan stress compact and well-designed development that prioritizes intensification. The Plan supports the achievement of complete communities that "ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards." Policies ensure that a range and mix of housing options are available including affordable housing.

The following excerpts of the PPS and P2G policy documents demonstrate the specific application of these policies to the City's Urban Area.

1. Key interests and elements of the PPS and P2G more specifically oriented to the development of the subject property are as follows:
 - promote the wise use and management of land use change;

- promote compact built form and transit supportive development, a diversity and mix of uses and opportunities, and the efficient use of land, infrastructure and service capacities to support development, redevelopment and growth;
- promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel;
- establish a land use plan and pattern that supports financial sustainability and cost effective development and provision of services;
- provide for a range of uses and opportunities through development, redevelopment, intensification and adaptive reuse to accommodate projected growth and longer term need;
- accommodate an appropriate range and mix of housing opportunities, as well as employment, recreation, institutional, and active and passive recreation;
- support an accessible, connected and complete community;
- settlement areas are to be the focus of growth and development, and their vitality and regeneration is to be promoted;
- establish appropriate development standards to promote/facilitate intensification, redevelopment and compact built form;
- new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities;
- foster safe, interactive, active transportation and connected communities;
- support a full range of equitable, publically accessible built and natural settings for recreation including facilities, parkland, public spaces, trails, landscapes, linkages, and water based resources;
- viability for long term, development and community investment;
- maintain and enhance vitality of main streets, and conservation of neighbourhoods;
- Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed
- support opportunities for sustainable tourism;
- adapt to climate change through compact and nodal development;
- protect and preserve natural heritage features and hazards, landform systems and functions;
- promote high quality built form and attractive/vibrant public realms through site design and urban design standards;
- mitigate/adapt to climate change impacts;
- engage in a public process, and promote planning and providing for a full range and equitable distribution of publicly-accessible built and natural setting for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages;

- support complete communities; and,
- support multi modal transportation, including active transportation and transit.

The subject lands are located within a Settlement Area, as defined by the Provincial Policy Statement (2014) and within the Built-up Area as identified by the Provincial Growth Plan for the Greater Golden Horseshoe (2017). These documents contain policies that support all forms of residential intensification and urban area regeneration, directing growth to Built-up Areas. Provincial policies place an emphasis on intensification and infill to foster the development of complete communities that efficiently use land, resources, infrastructure and public service facilities. As well, these policies support communities that have a diverse mix of land uses and housing choices; improve social equity and quality of life; provide new and expanded access to multiple forms of transportation; provide access to public spaces that are vibrant and resilient in their design; and, conserve built and cultural heritage resources.

Regional Official Plan

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

The subject property also falls within the Downtown St. Catharines Urban Growth Centre (UGC), as outlined in the ROP and Growth Plan. The UGC is planned to achieve a minimum density of 150 people and jobs combined per hectare by 2031 by focusing significant residential and employment growth within its boundaries. The Regional Official Plan directs that mixed-use areas should be planned to include a variety of complimentary land uses, with an emphasis on medium and high-density development. Mixed-use areas should also have a variety of transportation options (i.e. walking, cycling, transit), an attractive public realm, and be located in both greenfield and intensification areas.

The ROP reiterates the land use pattern policies and objectives of the Provincial Policy Statement for residential intensification and sustainable communities outlined above. Further, the ROP requires that municipalities achieve a minimum 40 per cent residential intensification target for Built-up Areas by 2015 and for each year thereafter. The Region's Sustainable Community Policies establish a residential intensification target of 95 per cent for the St. Catharines Built-up Area. The residential portion of the mixed-use development proposed will count towards the City's annual residential intensification target of 95%, as set by the Regional Official Plan.

The proposed built-form and land uses align with the surrounding land use context (small-scale commercial uses, residential apartments and single dwellings). Further, the subject lands are located within close proximity to local transit and the neighbourhood is

walkable with sidewalks. Based on the above, Regional staff consider the application and proposed development concept to align with Regional and Provincial policy.

It should be noted that the Region of Niagara is currently undertaking a comprehensive review (MCR) of their Official Plan to bring it into conformity with the PPS and the Provincial land use plans. Once completed, local area municipalities will be required to update their Official Plans accordingly.

Local Official Plan (Garden City Plan)

The City's Official Plan was formally adopted in 2012. Since then, the Province has updated the PPS in 2014, and the GB Plan, NEP and P2G in 2017. The City's Official Plan will need to be updated once the Region of Niagara completes its MCR and new Official Plan. Notwithstanding, it is staff's opinion that the City's current Official Plan is consistent with, conforms with, and does not conflict with the PPS or Provincial Plans.

The City of St. Catharines is within a "Settlement Area" under the 2014 PPS, and within the Built-Up Area for St. Catharines as delineated by the Growth Plan. Both Provincial Plans contain policies that direct growth and development to settlement areas, encourage the development of complete communities, support intensification, and require the provision of an appropriate range of housing types and densities to meet the social, health and well-being requirements of current and future residents.

2. Provincial interests, policies and the land-use planning framework inherent in the PPS and the P2G are entrenched within the City's Official Plan.

Key components of the Official Plan are set out below. These components speak to the promotion of sustainability and sustainable development:

- establish a land use plan that supports the achievement of provincial, and regionally allocated, population and employment growth targets, and density;
- support a diversity and mix of housing opportunities through conservative infill within established neighbourhoods, and transit-supportive development and intensification at nodes and along corridors;
- enhance opportunities for more compact and mixed-use development;
- support and maintains opportunities for employment, accessible public service facilities, passive and active recreation uses, and institutional facilities for all interests;
- promote the maintenance and enhancement of soft/hard services, land and cost efficiencies;
- promote multi-modal and active transportation, complete streets, greening of the built environment, and an enhanced urban tree canopy;
- support accommodation for health and safety;
- promote accessibility and barrier-free development;
- provide for context sensitive building, site, streetscape, neighbourhood and community urban design standards that promote and facilitate a

- balance and accessibility between the old and the new, the built and natural environments, and within and between all neighbourhoods;
- support conservation and enhancement of the City's cultural heritage built form and landscapes;
- maintain and support protection of natural heritage features, lands and functions;
- support and enhance a sense of place, character, and the promotion of complete communities through a connected, more interactive, integrated and mixed-use environment;
- facilitate and promote interactive and engaged public processes; and,
- embrace a balanced consideration of all interests to support and achieve a connected built and natural environment, and long term opportunities for sustainable growth and evolution.

The subject lands are designated Downtown (Appendix 5) by Schedule D1, General Land Use Plan in the City's Official Plan, the Garden City Plan (GCP). The Downtown Planning District, Schedule E10, further designates these lands as being Mixed Medium-High Density Residential/Commercial (Appendix 6). The Mixed Medium-High Density Residential/Commercial designation of the GCP permits detached, semi-detached, duplex, triplex, quadruplex, fourplex, townhouse and apartment dwellings at a density range generally between 60 and 198 units per hectare of land. Additional permitted uses include institutional; small-scale retail commercial uses only on the ground floor of a building containing dwelling units; small scale service commercial; office; indoor recreation; and, creative and cultural uses intended primarily to serve the local neighbourhood.

Section 11 of the GCP sets forth the policies guiding development and land uses within the Downtown area. As previously identified by Region of Niagara staff, the Growth Plan and Regional Official Plan designates the majority of the lands within the Downtown of St. Catharines as an Urban Growth Centre (UGC). City staff have interpreted that the subject property is located on the boundary of the UGC, and therefore is considered to be within the UGC (see Appendix 4). The UGC area is intended to attract and accommodate a high concentration and mix of activity and transit supportive residential and employment accommodation within the municipality. To support this role, the Provincial Growth Plan establishes a minimum density target for housing and employment to be achieved in the UGC at a rate of 150 people and/or jobs per hectare of land. The proposal achieves a residential density of 166 units per hectare. At a conservative estimate of 1 person per unit, this proposal generates a minimum of 166 people per hectare, meeting the minimum 150 people per hectare target.

Section 7.11 "Home Based Business" of the GCP states that such a business is permitted within a principal dwelling unit but must be in accordance with applicable by-law requirements to ensure the ancillary and subordinate nature of the use. The Plan stipulates that these businesses are to be small in scale in relation to the size of the

dwelling unit, can permit outside activities, but must be limited in the number of on-site employees as well as in the scale of the operation, and prohibits outside storage. The proposal complies with the policies of the Garden City Plan.

Zoning By-law

Zoning By-law 2013-283 zones the subject lands as Medium Density Mixed Use with Special Provision 107 (M1-107) (see Appendix 7). The M1 Zone permits a wide range of residential dwelling types including apartments and various commercial uses, including but not limited to retail stores, offices, restaurants, and service commercial uses. The maximum residential density within an M1 zone is capped at 100 units per hectare. Special Provision 107 prohibits a car wash, motor vehicle repair garage and motor vehicle gas station as being inappropriate commercial uses in a mixed-use building.

Proposed Zoning By-law Amendment

To facilitate the redevelopment of the subject lands for a six-storey, mixed-use apartment building with ground floor commercial space and 35 residential apartment dwelling units in combination that may be used as modified home based business spaces, the applicant proposes that the property be rezoned from Medium Density Mixed Use (M1-107) to Medium-High Density Mixed Use (M2) with special provisions (see Appendix 8) .

The mixed-use building is permitted within the M1 zone; however, the proposed density of 166 units per hectare exceeds the established maximum residential density limit of 100 units per hectare for the zone. The M2 zone permits a maximum density of up to 198 units per hectare, and as such, would allow for the proposed density of 166 units per hectare.

Zoning deficiencies have been identified through review of the preliminary site plan submitted (Appendix 2). These deficiencies would need to be addressed in the zoning by-law amendment as a Special Provision. The deficiencies are as follows:

- The minimum 5.0 metre wide front yard setback required from the street frontage cannot be met once the required road widening of 1.0 metre is dedicated to the City. The applicant is proposing a 3.0 metre front yard setback rather than 5.0 metres because of the building entrance and vehicular access being to the east of the building and to better engage the streetscape while providing landscaping at the rear of the site;
- The minimum 3.0 metre wide landscape strip required between the edge of a parking area and an adjacent lot line as per Section 3.13.1 is shown as being reduced to 0 metres along the northern and western boundaries of the lot (requirement applies to any parking area with more than 20 parking spaces but less than 100).

Further, the Special Provision will contain a specific amendment to Section 2.2.4 of the Zoning By-Law 2013-283 for Home Based Businesses, to be able to accommodate the proposed “live-work” units in a compatible nature with the balance of the units in the building as well as the character of the surrounding neighbourhood. In Section 12 of the

Zoning By-law, a “home based business” means “a use conducted within a dwelling unit and/or accessory structure that is secondary to the principal residential use, does not create a public nuisance or adverse effect on abutting lands or the surrounding neighbourhood, and does not permit outdoor storage but can include outdoor activities associated with the home based business”. Zoning for home based businesses allows a principal dwelling unit to have more than one home based business to exist within; however, the total cumulative size of the business/businesses must not exceed 25% of the gross floor area of the principal dwelling unit, to a maximum of 40 square metres. The zoning by-law does not contain a definition of “live-work unit”.

Generally, a live-work unit is a dwelling unit that contains, to a varying but limited extent, a workplace component. The proposed home based business units are to function as residential apartment dwelling units and will have the opportunity to be an individual home based business at the owner’s discretion. In this proposal, each apartment dwelling unit will be a “principal dwelling” for the owner of each unit. A live-work unit is typically flexible in its use and configuration, and as such, commonly the work component exceeds the 25% restriction of a home occupation and can be up to or in excess of 50% of the dwelling area, depending on how it is defined in the zoning by-law.

As a result, in the current proposal Subsection c) of Section 2.2.4 is requested to be amended to state:

“More than one home based business may exist within a principal dwelling unit, and a home based business may be segmented between the above, provided that the total cumulative size of the home based business or businesses does not exceed 50% of the gross floor area of the principal dwelling unit”.

Circulation of Applications

This application was circulated to all relevant departments and agencies in accordance with the Planning Act. No department or agency has objected to the proposed Zoning By-law Amendment. The following feedback has been received.

Niagara Region

Regional staff consults Ontario Regulation 153/04 when reviewing development applications on behalf of the Ministry of the Environmental and Climate Change (MOECC) to ensure that changes in land use do not result in any negative impacts or incompatible circumstances for future residents/tenants. Based on Regional staff’s review of the property and discussion with City Building staff, it appears that the former use of the subject lands was Commercial. The proposed development is mixed-use in nature, containing residential units, which are considered a sensitive land use. In accordance with O. Reg. 153/04, a *Mandatory Filing of a Record of Site Condition* will be required due to the proposed change in use of the property. The RSC and the related Environmental Site Assessment reports will be a condition of the rezoning through the enactment of a Holding (H) provision on the site.

Parks, Recreation and Culture Services (PRCS)

No objection to the proposed zoning by-law amendment. As part of the Site Plan Agreement stage, requirements for parkland dedication and landscape design will be addressed.

Development Section of Planning and Building Services

Gale Crescent is designated as a local road in the City's Official Plan with a desired right-of-way width of 20 metres. The current width does not meet the desired width, and as such a road widening is required of 0.91 m across the frontage of the property to be dedicated to the City. Staff also noted there is an existing curb faced sidewalk across the frontage of the property and a sidewalk damage deposit will be required at the time of building permit application.

Urban Design

The following design details will need to be addressed through the future site plan submission. The design should ensure that a barrier-free path of travel is maintained between the sidewalk and the lobby. Visual screening (preferably integrated in the building's design) will be required for the exposed row of parking under the west side of the building. Future elevation plans should identify the location/extent of rooftop mechanical equipment and elevator enclosure, with corresponding screening/cladding approach.

Public Consultation

An Open House was hosted by Planning and Building Services on Tuesday, March 13, 2018. The purpose of the Open House was to present the applicant's proposal and afford an opportunity for attendees to ask questions and provide comments before staff recommendations are presented to Council for consideration. There was one member of the public in attendance. No public comment has been received on the application, neither at nor following the Open House.

Public Notice

In accordance with established procedures, notice for the public meeting has been circulated.

Financial Implications

All costs associated with this development will be borne by the developer. No direct financial impacts to the City are triggered by these approvals.

Economic Sustainability

The approval of this development proposal will serve to support the goals for economic and social sustainability by facilitating private investment through development in the City.

Relationship to Strategic Plan

The relationship of the proposal to the City's Strategic Plan will be evaluated as part of the future recommendation report on this matter.

Conclusion

In summary, this Information Report provides the planning context and explains the Application for Zoning By-law Amendment for 50 Gale Crescent. The amendment would facilitate the redevelopment of an underutilized commercial building, and provide for a mix of residential and commercial uses to be established on the subject property in the form of a six-storey, mixed-use apartment building with 80 square metres of ground floor commercial space and the opportunity for modified home based business spaces within the apartment dwelling units. A Recommendation Report will be presented tentatively at Council's June 25, 2018 meeting.

Prepared by:

Kirstin Jensen
Planner 1

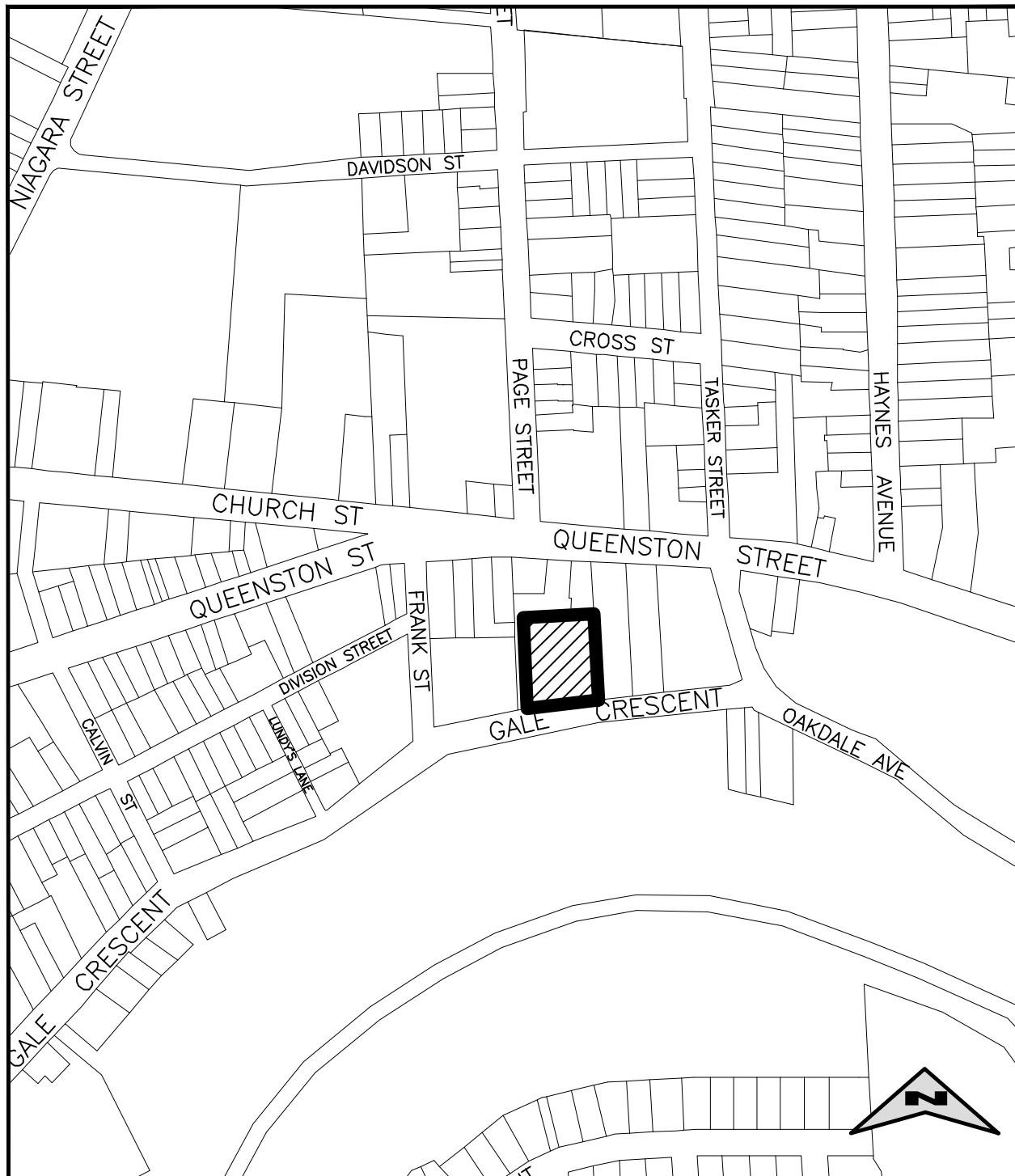
Submitted by:

Judy Pihach, MCIP, RPP
Manager, Planning Services

Approved by:

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

Location Map



 Subject Lands

50 Gale Crescent

File: 60.35.1037

PLAN & LOT CP 2 PT LOT 3553 PT LOT 3534
EXISTING ZONING M1
PROPOSED ZONING M2
SITE AREA 2,314.3m² 22,727sf
EXISTING USE MIXED-USE, LIGHT INDUSTRIAL,
BUSINESS & PERSONAL SERVICES, RESIDENTIAL

PROPOSED NEW CONSTRUCTION
PROPOSED USES TO BE RESIDENTIAL,
BUSINESS & PERSONAL SERVICES
AND RETAIL

BUILDING COVERAGE 676.9m² 7,275sf
% SITE COVERAGE 32%
TOTAL BUILDING AREA 4,055.9m² 43,650sf
NUMBER OF UNITS 35 UNITS
REQUIRED PARKING 35 CARS (SEE PLANNING REPORT)
PROPOSED PARKING 37 CARS
LOADING ONE

TYPICAL FLOOR AREA
GROSS 676.9m² 7,275sf
NET (BOMA) 592.8m² 6,381sf
EFFICIENCY PERCENTAGE 87.7%

STUDIO AREAS

FIRST FLOOR
STUDIO# 101 126m² 1,356sf
TOTAL 1ST FL NET AREA 126m² 1,356sf

SECOND FLOOR (8 STUDIOS/FLOOR)
STUDIO# 201 77.0m² 829sf
202 79.9m² 860sf
203 52.3m² 563sf
204 61.3m² 676sf
205 83.4m² 897sf
206 88.6m² 953sf
207 50.4m² 542sf
208 77.6m² 834sf
TOTAL 2ND FL NET AREA 590.4m² 6,355sf

THIRD & FOURTH (7 STUDIOS/FLOOR)
STUDIO# 301/401 77.0m² 829sf
302/402 79.9m² 860sf
303/403 64.5m² 695sf
304/404 110.9m² 1193sf
306/406 115.2m² 1240sf
307/407 65.5m² 705sf
308/408 79.9m² 860sf
TOTAL 3RD FL NET AREA 592.8m² 6,381sf
TOTAL 4TH FL NET AREA 592.8m² 6,381sf

FIFTH & SIXTH (6 STUDIOS/FLOOR)
STUDIO# 501/601 105.2m² 1143sf
503/603 76.8m² 828sf
504/604 110.9m² 1193sf
505/605 115.3m² 1239sf
506/606 77.7m² 837sf
508/608 105.2m² 1143sf
TOTAL 5TH FL NET AREA 592.8m² 6,381sf
TOTAL 6TH FL NET AREA 592.8m² 6,381sf

TOTAL NET BUILDING AREA 3,300m² 35,368sf
TOTAL GROSS BUILDING AREA 4,055.9m² 43,650sf

EXISTING PARKING LOT

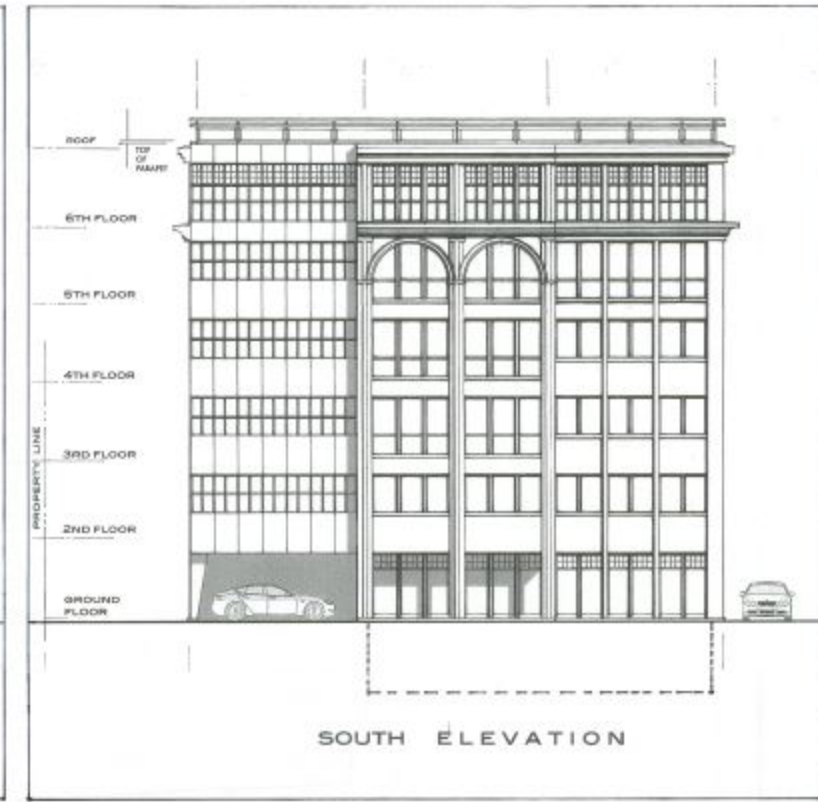
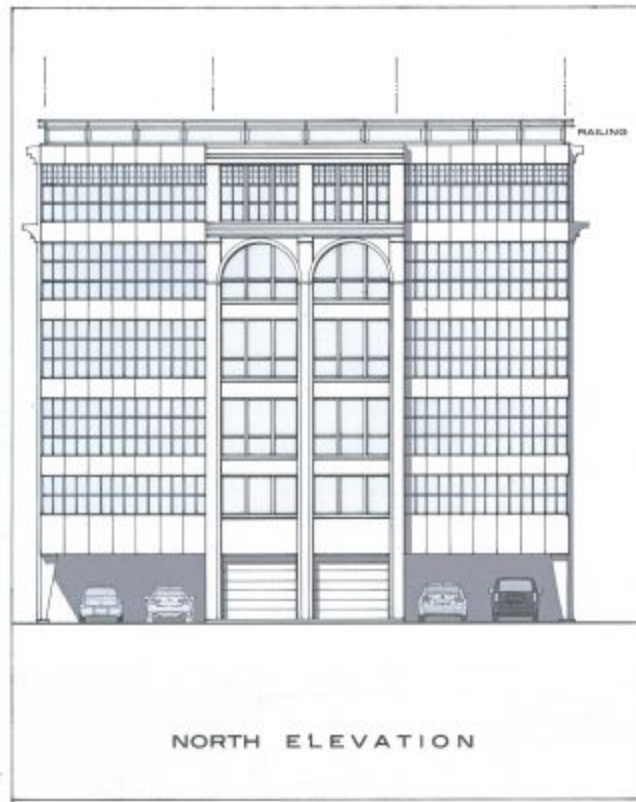
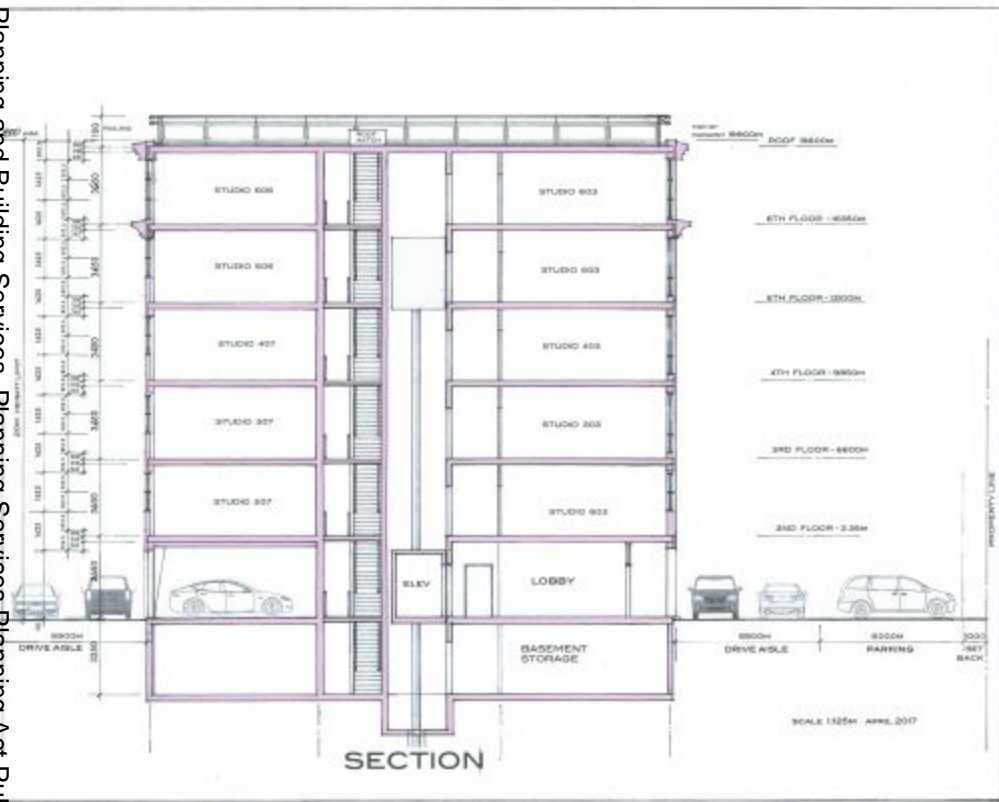
SITE PLAN



STUDIO @ 50 GALE

ST. CATHARINES ON
SCALE 1:125M
REVISED APRIL 2018
VICTOR TARNOW ARCHITECT





BUILDING ELEVATIONS

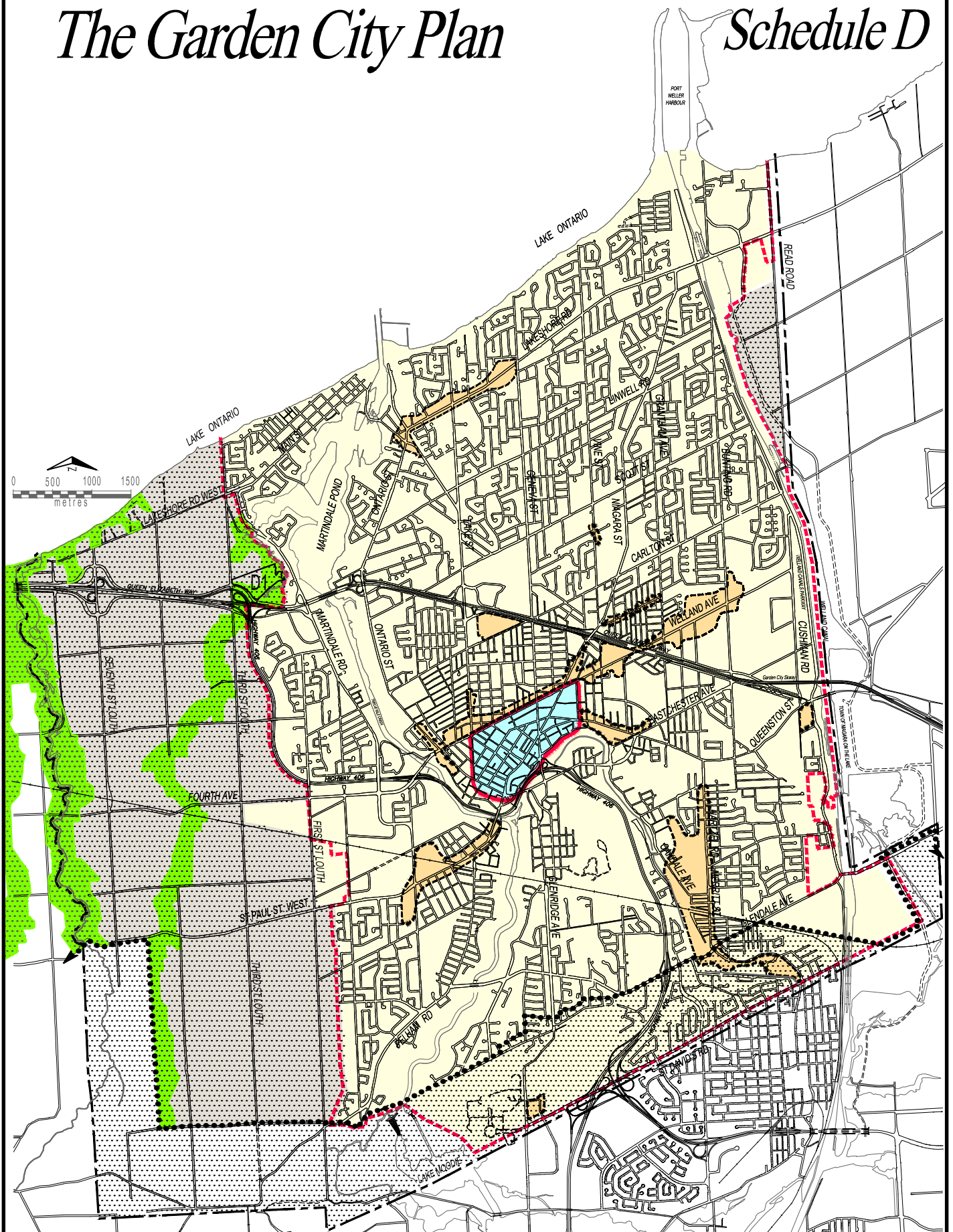


STUDIO
@ 50 GALE
 ST. CATHARINES ON
 SCALE 1:125M APRIL 2017
 VICTOR TARNOY
 ARCHITECT



The Garden City Plan

Schedule D



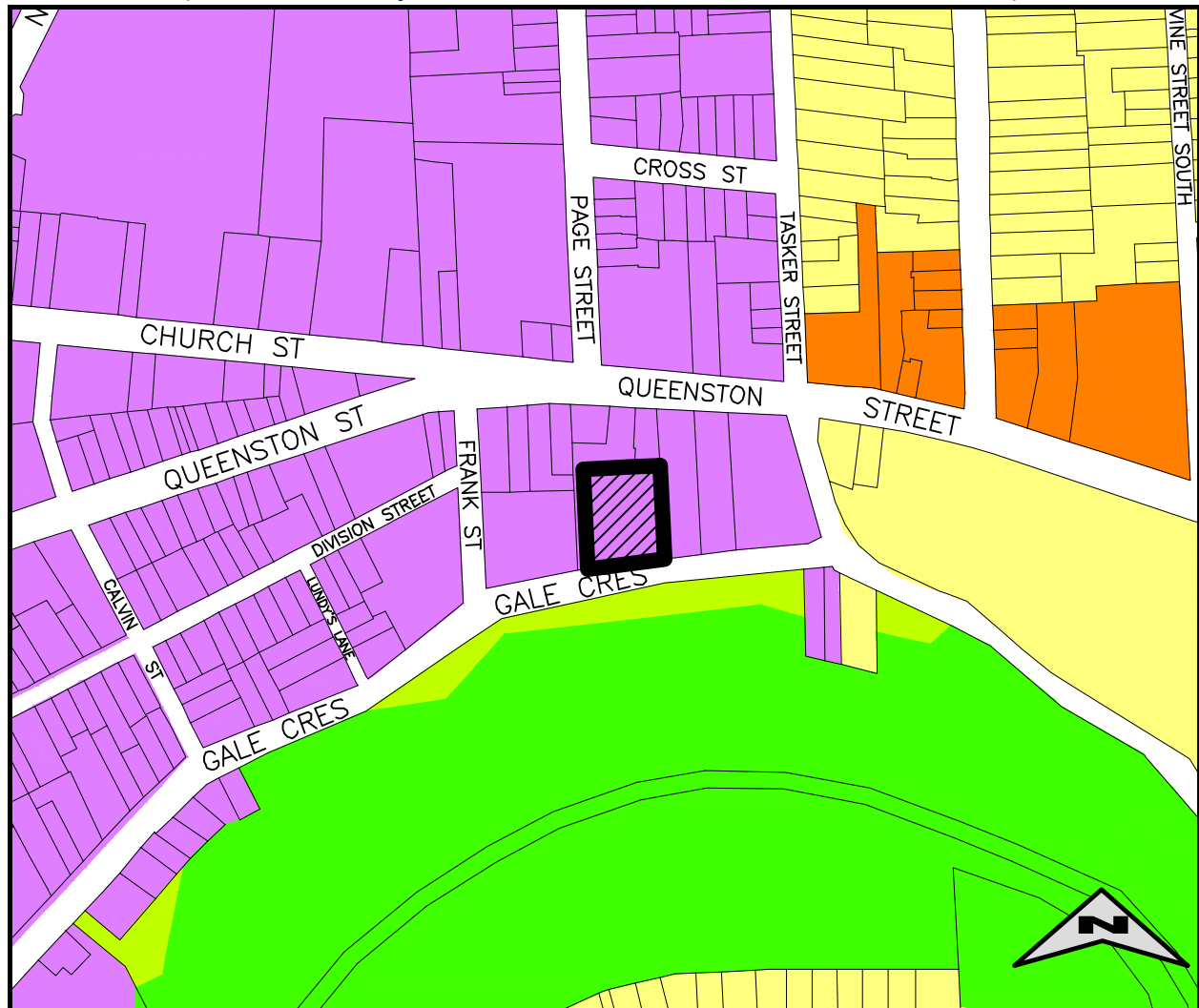
Municipal Structure

- Municipal Boundary
- Urban Area
- Provincial Greenbelt Plan Area
- Provincial Greenbelt Plan Area - Protected Countryside (Specialty Crop Area)
- Provincial Greenbelt Plan Area - Protected Countryside (Natural Heritage System)
- Niagara Escarpment Plan Area
- Provincial Growth Plan - Limits of Built Boundary
- Provincial Growth Plan - Urban Growth Centre
- Intensification Areas






CITY OF ST. CATHARINES
PLANNING AND BUILDING SERVICES
OFFICIAL PLAN JULY 31, 2012

Existing Land Use Designation

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



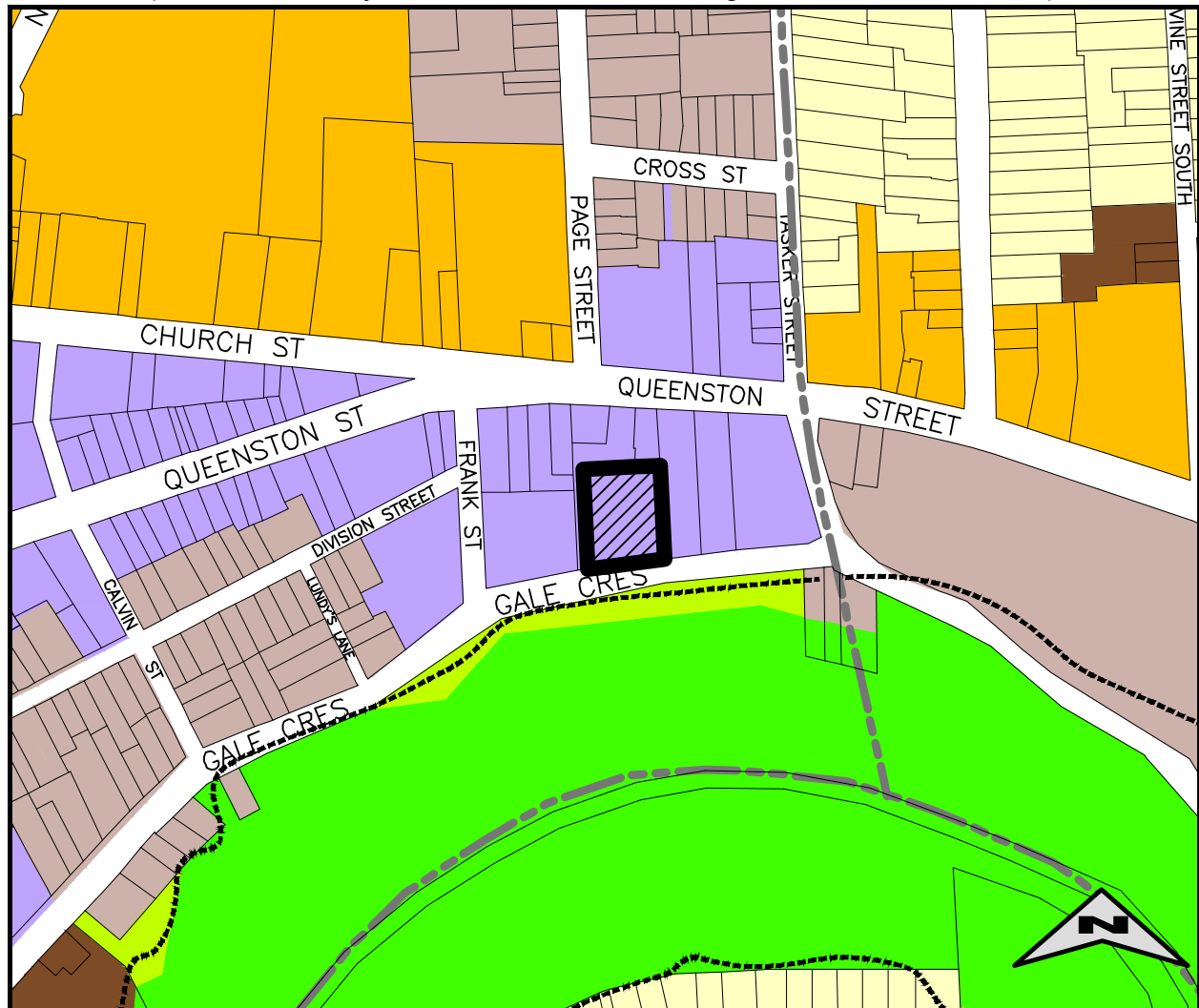
 Subject Lands
50 Gale Crescent

Land Use Designations	
 Neighbourhood Residential	 Parkland & Open Space
 Mixed Use	 Downtown
 Natural Areas	












File: 60.35.1037

Existing Land Use Designation

(The Garden City Plan - Downtown Planning District, Schedule E10)



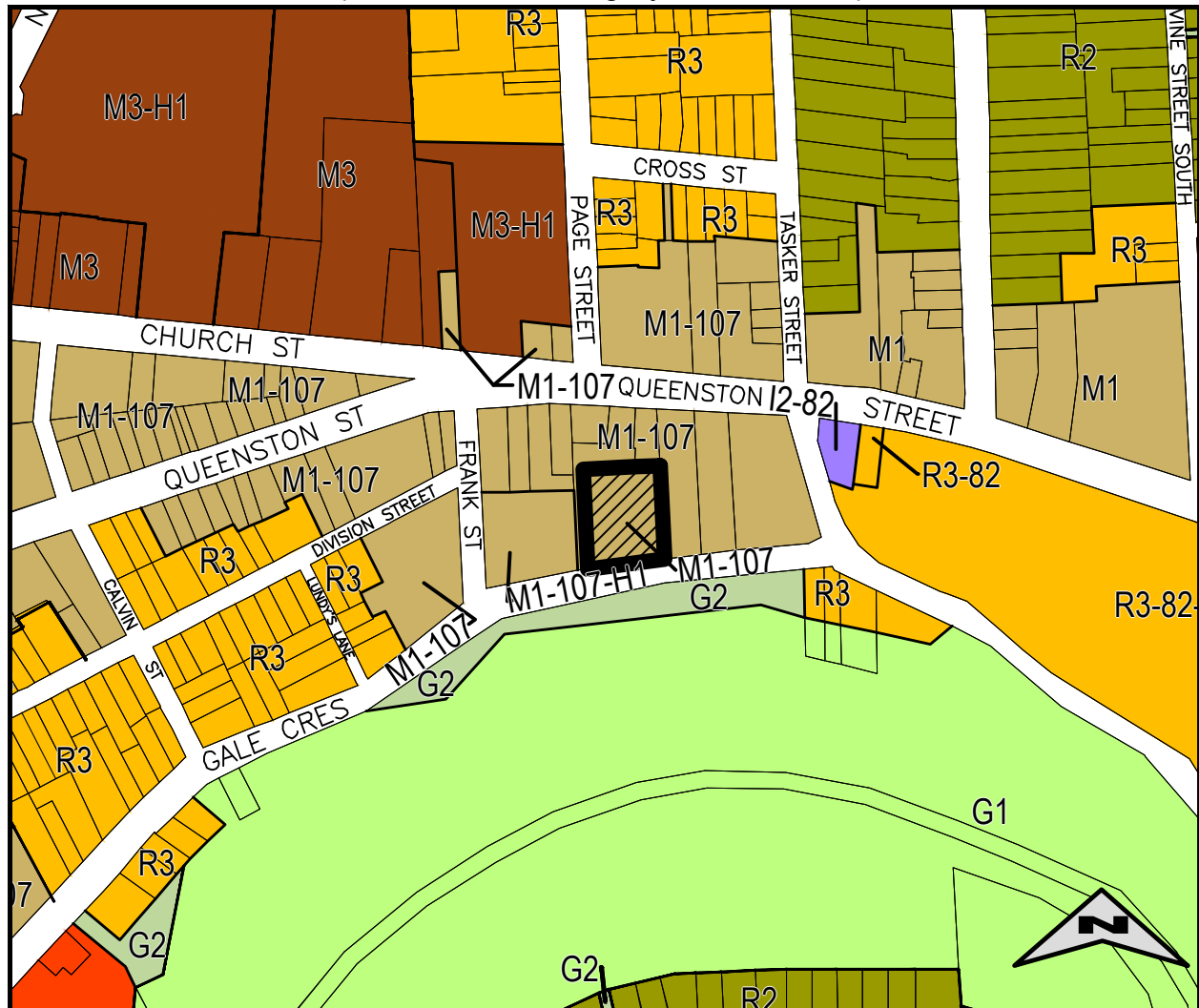
 Subject Lands
50 Gale Crescent


Land Use Designations	
(Specific to Downtown Planning District)	
 Medium High Density Residential	 Mixed High Density Residential / Commercial
 Mixed Medium High Density Residential / Commercial	
Land Use Designations	
 Low Density Residential	 Parkland & Open Space
 Medium Density Residential	 Natural Areas
 High Density Residential	 Natural Area Extent Line
 Mixed Use	 Planning District Boundary










File: 60.35.1037

Existing Zoning

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



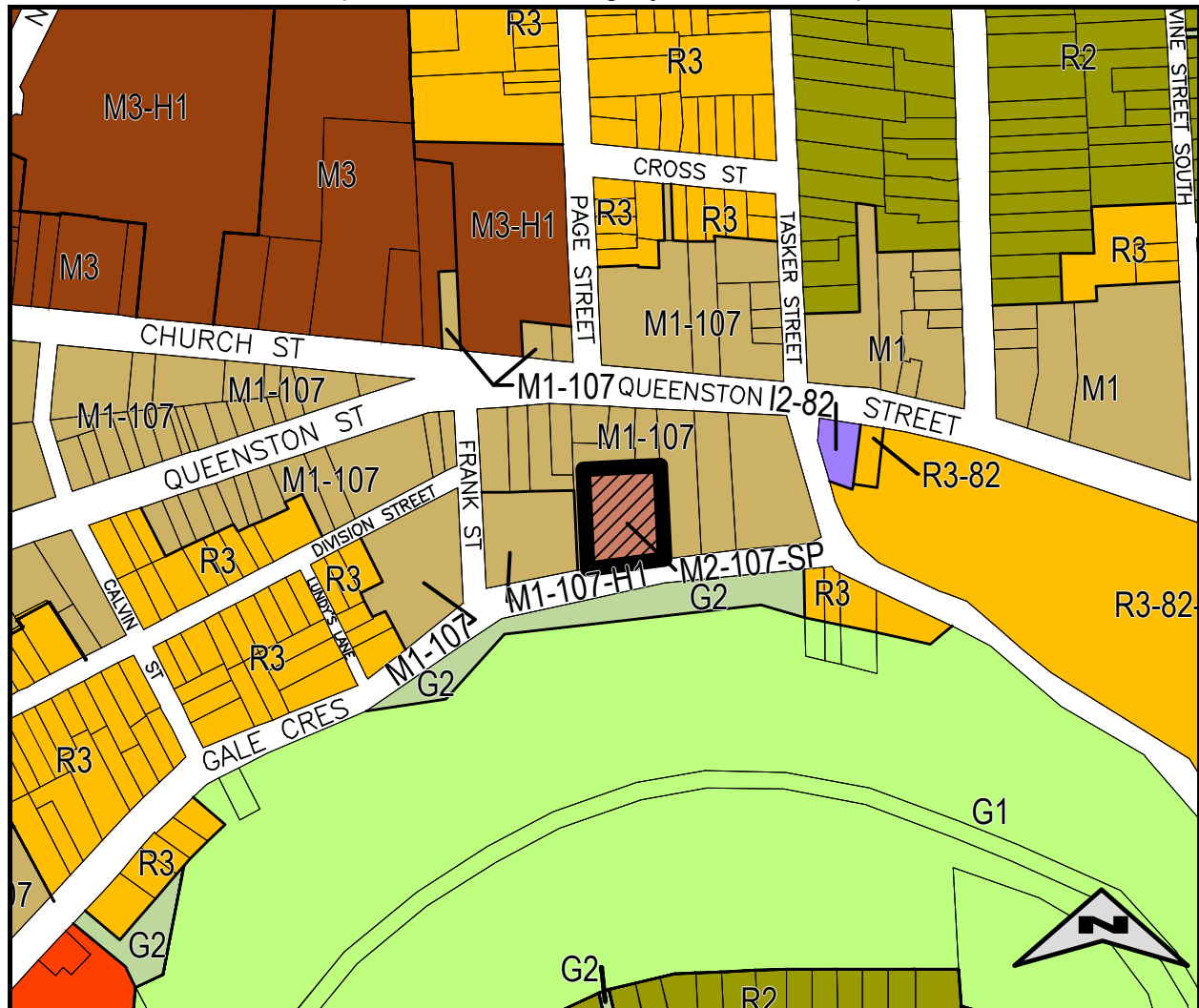
 Subject Lands
50 Gale Crescent

Zones	
 R2 Low Density Residential - Traditional Neighbourhood	 M2 Medium / High Density Mixed Use
 R3 Medium Density Residential	 M3 High Density Mixed Use
 R4 High Density Residential	 G1 Conservation / Natural Area
 M1 Medium Density Mixed Use	 G2 Minor Green Space
	 I2 Community Institutional

File: 60.35.1037

Proposed Amendment to Zoning By-Law 2013-283

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



Subject Lands

50 Gale Crescent

Subject Lands to be re-zoned from

Medium Density Mixed Use with Special Provision No. 107 (M1-107) to
Medium / High Density Mixed Use with Special Provision No. 107 and New
Site Specific Special Provision (M2-107-SP)

Zones

R2 Low Density Residential
- Traditional Neighbourhood
R3 Medium Density Residential
R4 High Density Residential
M1 Medium Density Mixed Use

M2 Medium / High Density Mixed Use
M3 High Density Mixed Use
G1 Conservation / Natural Area
G2 Minor Green Space
I2 Community Institutional

File: 60.35.1037

Applicable Official Plan Policies City of St. Catharines Garden City Plan

Policies
Part B: Vision and Guiding Principles
2.3.3. Accommodation of Growth
<p>3. Growth will be accommodated by:</p> <ul style="list-style-type: none"> i. the efficient usability of vacant and occupied lands; ii. more compact built form and density of development; iii. the reuse, rehabilitation, regeneration, intensification and enhancement of the built environment; iv. redevelopment and build out of underutilized properties; v. a more integrated, interactive mix of uses, activity and functions; vi. service, infrastructure, energy, transportation sustainable, accessible, efficient and supportive development; vii. design initiatives to support: <ul style="list-style-type: none"> • compatible, innovative, efficient and sustainable building and site design; • enhanced natural and cultural heritage protection, preservation and conservation; • greening; • an accessible, integrated, interactive, usable and connected public realm within and between different use and activity areas, functions, landscapes and identities; viii. recognizing the preferred mix and interaction of uses contemplated, the City's Urban Design Guidelines shall be emphasized in the evaluation of all development, redevelopment and intensification opportunities; ix. the upgrading of existing infrastructure and public service facilities, and where required, the provision of new infrastructure and public service facilities to ensure adequate service capacity to support development, redevelopment and intensification; x. providing a balance of housing and employment opportunities to maximize the opportunities for people to live and work in St. Catharines, and to maintain a sustainable healthy tax base to support a balanced and complete community, and sustainable long term growth and development opportunities. <p>4. This Plan establishes a land use planning framework consistent with and supporting the growth and intensification strategy and the achievement of minimum density targets set out in the Provincial Growth Plan for the Greater Golden Horseshoe, 2006, (referenced as the Provincial Growth Plan) as follows:</p> <ul style="list-style-type: none"> i. <u>Built Boundary</u> – the Provincial Growth Plan establishes a Built Boundary which represents the limits of the developed Urban Area of the municipality, as defined by the Ministry of Infrastructure Renewal.

The Built Boundary for St. Catharines is defined on Schedule D 'Municipal Structure' of this Plan.

- ii. Intensification Target – the Provincial Growth Plan establishes a minimum 40 per cent of all residential development occurring annually within the municipality is to be within the Built Boundary. A higher percentage target may be set out in the upper tier Region of Niagara Policy Plan.
Consistent with the Region of Niagara Policy Plan, this Plan establishes a minimum intensification target of 95 per cent.
- iii. Urban Growth Centre – the Provincial Growth Plan designates the majority of Downtown as an Urban Growth Centre, and the only one within the Niagara Region. The Urban Growth Centre is shown on Schedule D 'Municipal Structure'. The Urban Growth Centre is intended to be a catalyst area and focus for investment in institutional and local, regional and other upper tier government public services, major transit infrastructure, and a vibrant and active public realm. Investment and infrastructure is intended to attract and accommodate the highest concentration, mix and range of uses and activity, and transit, walkable and bikeable supportive residential and employment accommodation within the municipality.
 - a) The 2011 gross density in the Urban Growth Centre is estimated at 133 residents and jobs per hectare.
 - b) This Plan sets out a planning framework:
 - i) establishing the Urban Growth Centre as the City's major mixed use activity centre, providing the highest concentration, density, range and mix of office, major office, commercial, entertainment, civic, government, institutional, recreational, creative and cultural development and employment opportunities, and housing accommodation.

The mix and density of uses permitted is intended to support and facilitate investment in major transit and public realm infrastructure to attract and accommodate local, regional, provincial, national and international serving public uses and employment, and transit and active transportation supportive residential accommodation.
 - ii) providing opportunities to achieve a minimum gross density of 150 residents and jobs per hectare within the Urban Growth Centre by the year 2031.

This Plan supports and promotes new employment opportunities in the Urban Growth Centre. Notwithstanding, the primary emphasis to achieve the minimum density target established for the Urban Growth Centre is through residential intensification.

- iii) specific parameters for development, redevelopment and intensification within the Urban Growth Centre are set out in Part D, Section 11 'Downtown' and in the Downtown District Plan in Part E, Section 15.6 of the Plan.

5. Housing

ii. This Plan emphasizes the provision of new housing through the efficient use of vacant and occupied lands; higher density of development; small lot infill; intensification; mixed use development; and reuse, rehabilitation and redevelopment of the built form, including brownfield and greyfield sites.

iii. All types of new housing will be provided in a manner not to compromise, but to accentuate and enhance the character, structure, function and accessibility of established residential neighbourhoods and other activity areas; cultural and heritage landscapes, buildings and identities; and the City's network of parks, open space and natural areas, and public realm opportunities.

iv. All types of new housing will be encouraged to support housing diversity for a range of life stages, special needs, incomes and ages to promote social inclusion, reduce isolation, and promote affordable housing opportunities.

v. This Plan establishes higher housing density standards and opportunities for a greater mix of housing types than has traditionally been directed by the municipality.

While it is recognized that new housing development and intensification may occur in all residential neighbourhoods, the primary emphasis for housing intensification is directed towards the Urban Growth Centre and Intensification Areas as set out on Schedule D 'Municipal Structure', along major road corridors, at commercial centres and mixed use areas.

6. Employment

iv. Population serving commercial, institutional, recreation, and cultural uses generate significant employment opportunities outside the Urban Growth Centre and Employment Lands.

- i) Commercial centres are intended to primarily support a concentration of retail and service commercial facilities, functions and structure to serve a regional and/or local and community commercial marketplace.

Growth of commercial centres to maintain and attract new employment opportunities is promoted through reuse, redevelopment, and rehabilitation.

- ii) This Plan will ensure opportunities for commercial, institutional, recreational and cultural activities to help build complete communities

adequately serve and support local resident needs and employment opportunities, and to support and attract tourist related activity and employment.

v. Work Live accommodation and home based business are encouraged to enhance accessible and transit supportive business and employment opportunities.

Work Live accommodation will generally be directed to the Urban Growth Centre, Intensification Areas and mixed use areas, and is most desirable to be developed on a larger scale to support business or research clusters with shared support services.

Part C: General Policies

4. Urban Design

4.1. Urban Design Principles

Good urban design is a key planning tool to create sustainable communities. Sustainable design involves the holistic design of communities and buildings for long-term economic prosperity, social harmony and stability, minimized environmental impact, and strengthened cultural identity.

The development of St. Catharines will be based on the following sustainable design principles:

- a) a strong sense of identity and place as the “Garden City”;
- b) innovative and sustainable design;
- c) a stimulating, attractive, and safe public realm;
- d) compatibility of new development with established areas;
- e) universal access to public areas;
- f) conservation of heritage buildings and structures;
- g) protection of the natural environment and processes;
- h) a compact, walkable, bikeable and well-connected community;
- i) a range of choices for housing and transportation;
- j) mixed-use nodes and corridors;
- k) complete streets for all users;
- l) building design to support street life.

4.2. Community Identity – The “Garden City”

4. Urban design concept plans shall be required for major development proposals in the Downtown, intensification areas, heritage conservation districts, and other high profile areas. Such plans will establish the contextual relationship of the proposed development to adjacent buildings, streets, and surroundings.

4.3. The Natural Environment

1. The natural features and areas of the City will be connected to the surrounding environment by improving physical and visual access from adjacent public spaces and by designing these to create connectivity and enhance a comprehensive, interconnected and safe open space network.
2. The enjoyment of the valleys and ravines will be protected and enhanced by ensuring that adjacent development, particularly from building height and massing, will protect for views and vistas.
3. Development and redevelopment activities will be designed to be compatible in scale and character with natural features and areas, and enhance the visual qualities and public enjoyment of those features and areas.
6. A program of tree planting, preservation, and landscaping will be undertaken so that all areas are provided with trees and other vegetation to maintain a high standard of amenity and appearance, with specific emphasis given to the Urban Growth Centre and Intensification Areas, as set out on Schedule D 'Municipal Structure', at the time of infrastructure renewal and reinvestment.
7. In all public works, trees should be retained and when trees must be lost to accommodate the works, they will be replaced as soon as possible by other trees of sufficient maturity and in sufficient numbers to enhance the appearance of the public works.

4.4. The Public Realm

1. Urban design opportunities to enhance the quality of the public realm shall be encouraged as part of the design of all municipal undertakings, including public parks and buildings, public streets, natural areas, and all municipal engineering projects related to public spaces. The design of such projects will consider:
 - a) the introduction or improvement of linkages where existing areas are inadequately connected to each other or between public places;
 - b) improvements to streetscapes, including pedestrian-scale lighting, bicycle facilities, street furniture, signage, landscaping, and enhanced active transportation wherever road improvements occur;
 - c) naturalization opportunities including the use of native species of trees in development of open spaces;
 - d) the placement of a broad range of art works in publicly accessible and visible locations;
 - e) roadway design to maximize the preservation and maintenance of natural features and the development of complete streets;
 - f) the protection and enhancement of major vistas, gateways, and scenic routes;
 - g) measures to mitigate light trespass and glare to minimize the effects of sky glow.

3. Where feasible, major public and private development projects will be required to incorporate public spaces, bicycle facilities and sidewalks to support connections to the City's pedestrian, bike and transit network.

4. Wherever feasible, utilities will be placed underground and/or designed to minimize negative impacts, maintain existing area character, and enable further aesthetic improvements such as boulevard trees planting.

Consideration shall be given to the location of utilities within the public rights of way as well as on private property. Utilities shall be clustered or grouped where possible to minimize visual impact. The City encourages utility providers to consider innovative methods of containing utility services on or within streetscape features such as gateways, lamp posts, transit shelters, etc. when determining appropriate locations for large utility equipment and utility cluster sites.

5. The City's Urban Design Guidelines shall identify certain locations as design priority areas given their importance as growth areas, major activity areas, or prominent focal points. These areas will include:

- a) Downtown and the Urban Growth Centre
- b) Intensification Areas as set on Schedule D 'Municipal Structure'.
- c) City and neighbourhood nodes, gateways, and traditional main streets as identified in the City's Urban Design Guidelines.
- d) major activity centres and mixed use areas.
- e) major vistas, landscapes.

4.5. Built Form

1. As a basis for evaluating compatibility and for achieving design excellence, development/redevelopment will be designed in a manner that reflects the principles established in Part C, Section 4.1 of this Plan and that maximizes compatibility with the surrounding area in terms of the following matters:

- a) Building scale, height, gradation of height, and massing.
- b) Spacing of buildings.
- c) The level and visibility of the ground floor relative to exterior grade
- d) Roof form and pitch, together with any other structures on the roof.
- e) The placement, number, type and proportion of doors and windows.
- f) Use of materials, textures, and colours.
- g) Continuity in the provision, location, and linkage of amenity, open space, and green corridors.
- h) Preservation and enhancement of significant views and vistas.
- i) Retention of natural vegetation and other distinctive landscape or streetscape features.
- j) The overall scale of the development as it relates to the surrounding area. In this regard, factors contributing to compatibility include avoiding long unbroken

expanses of walls; creating relief in walls; the use of varied colours, textures, types, qualities and patterns of finish materials; roofline articulation.

- k) Mitigating light trespass and glare and to minimize the effects of sky glow.
- l) Mitigating wind, sun shadow impacts.

2. Development/redevelopment will locate parking, service areas, and utilities to minimize the impact on the property, surrounding area, and the environment by:

- a) Consolidating and minimizing the width of driveways and curb cuts.
- b) Providing underground parking or parking structures where possible.
- c) Limiting surface parking between the front and flanking face of a building and the public street.
- d) Providing perimeter landscaping as well as landscaped interior islands.
- e) Using permeable pavement systems or other low impact development practices.
- f) Connecting parking areas to the street through safe, landscaped pedestrian walkways.
- g) Integrating utilities as part of the building and site design, where feasible.
- h) Ensuring safety for active transportation.

3. Development/Redevelopment may be required to provide amenities for adjacent streets and open spaces such as street furniture, bicycle parking facilities, trees, signage, and lighting to ensure they are fully integrated into the surrounding neighbourhood.

4. Major development/redevelopment proposals shall be required to prepare an urban design scheme (site plans, building elevations, context plans, and other studies) to determine impacts on the physical compatibility of the surrounding area and on the long term development or redevelopment potential of the area.

4.6. Universal Access

1. New buildings, the retrofitting of existing municipal buildings and public spaces shall be designed to foster and support accessibility by all citizens. The full range of abilities of all ages and users shall be considered in the design of the built environment.

2. The travelled portion of pedestrian and bicycle routes shall be kept free from obstructions or projections of street furniture, fixtures, or buildings.

3. Barrier-free features shall be well-integrated within the functional and aesthetic design composition, including but not limited to:

- i) ensuring appropriate driveway and sidewalk height to length ratios to support safe accessibility and travel for all;
- ii) requiring sidewalk curb cuts at all intersections;

- iii) requiring paving changes be incorporated at grade changes and intersections;
- iv) requirements for accessibility parking spaces;
- v) encouraging other features appropriate to ensure that barrier free design is provided.

4.7. Personal Safety

1. Publicly accessible spaces shall be located near public roads, transit stops, or other public spaces in order to allow public surveillance.
2. Adequate lighting shall be provided in concealed areas or those areas where visibility may be poor.
3. Views shall be provided into, out of, and through publicly accessible spaces.
4. Access points from public and public accessible spaces shall be clearly identified.
5. Public spaces shall be designed to encourage a variety of activities on a daily, weekly, and seasonal basis.

4.8. Landscaping

1. Landscaping design shall:
 - a) enhance the visual appeal of development.
 - b) buffer unsightly areas or uses that are incompatible.
 - c) promote the use of native species.
 - d) provide seasonal variation in form, colour, texture, and representation.
 - e) promote human scale and create an attractive environment for pedestrian movement.
 - f) assist in energy conservation.
 - g) mitigate the effects of inclement weather.
 - h) preserve and compliment existing natural landscape.
2. Appropriate buffering will be required between all uses of land where there may be a conflict and where one use may detract from the enjoyment.

5. Transportation

5.1. General Policies

3. To facilitate a greater multi-modal split, with less emphasis on the automobile, the City will balance the provision of a safe, functional, and attractive pedestrian and cycling oriented environment with an acceptable level of vehicular traffic. The City may accept a level of automobile service which is less than optimum in return for a more pedestrian and cycling oriented environment, transit supportive development, and a vibrant public realm.

4. The City will encourage and facilitate alternative forms of transportation that promote energy conservation and a healthy lifestyle.

7. The City shall consider various traffic calming and transportation demand management measures to reduce the negative impacts of traffic, and to promote safer streets and the concept of complete streets.

5.3. Alternative Forms of Transportation

1. Transit

2. The City shall provide transit at a level of service to enhance its use as a viable alternative to the automobile, and should include facilities to support multi-modal transportation such as bike racks.

3. Transit service levels shall be increased incrementally to improve the viability of transit. Service level increases shall be directed to:

- a) Downtown and the Urban Growth Centre.
- b) Major Activity Centres, mixed use areas, nodes and intensification areas.
- c) Designated employment areas.
- d) Major Transit Station Areas.

4. Major new or redeveloped activity nodes or corridors shall incorporate transit and pedestrian systems that reduce reliance on the automobile.

6. The City will encourage the integration of cycling and transit modes by providing bicycle parking facilities at major transit stops and in conjunction with development within nodes and intensification corridors, employment areas, and the Downtown.

7. The City shall encourage the provision of convenient, safe pedestrian access and a maximum walking distance of 400 metres to transit facilities through its planning approvals.

8. The City shall ensure that other policy objectives (e.g. parking) do not undermine transit policies.

2. Cycling

1. The City shall require, provide, and maintain a continuous, well signed, clearly visible, and attractively landscaped network of cycling trails and facilities.

3. The City shall provide bicycle parking at public facilities and shall require such facilities as a condition of approval for all major private development, where feasible.

3. Pedestrians

1. The City shall ensure that the transportation system will be designed to provide continuous and direct access by sidewalks and walkways to schools, recreation and cultural destinations, community services, major activity centres, and other high volume pedestrian centres.
2. Streetscape design shall provide safe, convenient, and attractive pedestrian ways and connections.
3. The City shall encourage weather protection for pedestrians in the Downtown, commercial centers, and other activity areas.
4. Pedestrian safety will be enhanced on sidewalks and walkways through the provision of lighting and/or public visibility, where feasible.
5. Sidewalks are to be built to a standard that facilitates the mobility of persons with disabilities.

5.4. Parking

1. Vehicle parking standards will be established for all land uses in the implementing zoning by-law, and adequate off-street parking shall be provided for development/redevelopment in accordance with these standards. Zoning bylaws may establish maximum as well as minimum parking requirements for both vehicles and bicycles.
3. To support the minimization of large tracts of asphalt for parking, the City encourages the use of compatible and context sensitive underground and structured parking for development or redevelopment within the Downtown Urban Growth Centre, mixed use areas and commercial centres, for medium and high density residential development, and large scale developments.
6. The negative impacts of vehicular parking on the urban environment, cycling and pedestrian activity shall be minimized through:
 - a) locating parking and loading areas at the rear of buildings where feasible;
 - b) use of alternative paving materials such as permeable pavement systems;
 - c) alternative surface water management such as swales and ditches;
 - d) landscape treatments and pedestrian walkways in accordance with the Urban Design Guidelines;
 - e) Buffering sidewalk users from through traffic, where feasible.

5.8. Major Transit Station

The City has two major transit stations, as follows:

i) The Downtown Major Transit Station is the City's primary transit terminal and shall be developed to support and enhance city-wide, regional and provincial transit arrival, departure and transfer facilities, and facilities and amenities to provide lay over services, multi modal connections and utility, and cultural expression and public art opportunities to signify the Garden City experience.

The location of the City's Downtown Major Transit Station is identified on Schedule C 'Transportation Network' and on Schedule E10 'Downtown District Plan' in Part E of this Plan.

The lands within and in the immediate vicinity of the City's Major Transit Stations are to be planned to support development for transit supportive medium and higher density residential uses together with an appropriate range and mix of commercial, employment, institutional and recreation uses.

6. Achieving a Sustainable City

6.1. General Policies

2. The City shall support sustainable development through land use and development patterns that:

- a) Promote compact form and a structure of nodes and corridors, and which direct development, redevelopment and intensification primarily to the Downtown Urban Growth Centre and Intensification Areas as set out on Schedule D 'Municipal Structure'.
- b) Promote the use of public transit and other alternative transportation modes among residential, employment and commercial areas, and other activity centres;
- c) Promote development/redevelopment throughout the City's Urban Area on sites that are or will be well served by public transit, with particular emphasis on the Downtown Urban Growth Centre and Intensification Areas as set on Schedule D 'Municipal Structure'.
- d) Promote design and orientation that maximizes the use of alternative or renewable energy sources, such as solar and wind, and the mitigating effects of vegetation.

3. All of the City's sustainable development principles shall be considered when reviewing applications for development, public works, and capital expenditures.

6. In making decisions about planning, development, and conservation, within the sustainability framework, the City shall employ an ecosystem approach addressing:

- a) The interrelationships among air, land, water, plant and animal life, and human activities;

- b) The health and integrity of the broader landscape, including impacts on the natural environment in neighbouring jurisdictions;
- c) The long term and cumulative impacts on the ecosystem.

7. Development should maintain, enhance, or restore ecosystem health and integrity.

6.3. Energy Efficiency/Generation

1. The City shall encourage and support energy conservation, district heating and combined heat and power, and alternative and renewable energy sources developed in accordance with Provincial and Federal legislation, policies and regulations.

3. The City shall promote innovative subdivision and site plan design that minimizes energy consumption through road design and lot layouts which maximize passive solar energy opportunities and other alternative energy sources.

4. The City shall establish urban design guidelines that promote energy efficiency.

5. Site plan control shall be used to incorporate energy conservation measures into the final design. Such measures may include orientation and design of new buildings to maximize solar gain and to minimize energy loss through appropriate construction standards and landscaping designed to moderate seasonal climatic variation.

6. The City will encourage and facilitate the application of energy conservation measures in the design and construction of new buildings and in the rehabilitation and upgrading of existing buildings and structures. Standard municipal requirements for building orientation, landscaping design, lot coverage, and other site or building characteristics may be varied to provide for increased energy efficiency.

7. Regard shall be had for solar rights and carbon footprint in the evaluation of all development and redevelopment opportunities.

6.4. Air Quality

3. The City shall ensure that parking policies and development regulations do not undermine transit and active modes of transportation.

4. The City shall give emphasis to transit, walking, and cycling over the private vehicle.

5. The City shall promote green space, tree planting, and natural heritage conservation.

6.5. Water Resources

4. A Stormwater Management Plan prepared by a qualified engineer, and based on sediment and erosion control guidelines from the Niagara Peninsula Conservation Authority (NPCA), as amended from time to time, may be required with an application for development, redevelopment or site alteration depending on:

- i. The scale and nature of the proposal.
- ii. Site specific environmental conditions.

The City, in conjunction with the Region, the Niagara Peninsula Conservation Authority (NPCA) and other authorities will determine the need for such a plan as part of the complete application process. Stormwater Management Plans will be required to consider alternative approaches to traditional stormwater management such as Low Impact Development practices as noted in Part D, Section 7.1 g) of this Plan.

6.6. The Urban Forest

4. Planning applications shall integrate natural features and natural vegetation, including the planting of native species, into development plans.

6.9 Infrastructure and Public Service Facilities

4. The use of existing infrastructure and public service facilities should be optimized, wherever feasible, before consideration is given to developing new infrastructure and public service facilities.

PART D: Land Use Policies

7. GENERAL POLICIES

7.1 Development / Redevelopment

Development and redevelopment within the Urban Area shall be evaluated having regard for the following:

- a) Support for safe, accessible and connected active transportation linkages within and between residential neighbourhoods, other activity centres, uses, and the City's public realm and open space network.
- b) Opportunities to create or enhance public places, active transportation linkages, facilities and gateways.
- c) Building, site and streetscape context sensitive design to ensure:
 - i) Integration of compatible building form, scale, massing, height, setbacks, spacing, siting, orientation, facades and architectural materials with adjacent buildings, properties and the surrounding neighbourhood;
 - ii) Adverse impacts on adjacent properties are minimized in regard to grading, drainage, location and design of service utilities and areas, access and

- circulation, parking, transition in height, privacy, views, vistas, microclimatic conditions, and protection of the natural features, functions and hazards.
- iii) Possible negative impacts such as noise, odour, and emissions are not excessive in relation to the predominant land use character and function of the area;
 - iv) Adequacy of lot size, access, on-site facilities and outdoor amenity areas to accommodate use;
 - v) Provision of parking areas that do not dominate the site physically or visually, and maximize opportunities for perimeter and internal landscaping.
- d) The preservation, conservation, enhancement and integration of natural and cultural heritage features, landscapes and identities.
- e) Opportunities to support and improve connectivity and accessibility to public transit and active transportation, including carpooling and carsharing.
- f) Treatment of existing topographic and vegetative features, and greening and landscaping opportunities.
- g) The best use of existing resources, infrastructure and service capacity.
- Development/redevelopment will only be permitted where there is adequate municipal water and wastewater service, waste management, and public service facilities.
- h) Surface parking areas should be minimized and shared parking areas, standards and access shall be encouraged where compatible, and adequate and appropriate for intended level of service. Parking areas and access should be designed to optimize greening opportunities, and to support reduction of heat islands, sustainable storm water management, limited access points to public roads, and provide for safe and friendly active transportation circulation.
- i) Development will only be permitted where the sustainable transportation system is adequate to accommodate anticipated traffic volumes, generation, circulation and use.

7.2 Contaminated Sites

- ii) On all lands known or suspected of potential environmental hazards, the City shall require, prior to consideration of approval for development /redevelopment or site alteration, appropriate studies to assess potential hazards. Protective or mitigating measures may be applied to the subject lands, subject to study evaluation and Provincial standards. A record of site condition may be required.
- iii) On all lands subject to Official Plan or Zoning By-law amendment or Subdivision approval, an environmental site assessment from the proponent will be required as a condition of approval, identifying that the site has been investigated and found to be free from contamination subject to Provincial standards. A record of site condition may be required. Where hazards are identified, they shall be subject to appropriate studies, and protective or mitigating measures may be applied.

7.11 Home Based Business - is permitted within a principle dwelling unit, accessory structures thereto, and accessory dwelling units in accordance with applicable by-law requirements to ensure the ancillary and subordinate nature of such use. Home based business shall be small in scale in relation to the size of the principal dwelling

unit, may permit outside activities but not outdoor storage, and shall be strictly limited in the provision of on-site employees and outside signage, and the scale of operation.

11. DOWNTOWN

b) As set out in Part B, Section 2.3.3.4 v) of this Plan, the Growth Plan for the Greater Golden Horseshoe (Provincial Growth Plan) recognizes and reinforces the role of the Downtown, designating the majority of the Downtown as an Urban Growth Centre (UGC), and the only UGC in the Niagara Region. The UGC is intended to be a catalyst area and focus for investment in institutional and local, regional and other upper tier government public services, major transit infrastructure, and a vibrant and active public realm. Investment and infrastructure is intended to attract and accommodate the highest concentration, mix and range of activity and transit supportive residential and employment accommodation within the municipality.

To support this role, the Provincial Growth Plan establishes a minimum density target for housing and employment to be achieved in the UGC at a rate of 150 people and/or jobs per hectare of land. The boundary of the UGC designation is delineated on Schedule D 'Municipal Structure' of this Plan.

11.1.

The Downtown land use designation, as set out on Schedule D1 'General Land Use Plan' is intended to provide the highest concentration, density, range and mix of office, commercial, entertainment, civic, government, institutional, recreational, creative and cultural employment uses and residential accommodation within the municipality.

The location, range and scale of uses permitted within the Downtown designation is further defined under the use designations in Section 11.2 and other applicable policies as set out in Section 11. The precise location, range and scale of uses permitted may be further defined or modified in the Downtown District Plan (Part E, Section 15.6) and through the implementing zoning by-law.

The use designations in Section 11.2 are established, in part, to support opportunities to achieve the minimum density targets and other applicable policies established in the Provincial Growth Plan, as well as to attract and accommodate an eclectic mix and integration of complementary land uses and activities.

11.2. Downtown Use Designations

4. Mixed Medium- High Density Residential/Commercial

The Mixed Medium-High Density Residential/Commercial designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex, townhouse and

apartment dwellings at a density range generally between 60 and 198 units per hectare of land.

a) Additional permitted uses include institutional; small scale retail commercial uses only on the ground floor of a building containing dwelling units; small scale service commercial, office, indoor recreation, and creative and cultural uses intended primarily to serve the local neighbourhood. Auto related service and dealerships are not permitted.

11.3. General Policies

a) In land use designations established in Section 11.2.2 and 11.2.3, small scale ground floor retail, service commercial, office and indoor recreation uses are permitted in conjunction with residential uses subject to a zoning by-law amendment.



CITY OF
ST. CATHARINES

Corporate Report

Report from Planning and Building Services, Planning Services

Date of Report: May 3, 2018

Date of Meeting: May 28, 2018

Report Number: PBS-116-2018

File: 60.46.433

Subject: *Information Report for Public Meeting*

Application for Draft Plan of Vacant Land Condominium; 164 & 164A Martindale Road; Owner: Glenbrook Homes Ltd.; Agent: Better Neighborhoods Inc.

Recommendation

That Council receive this Information Report; and

That Council consider the Recommendation Report regarding application for Draft Plan of Vacant Land Condominium at a meeting of Council on June 11, 2018, at least 14 days after the Public Meeting of May 28, 2018, pursuant to Section 51(20) of the Planning Act. FORTHWITH

Summary

The purpose of this Information Report is to provide Council and the public with information concerning the application for Draft Plan of Vacant Land Condominium at 164 & 164A Martindale Road prior to the Public Meeting scheduled for May 28, 2018. This report provides an overview of the application, and a summary of applicable planning policies and circulation comments. A Recommendation Report containing planning analysis addressing any outstanding concerns from the Public Meeting and providing a staff recommendation for this application will be considered by Council at the meeting on June 11, 2018.

Report

Proposed Development

The Draft Plan of Vacant Land Condominium application proposes to create 10 townhouses, as well as a common element area for a private road, sidewalks, landscaping and servicing. The proposed Draft Plan of Condominium is attached as Appendix 1.

The development is Phase VI of the Village on the Twelve development and will be accessed via an existing shared private road access to Martindale Road. The applicant has requested Draft Plan of Vacant Land Condominium Approval so that each of the 10 new townhouses can be sold individually as condominium units. The development will

also require site plan approval. An application for site plan approval was submitted concurrently with the condominium application and the review of the site plan application is nearing completion. Once approved, a Site Plan Agreement will be registered on title of the lands, binding the future condominium corporation.

Location and Site Description

The subject lands are located on east side of Martindale Road, west of Twelve Mile Creek in the City's West Planning District. A location map is attached as Appendix 2.

The subject lands are 0.54 hectares in size, with no frontage on Martindale Road. As stated above, the lands will be accessed via an existing shared private road access (Willow Bank Common and Tulip Tree Common). The subject lands include portions of both 164 and 164A Martindale Road. The remnant portions of each of these properties will form part of a future phase of the Village on the Twelve development.

Surrounding land uses include:

- North: completed earlier phases of the Village on the Twelve development, including detached and townhouse dwellings.
- South: parking lot associated with the Armenian Community Centre
- East: Twelve Mile Creek valley and the Merritt Trail
- West: Vacant land for future phases of the Village on the Twelve development and the Grenadier Place apartment building.

Background

The subject parcels were created by way of a draft plan of subdivision approval for the multi-phased Village on the Twelve development. The subdivision plan included several development blocks for a mix of townhouse, detached and apartment building uses, linked by shared private streets. The subdivision approval was accompanied by site-specific zoning requirements to implement built form envisioned for Village on the Twelve. Most of the northerly portion (first five phases) of the project have been constructed. The current proposal represents six of the overall development plan and future phase are planned to the west of the subject lands (phases seven through nine).

Circulation of Application

The application was circulated to all relevant departments and agencies in accordance with the Planning Act. No objections to this application were received. Departmental interests and concerns will be addressed primarily through the Site Plan Approval process and through conditions of Draft Plan of Condominium Approval.

Planning Policy Context

The City's decision on this application must be consistent with the Provincial Policy Statement (2014) and must conform with and not conflict with Provincial plans, upper-tier official plans and lower-tier official plans. Accordingly, planning staff will evaluate this Application for Draft Plan of Vacant Land Condominium against the policies of the Provincial Policy Statement, the Provincial Growth Plan for the Greater Golden

Horseshoe (2017), the Regional Official Plan, and the Garden City Plan, all of which apply to land development within St. Catharines, including this proposal, and the staff recommendation will be formed accordingly.

Provincial and Regional Policy Context

The subject lands are located within a Settlement Area, as defined by the Provincial Policy Statement (2014) and within the Built-up Area as identified by the Provincial Growth Plan for the Greater Golden Horseshoe (2017). These documents contain policies that support various forms of residential intensification and urban area regeneration, directing growth to Built-up Areas. Provincial policies place an emphasis on compatible intensification and infill to foster the development of more complete communities. Complete communities are those which more efficiently use land, resources, infrastructure and public service facilities; have a diverse mix of land uses and housing choices; improve social equity and quality of life; provide new and expanded access to multiple forms of transportation; provide access to public spaces that are vibrant and resilient in their design; and conserve built and cultural heritage resources.

The following provides an overview of the Provincial Policy Statement and the Provincial Growth Plan policy themes that are most relevant to this Application for Draft Plan of Vacant Land Condominium Approval:

- promote the wise use and management of land use change;
- promote compact built form and transit supportive development, a diversity and mix of uses and opportunities, and the efficient use of land, infrastructure and service capacities to support development, redevelopment and growth;
- establish a land use plan and pattern that supports financial sustainability and cost effective development and provision of services;
- provide for a range of uses and opportunities through development, redevelopment, intensification and adaptive reuse to accommodate projected growth and longer term need;
- accommodate an appropriate range and mix of housing opportunities, as well as employment, recreation, institutional, and active and passive recreation;
- support an accessible, connected and complete community;
- foster safe, interactive, active transportation and connected communities;
- ensure viability for long term development and community investment;
- maintain, enhance vitality of main streets, and conservation of neighbourhoods;
- encourage sense of place by promoting well designed built form and cultural planning to conserve features that help define the character, built heritage resources and cultural heritage landscapes of the area;
- adapt to climate change through compact and nodal development;
- promote high quality built form, attractive/vibrant public realm through site design and urban design standards;
- support complete communities; and
- protect natural heritage features for the long term.

A more detailed planning analysis and evaluation of the proposal against relevant Provincial policies will be provided in the Recommendation Report.

Regional Official Plan

According to the Regional Official Plan (ROP), the subject lands are within the Urban Area Boundary of the City of St. Catharines, as identified on the Regional Structure Plan of the Niagara Region Official Plan (ROP). The lands are identified as Built-Up Area, which is to be the focus of residential and employment intensification and redevelopment within the Region over the long term. Municipalities are encouraged to provide a full range of housing types to serve a variety of people as they age through the life cycle.

The ROP echoes the land use policies and objectives of the Provincial Policy Statement for residential intensification and sustainable communities outlined above. The ROP describes that 95% of residential growth in St. Catharines will occur in the Built-Up Area, with intensification being encouraged throughout the entire Built-Up Area.

A planning analysis and evaluation of the development against the policies of the Regional Official Plan will be provided in the Recommendation Report.

Official Plan (Garden City Plan)

The approval of this application must conform to the City's Official Plan. The St. Catharines Official Plan (Garden City Plan) came into force and effect in July, 2012. The goal of the Official Plan is to create a sustainable community that makes efficient use of its infrastructure by facilitating more compact, mixed use, walkable, bikeable and connected developments. Provincial interests, policies and the land use planning framework inherent in the PPS, Growth Plan and ROP are entrenched within the City's Official Plan.

The subject lands are designated Neighbourhood Residential and Natural Area as per Schedule D1 of the Garden City Plan (GCP) (Appendix 3). The lands are further designated as Medium Density Residential and Natural Area (Appendix 4) as per Schedule E6 of the GCP for the West Planning District. The Medium Density Residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex, townhouse and apartment dwellings at a density range generally between 25 and 99 units per hectare of land.

The Natural Area designation is limited to the eastern edge of the subject lands and is related to the significant woodlands and valleylands associated with Twelve Mile Creek. No development is proposed with the lands designated as Natural Area. The lands which contain the significant woodland and valleyland features (Block 13) will be dedicated to the City, to merge with the adjacent natural area lands.

The proposed development will have a net density of approximately 22 units per hectare following dedication of the natural area lands. The residential development proposed on

the lands is a permitted use under the current Official Plan land use designation. An Official Plan Amendment is not required.

Key themes of the Official Plan that relate to this application speak to the following:

- support a diversity and mix of housing opportunities through compatible infill within established neighbourhoods and transit supportive development and intensification at nodes and along corridors;
- enhance opportunities for more compact and mixed-use development;
- promote multi modal and active transportation, complete streets, greening of the built environment and an enhanced urban tree canopy;
- support accommodation for health and safety;
- promote accessibility and barrier free development;
- provide for context sensitive building, site, streetscape, neighbourhood and community urban design standards that promote and facilitate a balance and accessibility between the old and the new, the built and natural environments, and within and between all neighbourhoods;
- support conservation and enhancement of the City's cultural heritage, built form and landscapes;
- maintain and support protection of natural heritage features, lands and functions;
- support and enhance a sense of place, character, and the promotion of complete community through a connected, more interactive, integrated and mixed use environment;
- facilitate and promote interactive and engaged public processes;
- embrace a balanced consideration of all interests to support and achieve a connected built and natural environment, and long-term opportunities for sustainable growth and evolution.

A more detailed planning analysis and evaluation of the proposal against the policies of the Garden City Plan will be provided in the Recommendation Report.

Zoning By-law

By-law 2013-283 zones the lands as Medium Density Residential – Special Provision 18 (R3-18) (Appendix 5). The R3 zone permits a range of residential uses, including detached, semi-detached, quadruplex, townhouse units, and apartment dwelling, as well as private road developments comprising any of the preceding housing forms. Special Provision 18 describes specific requirements for apartment buildings and private road development on these lands, including specific height, setback and parking requirements, as well as permissions for accessory dwelling units.

Approval of minor variances to address various building setbacks, the absence of project frontage on a public road, and a reduced density of 22 units per hectare has been granted by the Committee of Adjustment. The rear yard setback reductions were largely a function of the natural area lands dedications and the reduced residential density was a function of Tulip Tree Common being constructed as a single-loaded

street at this time. The opposite side of Tulip Tree Common will be developed as part of future phase.

Site Plan Control

The City's Site Plan Control By-law describes that all residential developments of four or more dwelling units shall be subject to site plan control. Site plan control is the City's principal tool through which staff can implement design considerations to maximize compatibility with the surrounding neighbourhood and ensure the long-term maintenance and functionality of the site. To this end, the site plan agreement will address matters including the location of buildings on the site, the grading, drainage and stormwater management, exterior lighting, landscaping, parking, access and the exterior architectural design of the units. As part of the process, a site plan agreement is registered against the title of the lands and security deposits are collected to ensure the terms of that agreement are adhered to.

The project design proposed through the site plan application for these lands includes two blocks of five townhouses, each backing onto the Twelve Mile Creek valley lands. The proposed townhouses are expected to be one and two storeys in height, with distinct architectural design for each unit, in keeping with the character of the larger Village on the Twelve development. The garages for lots 5 and 6 are both proposed to be side-facing, requiring the creation of reciprocal rights-of-way in the condominium plan for each of the two lots for access. No development is proposed on the opposite side of the new private street at this time as these lands form part of a future development phase. The current proposed site plan is included as Appendix 6 for information.

For condominium developments such as this one, the future Condominium Corporation will assume the responsibilities of the site plan agreement. In accordance with the requirements of the Condominium Act, additional securities for incomplete primary services within common elements may need to be collected prior to final condominium approval.

Draft Plan of Condominium

The application proposes to establish a condominium ownership structure on the subject lands, allowing each of the 10 townhouses to be sold individually, with each unit sharing responsibility for the project's common elements, including the private road, sidewalks, visitor parking, street lights, landscaping and servicing. Council approval is required for Draft Plan of Condominium applications. Once any conditions of draft plan of condominium approval have been addressed by the owner, the condominium plan can be registered and the units sold.

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

- The effect of the development on matters of provincial interest;
- Whether the proposal is premature or in the public interest;

- Whether the proposal complies with the Official Plan, and the suitability of the subject lands for development as proposed;
- The adequacy of the proposed public road;
- The dimensions and shapes of the proposed lots;
- The adequacy of existing utilities and municipal services to support the development;
- The relationship between the proposed subdivision and the site plan control process.

Following approval of the application for Draft Plan of Standard Condominium for 10 dwelling units, plus common element areas and registration of the condominium, the future condominium corporation will be responsible for the terms and conditions of the registered site plan agreement. Staff will be commenting further on the above matters in the Recommendation Report for Council's consideration on June 11, 2018.

Public Open House

A public open house was hosted on January 31, 2018, by Planning and Building Services for the Draft Plan of Condominium and Site Plan applications. The agent for the application was in attendance. Four members of the community were in attendance. The attendees were primarily interested in obtaining more information about the project, but did identify some concerns related to traffic as follows:

Comment: Concern about the safety and capacity of the existing shared access private road that serves the subject lands (Willow Bank Common), particularly the access to Martindale and unsafe driver habits through the site's roundabout. The additional development may worsen existing conditions.

Response: The proposed development represents an additional 10 dwelling units in a layout that is largely consistent with the already substantially complete master plan for the Village of the Twelve project. Staff have identified no concerns related to traffic impacts or operations and note that the Village on the Twelve street network are private roads, controlled by the Condominium corporations.

Comment: Concern about future development phases and that planned shared driveway access with the existing Grenadier Place apartment building will create conflicts.

Response: The Grenadier Place apartment building represents the first phase of the larger, multi-phased Village on the Twelve project. It is anticipated that the vacant lands between the Grenadier Place building and the 10 new townhouses now proposed will be developed to include two new east-west private streets that extend between the new Tulip Tree Common extension and the Grenadier Place building site. This approach would be consistent with the master plan for Village on the Twelve. Staff note that no development is proposed on these additional lands at this time, but

the site plan does make accommodation for the new private street connections to the west.

Public Notice

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

Financial Implications

Not applicable. This Draft Plan of Condominium application deals strictly with ownership structure for the townhouse units (condo vs. rental).

Relationship to Strategic Plan

Economic Sustainability

The approval of this Draft Plan of Condominium will serve to support the goals for economic sustainability by:

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

Conclusion

In summary, this report provides the planning context and explains the application for Draft Plan of Vacant Land Condominium for 164 and 164A Martindale Road. Approval will allow each of the proposed townhouse dwelling units to be sold individually, within a condominium ownership structure. A Recommendation Report will be considered by Council on June 11, 2018.

Notification

It is in order to advise Dan Romanko c/o Better Neighbourhoods Inc., 190A Ontario Street, St. Catharines ON, L2R 5K9, the owner's agent.

Prepared by:

Scott Ritchie, MCIP, RPP
Urban Design Planner

Submitted by:

Judy Pihach, MCIP, RPP
Manager of Planning Services

Approved by:

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

The site plan shows Block 13 Park Land, which is divided into ten lots (LOT 1 to LOT 10) and a common area. The lots are arranged in a grid-like fashion, with dimensions and bearings provided for each boundary. The common area is located between Lot 10 and the Willow Bank Common. The plan also shows the Merritt Trail to the west and the Willow Bank Common to the east. A north arrow is located in the top right corner of the plan.

Block 13 Park Land

Lot Dimensions and Bearings:

- LOT 1: 10.00' N 0° 00' 00" E, 10.00' S 0° 00' 00" E, 10.00' W 0° 00' 00" E, 10.00' E 0° 00' 00" E
- LOT 2: 10.00' N 0° 00' 00" E, 10.00' S 0° 00' 00" E, 10.00' W 0° 00' 00" E, 10.00' E 0° 00' 00" E
- LOT 3: 10.00' N 0° 00' 00" E, 10.00' S 0° 00' 00" E, 10.00' W 0° 00' 00" E, 10.00' E 0° 00' 00" E
- LOT 4: 10.00' N 0° 00' 00" E, 10.00' S 0° 00' 00" E, 10.00' W 0° 00' 00" E, 10.00' E 0° 00' 00" E
- LOT 5: 10.00' N 0° 00' 00" E, 10.00' S 0° 00' 00" E, 10.00' W 0° 00' 00" E, 10.00' E 0° 00' 00" E
- LOT 6: 10.00' N 0° 00' 00" E, 10.00' S 0° 00' 00" E, 10.00' W 0° 00' 00" E, 10.00' E 0° 00' 00" E
- LOT 7: 10.00' N 0° 00' 00" E, 10.00' S 0° 00' 00" E, 10.00' W 0° 00' 00" E, 10.00' E 0° 00' 00" E
- LOT 8: 10.00' N 0° 00' 00" E, 10.00' S 0° 00' 00" E, 10.00' W 0° 00' 00" E, 10.00' E 0° 00' 00" E
- LOT 9: 10.00' N 0° 00' 00" E, 10.00' S 0° 00' 00" E, 10.00' W 0° 00' 00" E, 10.00' E 0° 00' 00" E
- LOT 10: 10.00' N 0° 00' 00" E, 10.00' S 0° 00' 00" E, 10.00' W 0° 00' 00" E, 10.00' E 0° 00' 00" E

Common Area Dimensions and Bearings:

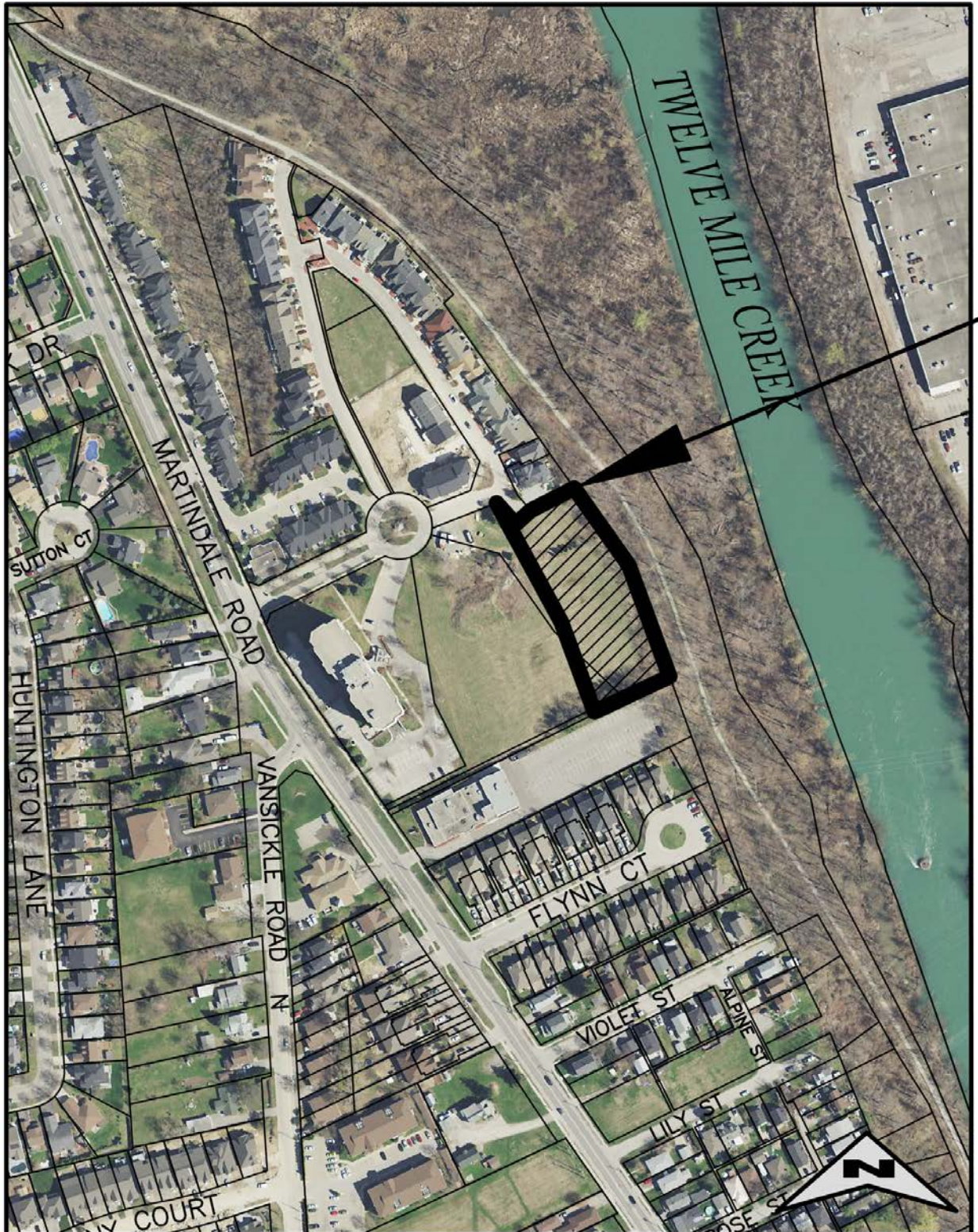
- Common Area: 10.00' N 0° 00' 00" E, 10.00' S 0° 00' 00" E, 10.00' W 0° 00' 00" E, 10.00' E 0° 00' 00" E

Surrounding Features:

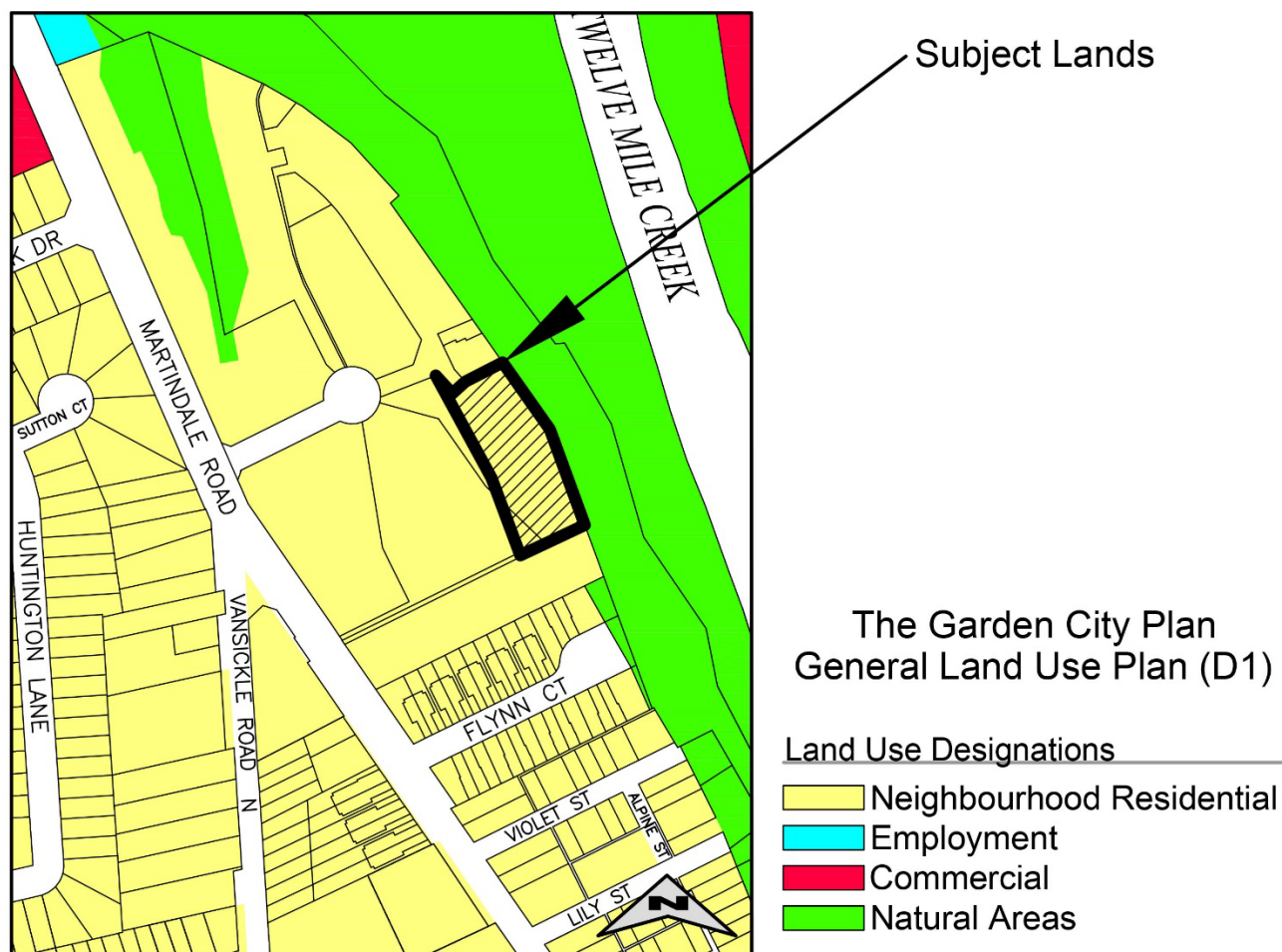
- Merritt Trail (West)
- Willow Bank Common (East)
- Block 12 Common Element (South)

North Arrow: Located in the top right corner of the plan.

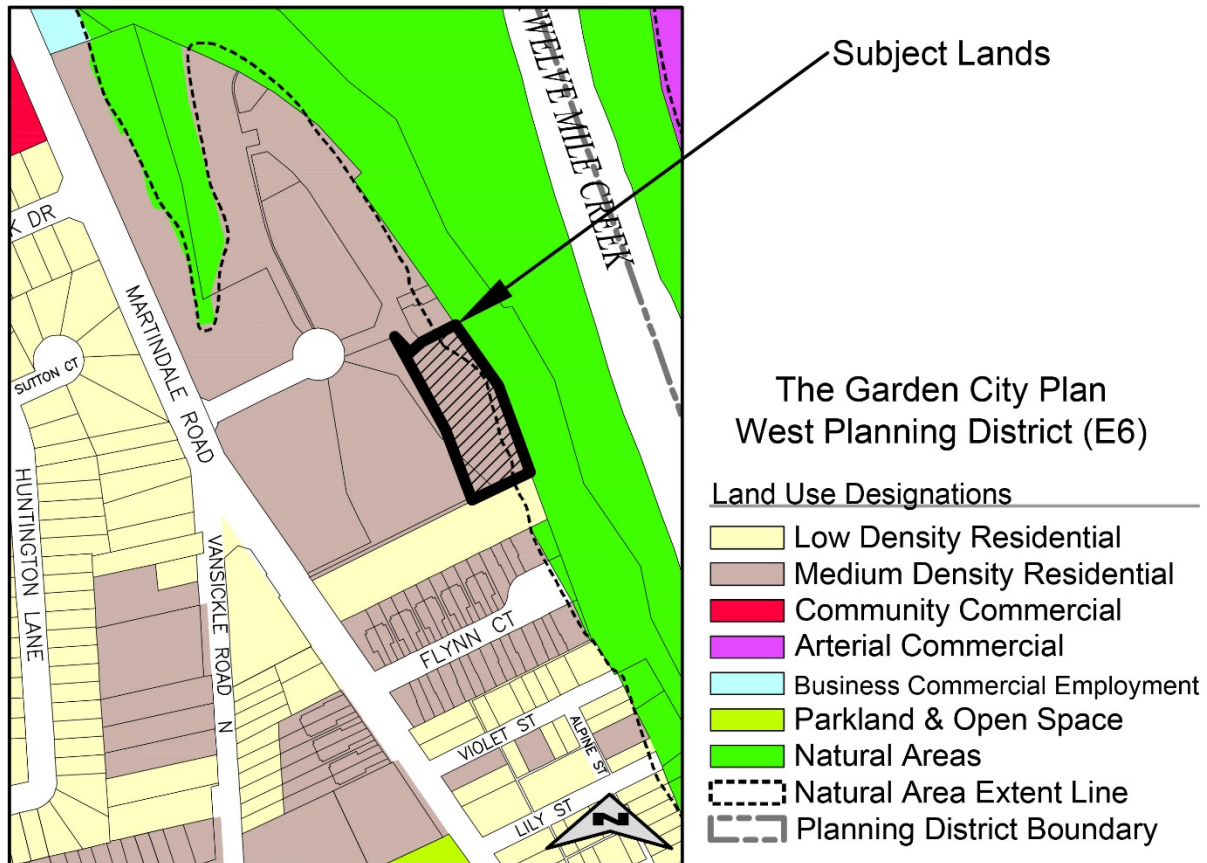
LOCATION MAP



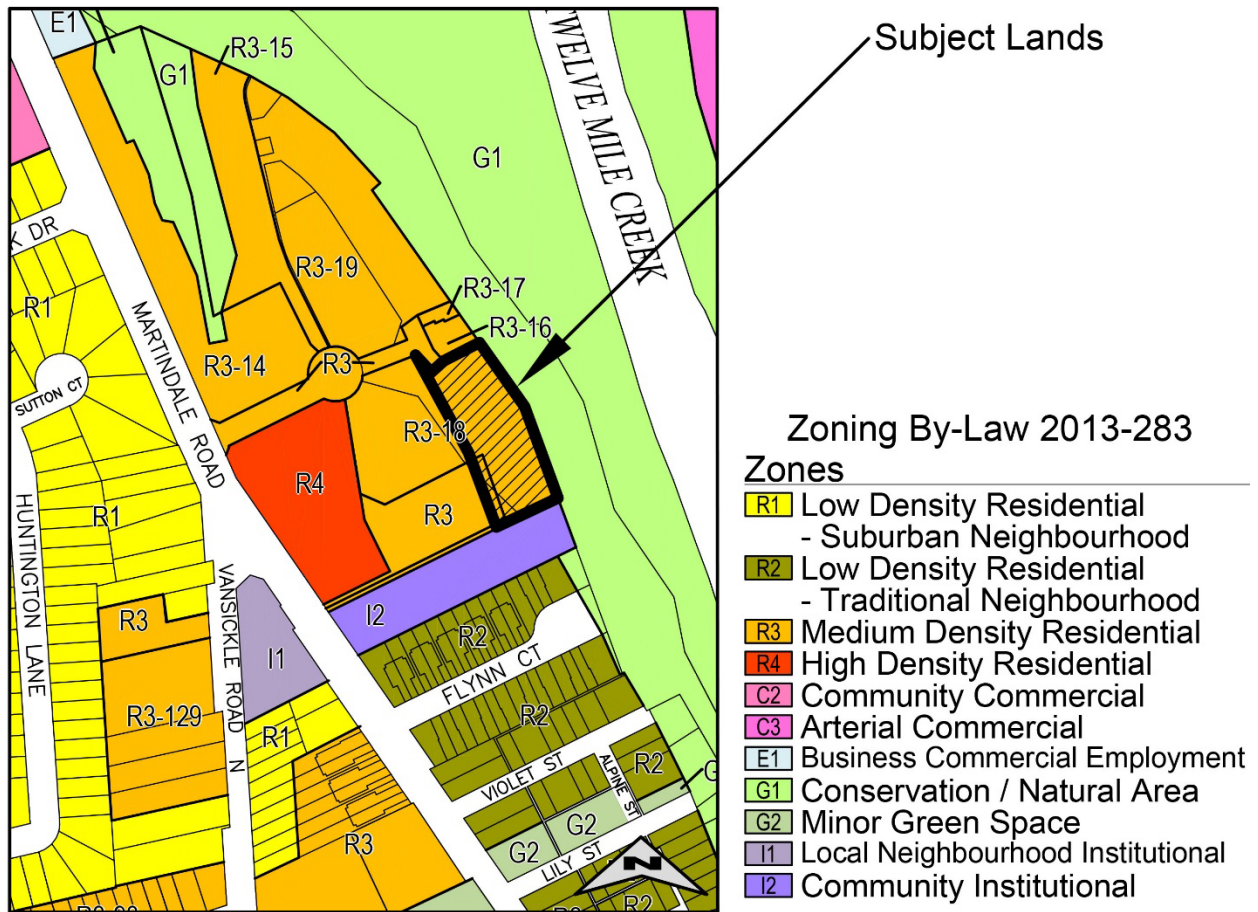
GARNEN CITY PLAN
GENERAL LAND USE PLAN – SCHEDULE D1



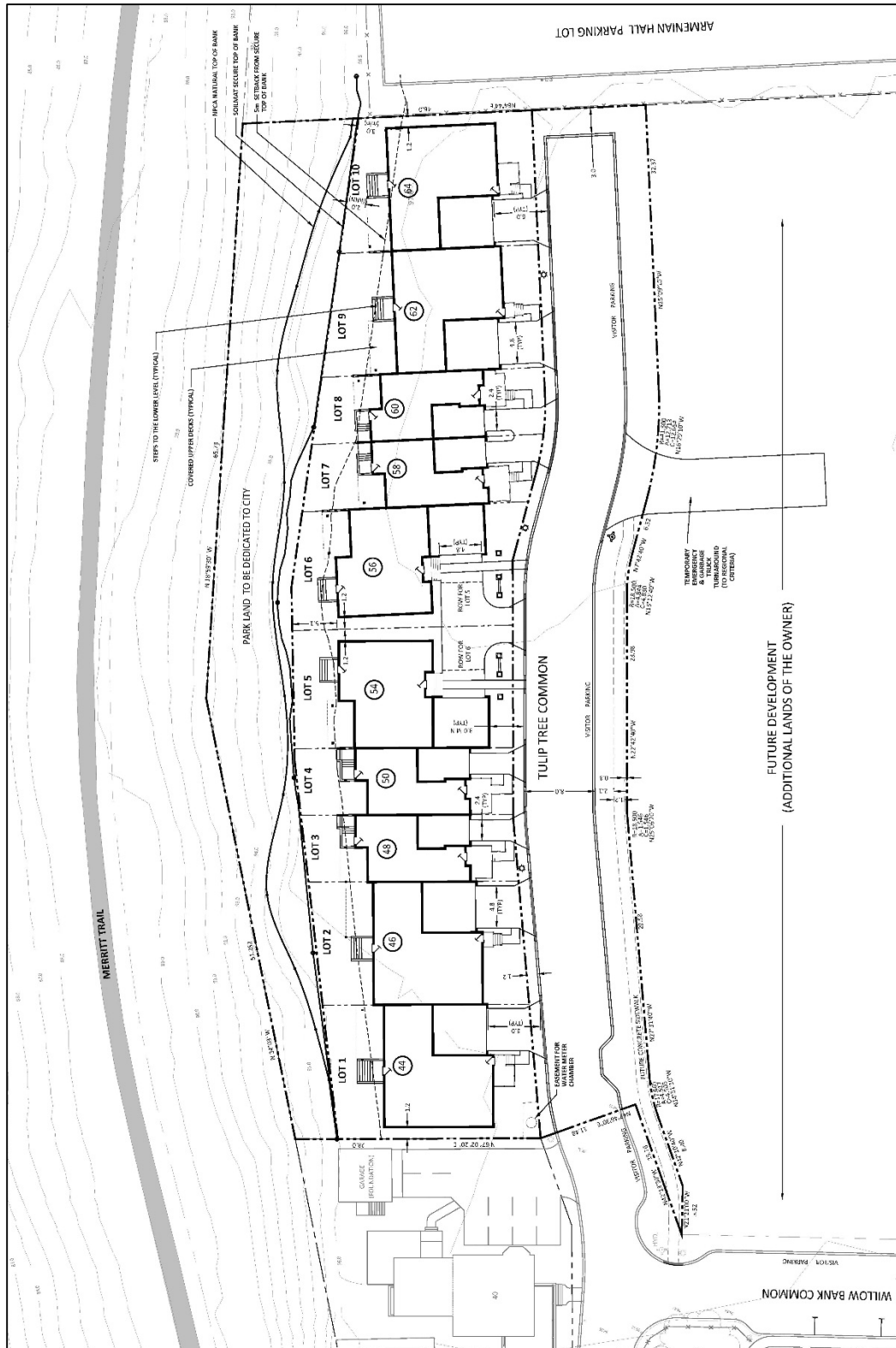
GARNEN CITY PLAN
WEST PLANNING DISTRICT LAND USE DESIGNATION – SCHEDULE E6



ZONING BY-LAW (BY-LAW 2013-283)



CURRENT PROPOSED SITE PLAN





CITY OF
ST. CATHARINES

Corporate Report

Report from Planning and Building Services, Planning Services

Date of Report: May 3, 2018

Date of Meeting: May 28, 2018

Report Number: PBS-117-2018

File: 60.46.435

Subject: *Information Report for Public Meeting*

Application for Draft Plan of Vacant Land Condominium; 585 Welland Avenue; Owner: Cosmopolitan Homes (Niagara) Ltd.; Agent: T. Johns Consulting Group Ltd.

Recommendation

That Council receive this Information Report; and

That Council consider the Recommendation Report regarding application for Draft Plan of Vacant Land Condominium at a meeting of Council on June 11, 2018, at least 14 days after the Public Meeting of May 28, 2018, pursuant to Section 51(20) of the Planning Act. FORTHWITH

Summary

The purpose of this Information Report is to provide Council and the public with information concerning the application for Draft Plan of Vacant Land Condominium at 585 Welland Avenue prior to the Public Meeting scheduled for May 28, 2018. This report provides an overview of the application, and a summary of applicable planning policies and circulation comments. A Recommendation Report containing planning analysis addressing any outstanding concerns from the Public Meeting and providing a staff recommendation for this application will be considered by Council at the meeting on June 11, 2018.

Report

Proposed Development

The Draft Plan of Vacant Land Condominium application proposes to create 36 townhouses, as well as a common element area for a private road, visitor parking, sidewalks, landscaping and servicing. The proposed Draft Plan of Condominium is attached as Appendix 1.

The development will be accessed via two driveway connections to Dorchester Boulevard South. The applicant has requested Draft Plan of Vacant Land Condominium Approval so that each of the 36 units can be sold individually as condominium units. The development will also require site plan approval. An application for site plan

approval was submitted concurrently with the condominium application and the review of the application is nearing completion. Once approved, the Site Plan Agreement will be registered on title of the lands, binding the future condominium corporation.

Location and Site Description

The subject lands are located on north side of Welland Avenue, east of Dorchester Boulevard South in the City's North Planning District. A location map is attached as Appendix 2.

The subject property is approximately 1.22 hectares in size, with 76 metres of frontage along Welland Avenue. A Regional servicing easement runs along the east side of the property, within the rear yards of the future townhouse units.

Surrounding land uses include:

North:	condominium townhomes and detached dwellings
South:	industrial and commercial uses on opposite side of Welland Ave.
East:	condominium townhomes and single-detached dwellings
West:	townhouses and future development lands

Background

The subject parcel was created by way of a draft plan of subdivision approval that was granted by Council in 2007 and later amended in 2012. The subdivision plan included two large development blocks, separated by a new public street (Dorchester Boulevard extension) and was accompanied by site-specific zoning requirements related to private road developments and apartment buildings. The 2012 subdivision approval created three additional blocks for street townhouses along Dorchester Boulevard South and these townhouses are now constructed. The current draft plan of condominium application relates to the large development block on the east side of Dorchester Boulevard South. The large development parcel to the west will be the subject of future development applications.

Circulation of Application

The application was circulated to all relevant departments and agencies in accordance with the Planning Act. No objections to this application were received. Departmental interests and concerns will be addressed through the Site Plan Approval process and through standard conditions of Draft Plan of Condominium Approval. Niagara Region and the Niagara Peninsula Conservation Authority have both advised that they have no concerns and require no conditions of draft plan approval.

Planning Policy Context

The City's decision on this application must be consistent with the Provincial Policy Statement (2014) and must conform with and not conflict with Provincial plans, upper-tier official plans and lower-tier official plans. Accordingly, planning staff will evaluate this Application for Draft Plan of Vacant Land Condominium against the policies of the Provincial Policy Statement, the Provincial Growth Plan for the Greater Golden

Horseshoe (2017), the Regional Official Plan, and the Garden City Plan, all of which apply to land development within St. Catharines, including this proposal, and the staff recommendation will be formed accordingly.

Provincial and Regional Policy Context

The subject lands are located within a Settlement Area, as defined by the Provincial Policy Statement (2014) and within the Built-up Area as identified by the Provincial Growth Plan for the Greater Golden Horseshoe (2017). These documents contain policies that support various forms of residential intensification and urban area regeneration, directing growth to Built-up Areas. Provincial policies place an emphasis on compatible intensification and infill to foster the development of more complete communities. Complete communities are those which more efficiently use land, resources, infrastructure and public service facilities; have a diverse mix of land uses and housing choices; improve social equity and quality of life; provide new and expanded access to multiple forms of transportation; provide access to public spaces that are vibrant and resilient in their design; and conserve built and cultural heritage resources.

The following provides an overview of the Provincial Policy Statement and the Provincial Growth Plan policy themes that are most relevant to this Application for Draft Plan of Vacant Land Condominium Approval:

- promote the wise use and management of land use change;
- promote compact built form and transit supportive development, a diversity and mix of uses and opportunities, and the efficient use of land, infrastructure and service capacities to support development, redevelopment and growth;
- establish a land use plan and pattern that supports financial sustainability and cost effective development and provision of services;
- provide for a range of uses and opportunities through development, redevelopment, intensification and adaptive reuse to accommodate projected growth and longer term need;
- accommodate an appropriate range and mix of housing opportunities, as well as employment, recreation, institutional, and active and passive recreation;
- support an accessible, connected and complete community;
- foster safe, interactive, active transportation and connected communities;
- ensure viability for long term development and community investment;
- maintain, enhance vitality of main streets, and conservation of neighbourhoods;
- encourage sense of place by promoting well designed built form and cultural planning to conserve features that help define the character, built heritage resources and cultural heritage landscapes of the area;
- adapt to climate change through compact and nodal development;
- promote high quality built form, attractive/vibrant public realm through site design and urban design standards;
- support complete communities.

A more detailed planning analysis and evaluation of the proposal against relevant Provincial policies will be provided in the Recommendation Report.

Regional Official Plan

According to the Regional Official Plan (ROP), the subject lands are within the Urban Area Boundary of the City of St. Catharines, as identified on the Regional Structure Plan of the Niagara Region Official Plan (ROP). The lands are identified as Built-Up Area, which is to be the focus of residential and employment intensification and redevelopment within the Region over the long term. Municipalities are encouraged to provide a full range of housing types to serve a variety of people as they age through the life cycle.

The ROP echoes the land use policies and objectives of the Provincial Policy Statement for residential intensification and sustainable communities outlined above. The ROP describes that 95% of residential growth in St. Catharines will occur in the Built-Up Area, with intensification being encouraged throughout the entire Built-Up Area.

A planning analysis and evaluation of the development against the policies of the Regional Official Plan will be provided in the Recommendation Report.

Official Plan (Garden City Plan)

The approval of this application must conform to the City's Official Plan. The St. Catharines Official Plan (Garden City Plan) came into force and effect in July, 2012. The goal of the Official Plan is to create a sustainable community that makes efficient use of its infrastructure by facilitating more compact, mixed use, walkable, bikeable and connected developments. Provincial interests, policies and the land use planning framework inherent in the PPS, Growth Plan and ROP are entrenched within the City's Official Plan.

The subject lands are designated Neighbourhood Residential as per Schedule D1 of the Garden City Plan (GCP) (Appendix 3). The lands are further designated as Medium Density Residential (Appendix 4) as per Schedule E3 of the GCP for the North Planning District. The Medium Density Residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex, townhouse and apartment dwellings at a density range generally between 25 and 99 units per hectare of land. The proposed development has a density of 29.5 units per hectare.

The residential development proposed on the lands is a permitted use under the current Official Plan land use designation. An Official Plan Amendment is not required.

Key themes of the Official Plan that relate to this application speak to the following:

- support a diversity and mix of housing opportunities through compatible infill within established neighbourhoods and transit supportive development and intensification at nodes and along corridors;
- enhance opportunities for more compact and mixed-use development;
- promote multi modal and active transportation, complete streets, greening of the built environment and an enhanced urban tree canopy;
- support accommodation for health and safety;

- promote accessibility and barrier free development;
- provide for context sensitive building, site, streetscape, neighbourhood and community urban design standards that promote and facilitate a balance and accessibility between the old and the new, the built and natural environments, and within and between all neighbourhoods;
- support conservation and enhancement of the City's cultural heritage, built form and landscapes;
- maintain and support protection of natural heritage features, lands and functions;
- support and enhance a sense of place, character, and the promotion of complete community through a connected, more interactive, integrated and mixed use environment;
- facilitate and promote interactive and engaged public processes;
- embrace a balanced consideration of all interests to support and achieve a connected built and natural environment, and long-term opportunities for sustainable growth and evolution.

A more detailed planning analysis and evaluation of the proposal against the policies of the Garden City Plan will be provided in the Recommendation Report.

Zoning By-law

By-law 2013-283 zones the lands as Medium Density Residential – Special Provision 81 (R3-81) (Appendix 5). The R3 zone permits a range of residential uses, including detached, semi-detached, quadruplex, townhouse units, and apartment dwelling, as well as private road developments comprising any of the preceding housing forms. Special Provision 81 includes increased setback and landscape buffering requirements along Welland Avenue, as well as restrictions on accessory structures along the Welland Avenue frontage.

The proposed townhouse dwelling types are a permitted use under the property's existing R3-81 zoning. A Zoning By-law Amendment is not required.

Approval of a minor variance to address building setback from Welland Avenue was previously granted by the Committee of Adjustment. The minimum setback from Welland Avenue was reduced from 11 metres to 9 metres. The larger setback was originally intended to preserve mature trees along Welland Avenue, to maintain appropriate separation distance and buffering between the future residential uses and existing industrial uses, and to maintain the setback and streetscape established on abutting lands to the east. The mature trees no longer exist along the Welland Avenue frontage and the 2 metre reduction was considered to be appropriate.

Site Plan Control

The City's Site Plan Control By-law describes that all residential developments of four or more dwelling units shall be subject to site plan control. Site plan control is the City's principal tool through which staff can implement design considerations to maximize compatibility with the surrounding neighbourhood and ensure the long-term

maintenance and functionality of the site. To this end, the site plan agreement will address matters including the location of buildings on the site, the grading, drainage and stormwater management, exterior lighting, landscaping, parking, access and the exterior architectural design of the units. As part of the process, a site plan agreement is registered against the title of the lands and security deposits are collected to ensure the terms of that agreement are adhered to.

The project design proposed through the associated site plan application for these lands includes eight blocks of townhouse, with a total of 36 units. A row of twelve two-storey townhouses are proposed along the north property boundary, adjacent to the recently approved condominium project at 50 Dorchester Boulevard. The remaining townhouses are all one-storey units, grouped in blocks of four. The architectural design of the units will be similar to the townhouses that have already been constructed along Dorchester Boulevard South. The site design also includes seventeen visitor parking spaces distributed throughout the site, an internal sidewalk and a large landscape buffer along the Welland Avenue frontage. The current proposed site plan is included as Appendix 6 for information.

For condominium developments such as this one, the future Condominium Corporation will assume the responsibilities of the site plan agreement. In accordance with the requirements of the Condominium Act, additional securities for incomplete primary services within common elements may need to be collected prior to final condominium approval.

Draft Plan of Condominium

The application proposes to establish a condominium ownership structure on the subject lands, allowing each of the 36 townhouses to be sold individually, with each unit sharing responsibility for the project's common elements, including the private road, sidewalks, visitor parking, street lights, landscaping and servicing. Council approval is required for Draft Plan of Condominium applications. Once any conditions of draft plan of condominium approval have been addressed by the owner, the condominium plan can be registered and the units sold.

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

- The effect of the development on matters of provincial interest;
- Whether the proposal is premature or in the public interest;
- Whether the proposal complies with the Official Plan, and the suitability of the subject lands for development as proposed;
- The adequacy of the proposed public road;
- The dimensions and shapes of the proposed lots;
- The adequacy of existing utilities and municipal services to support the development;
- The relationship between the proposed subdivision and the site plan control process.

Following approval of the application for Draft Plan of Standard Condominium for 36 dwelling units, plus common element areas and registration of the condominium, the future condominium corporation will be responsible for the terms and conditions of the registered site plan agreement. Staff will be commenting further on the above matters in the Recommendation Report for Council's consideration on June 11, 2018.

Public Open House

A public open house was hosted on February 7, 2018, by Planning and Building Services for the Draft Plan of Condominium and Site Plan applications. The agent for the application was in attendance. Five members of the community were in attendance. The attendees were primarily interested in obtaining more information about the project, but did identify some concerns, as follows:

Comment: Neighbours to the immediate north are concerned about privacy/overlook impacts from the new two storey units and have requested that tree plantings be installed along this common property line.

Response: The applicant has agreed to plant a row of shade trees along the north property line. These trees will be secured through the site plan agreement.

Comment: Neighbours to the east have asked if the cluster of existing trees at the southeast corner of the property can be retained as part of the development.

Response: These trees are planned to be removed. The applicant has advised that a drainage swale is proposed along the east property line and that relocating the swale to avoid these trees would adversely impact their proposed new dwelling units. Further, these trees are located with a Regional servicing easement and the Region has requested that the servicing easement be kept clear of tree plantings.

Public Notice

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

Financial Implications

Not applicable. This Draft Plan of Condominium application deals strictly with ownership structure for the townhouse units (condo vs. rental).

Relationship to Strategic Plan

Economic Sustainability

The approval of this Draft Plan of Condominium will serve to support the goals for economic sustainability by:

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

Conclusion

In summary, this report provides the planning context and explains the application for Draft Plan of Vacant Land Condominium for 585 Welland Avenue. Approval will allow each of the proposed townhouse dwelling units to be sold individually, within a condominium ownership structure. A Recommendation Report will be considered by Council on June 11, 2018.

Notification

It is in order to advise Cheryl Selig c/o T. Johns Consulting Group Ltd., 310 Limeridge Road, Suite 6, Hamilton, ON, L9C 2V2, the owner's agent.

Prepared by:

Scott Ritchie, MCIP, RPP
Urban Design Planner

Submitted by:

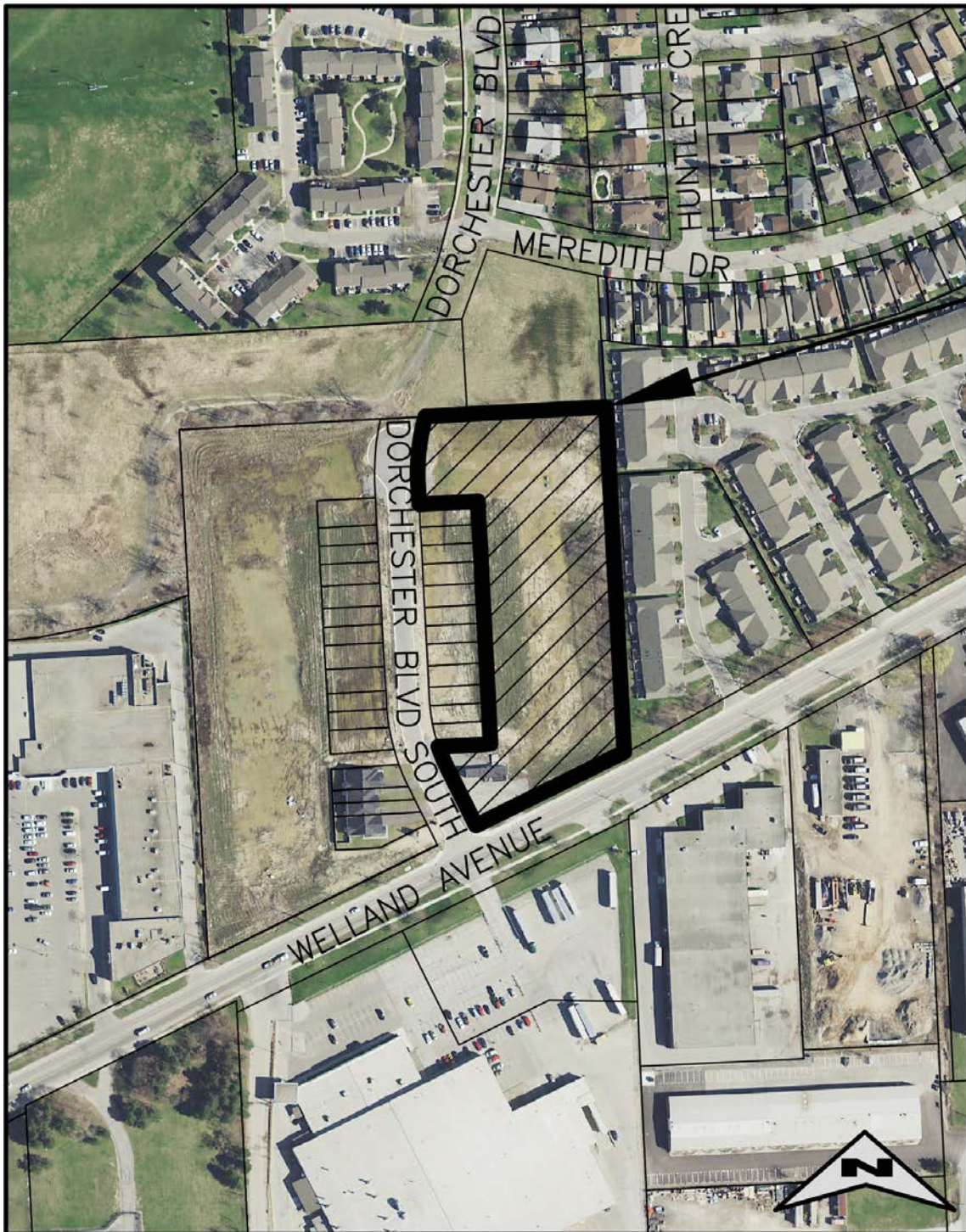
Judy Pihach, MCIP, RPP
Manager of Planning Services

Approved by:

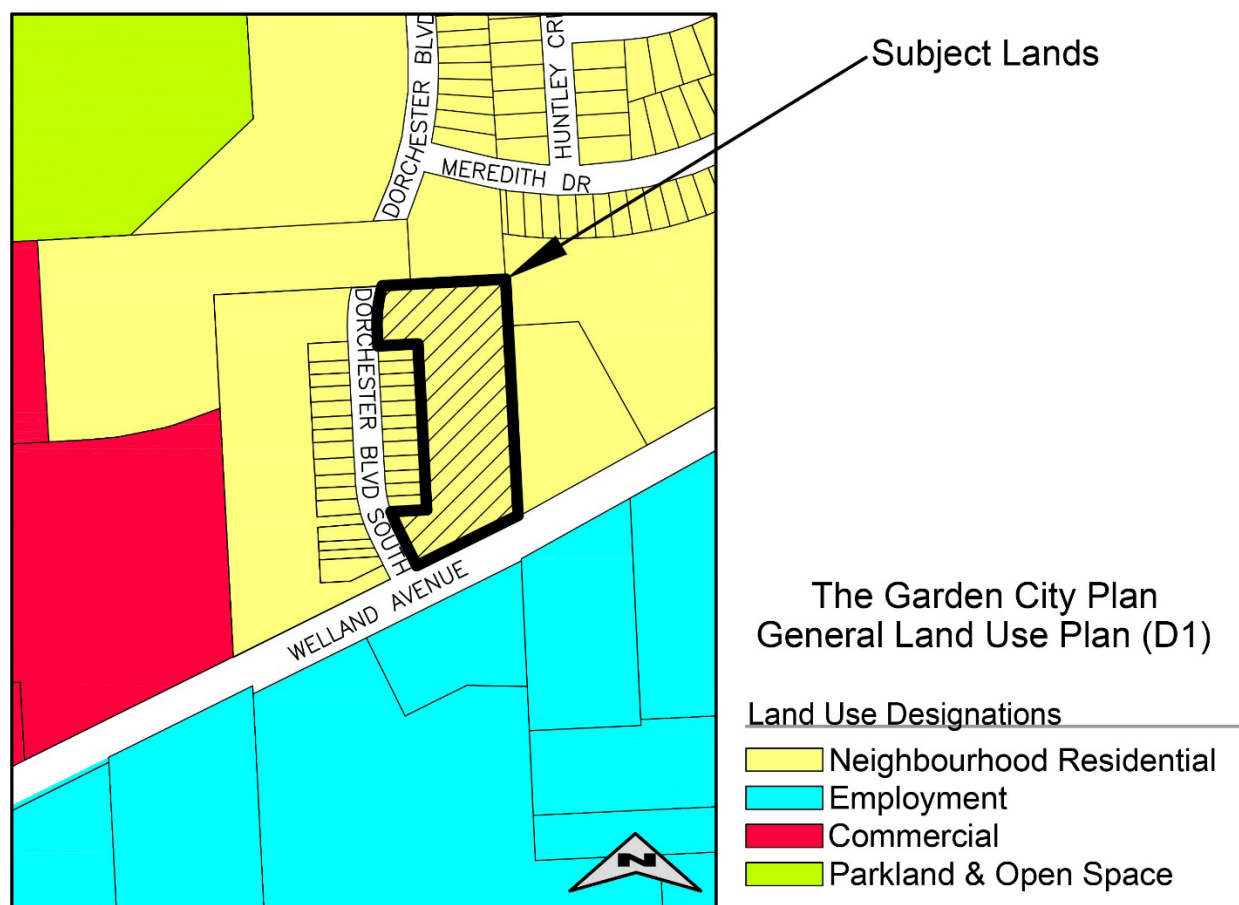
James N. Riddell, M.PL., MCIP, RPP
Director of Planning and Building Services

<p>OWNER'S CERTIFICATE</p> <p>I HEREBY AUTHORIZE MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD. TO SUBMIT THIS PLAN TO THE CITY OF ST. CATHARINES FOR THEIR APPROVAL.</p>	
DATE	_____
<p>(I HAVE THE AUTHORITY TO BIND THE CORPORATION) COSMOPOLITAN HOMES (NIAGARA) LTD.</p>	
<p>SURVEYOR'S CERTIFICATE</p> <p>I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.</p>	
DATE	_____
<p>DAVIDA PRICE ONTARIO LAND SURVEYOR</p>	
<p>MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD. A wholly owned subsidiary of J.D. Barnes Limited 4331 STANLEY AVENUE, UNIT 1, NIAGARA FALLS, ON L2R 7C2 T: (905) 338-3400 F: (905) 338-3424 www.jdbsurveys.com</p>	
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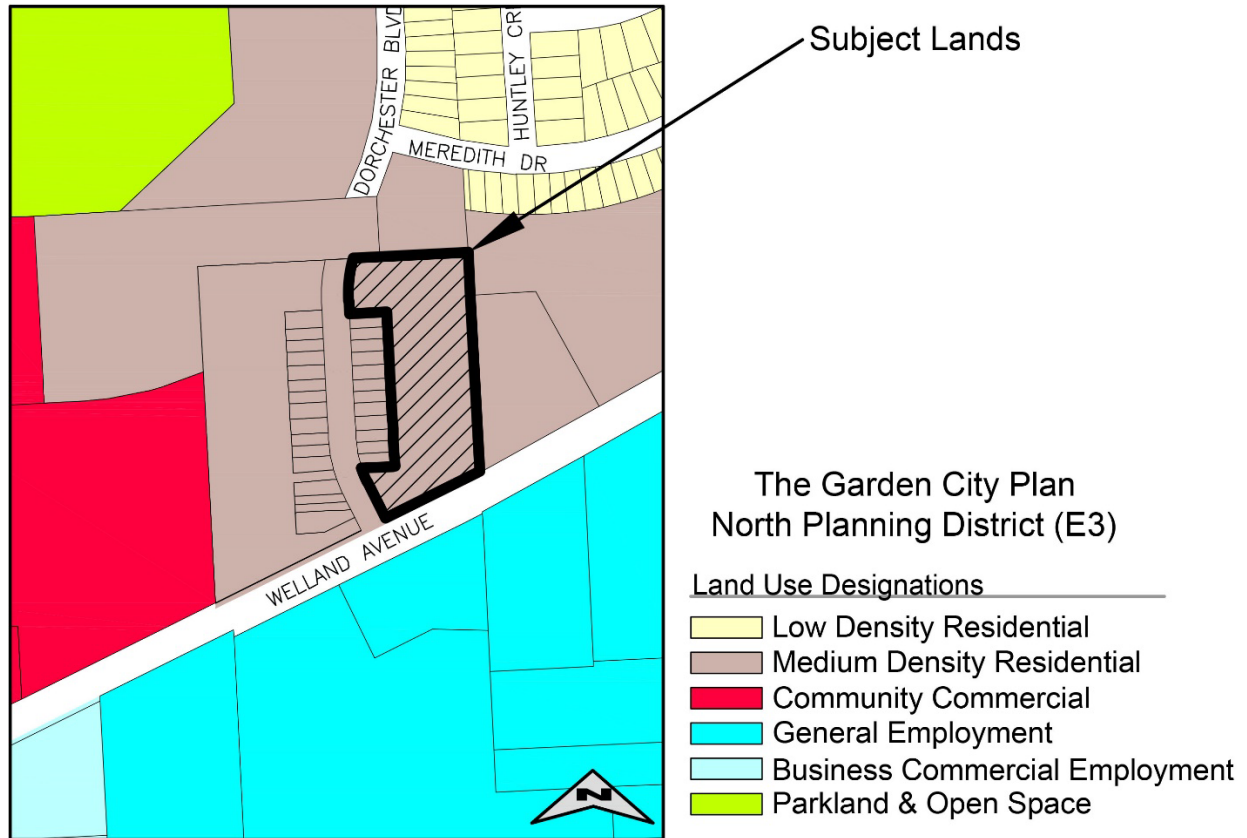
LOCATION MAP



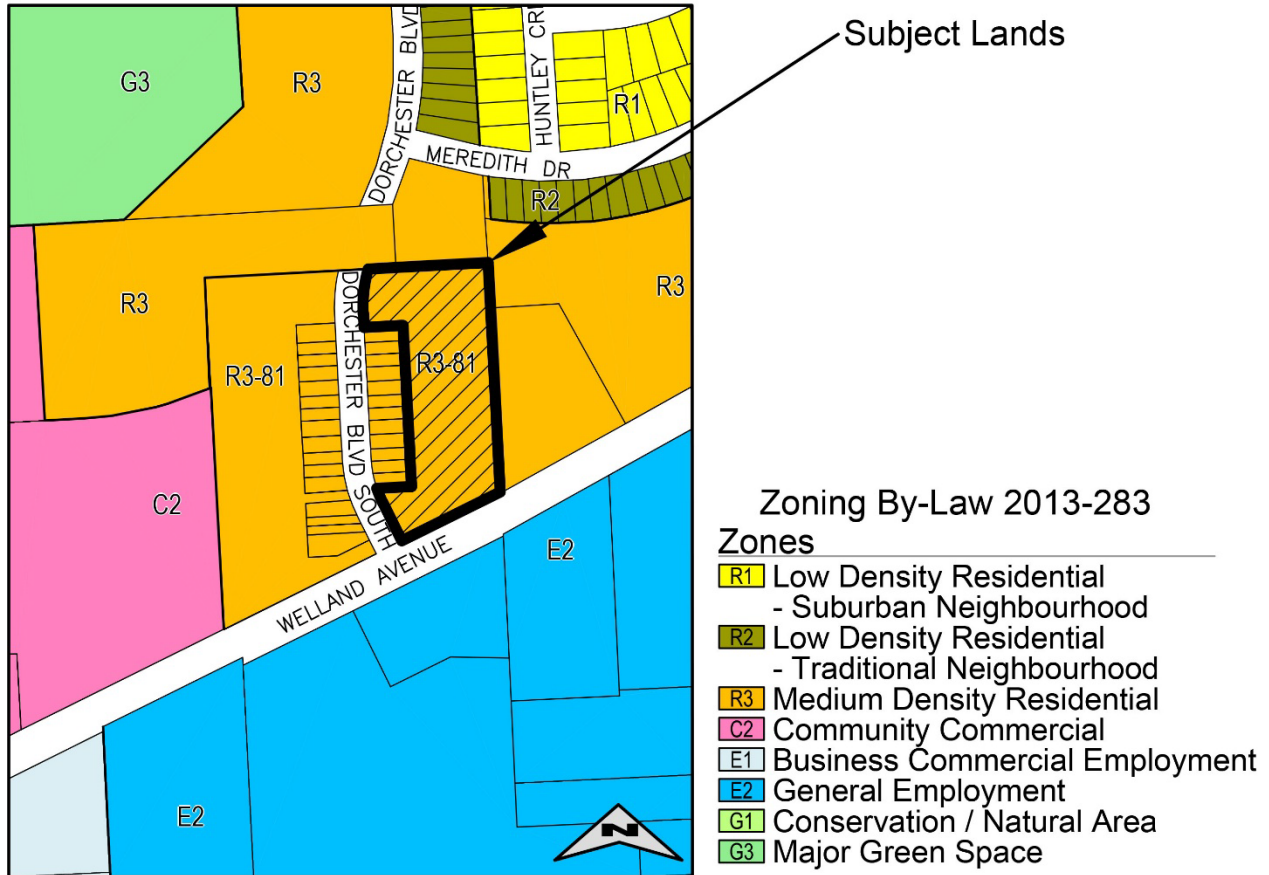
GARNEN CITY PLAN
GENERAL LAND USE PLAN – SCHEDULE D1



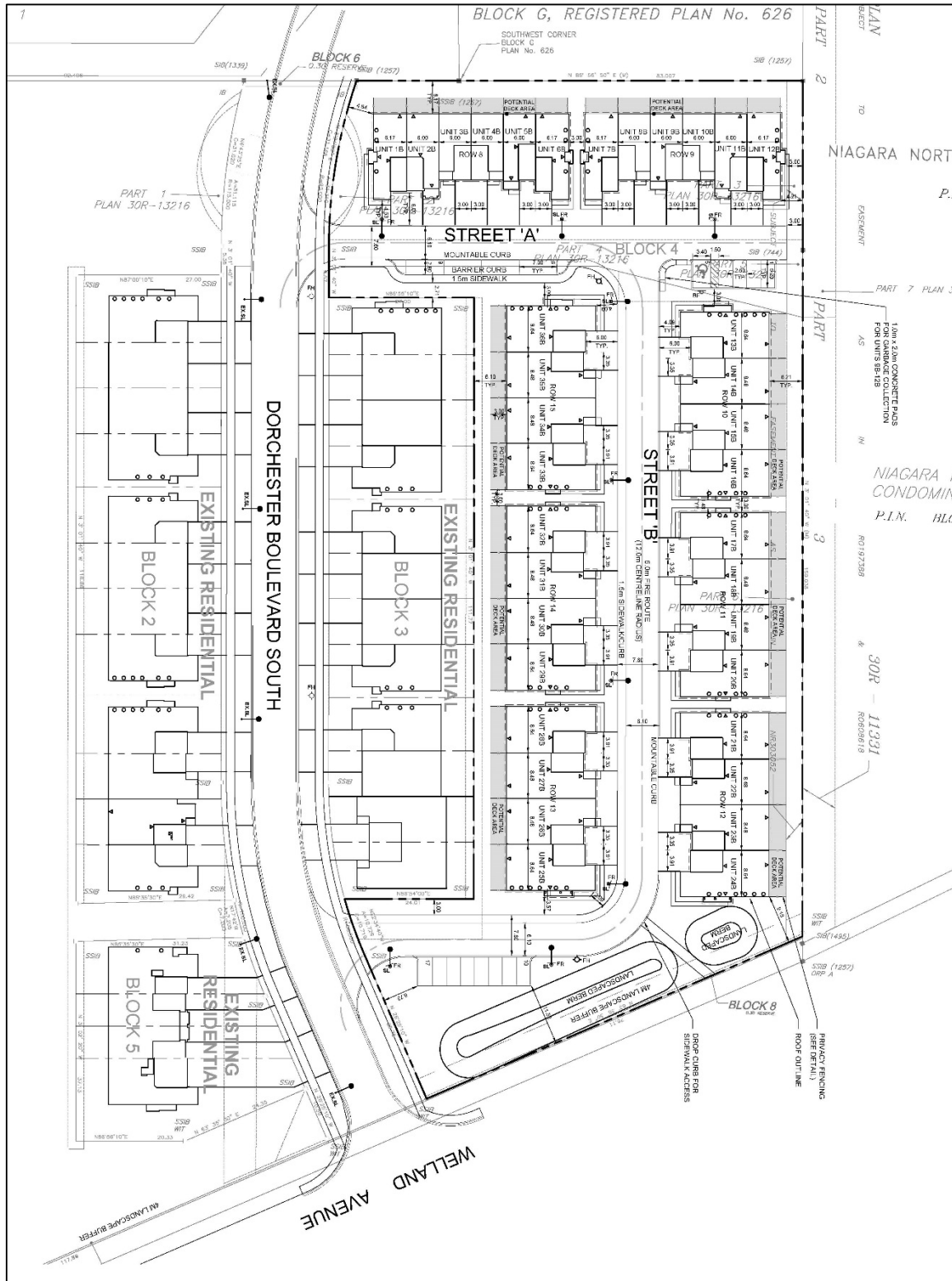
GARDEN CITY PLAN
NORTH PLANNING DISTRICT LAND USE DESIGNATION – SCHEDULE E3



ZONING BY-LAW (BY-LAW 2013-283)



CURRENT PROPOSED SITE PLAN



By-laws to be considered Monday, May 28, 2018

- (a) A By-law to amend By-law No. 89-2000 entitled “A By-law regulating traffic and parking on City Roads.” (One reading - with respect to Parking Prohibitions at Murray St. Delegation By-law No. 2004-277, as amended.)
- (b) A By-law to amend By-law No. 89-2000 entitled “A By-law regulating traffic and parking on City Roads.” (One reading - with respect to Stop Signs Locations at Cardiff Street and Jellicoe Drive. Delegation By-law No. 2004-277, as amended.)
- (c) A By-law to amend By-law No. 70-57 entitled “A By-law to regulate public parks in the City of St. Catharines.” (One reading – with respect to removing references to City trees. Council, October 30, 2017, Item No. 5.3.)
- (d) A By-law to amend By-law No. 2017-312 entitled “A By-law to impose certain rates and fees charged by The Corporation of the City of St. Catharines with respect to certain administrative matters.” (One reading – with respect to Permit to injure or destroy a City or shared tree. Council, October 30, 2017, Item No. 5.3.)
- (e) A By-law to establish and regulate the St. Catharines Fire and Emergency Management Services and to amend By-law No. 4281 and to repeal By-law Nos. 5166, 5476 and 76-319. (One reading – with respect to updating Establishing and Regulating By-law for FEMS. To be considered by General Committee, May 28, 2018.)
- (f) A By-law to confirm the proceedings of council at its meeting held on the 28th day of May, 2018. (One reading - with respect to confirming the proceedings of the meeting held on May 28, 2018.)