



**The Corporation of the City of St. Catharines
CITY COUNCIL AGENDA
Regular, Monday, June 25, 2018
Council Chambers, City Hall, 6:30 PM**

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

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- 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 June 11, 2018](#)
 - 3.2 [General Committee, Minutes of June 11, 2018](#)
- 4. Declarations of Interest**
- 5. Delegations**
 - 5.1 Representative from Niagara Regional Native Centre
Re: Memorandum of Understanding
(See General Committee Agenda, June 25, 2018, Item 3.1)
 - 5.2 Residents of Lorne Street:
 1. Larry Low;
 2. Linda Krause;
 3. Dolores and Jerry Kennedy;
 4. Lori Littleton; and
 5. Earl LonghurstRe: P14-067 Lorne Street - Construction Update
(See General Committee Agenda, June 25, 2018, Item 4.3)
- 6. Public Meetings Pursuant to Planning Act and Notice By-law**
 - 6.1 **Public Meeting Pursuant to Notice By-law**
Transportation and Environmental Services, Operations
Downtown Parking Study and Public Meeting for Associated Rates and Fees
(Report contains links; copies available upon request)

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- 59 - 97 6.2 **Public Meeting Pursuant to Planning Act**
Planning and Building Services, Planning Services
Planning Act Public Meeting - Information Report
Application to Amend Zoning By-law 2013-283; Subject Lands: 116
Glenridge Avenue; Owner: St. George & St. Mercurius Coptic Orthodox
Church; Agent: Schiedel Construction Incorporated
- 98 - 110 6.3 **Public Meeting Pursuant to Planning Act**
Planning and Building Services, Planning Services
Planning Act Continuation of Public Meeting - Recommendation Report
Application for Draft Plan of Vacant Land Condominium; 45 Dorchester
Boulevard; Owner: 1346704 Ontario Inc.; Agent: Upper Canada Consultants
(Report contains links; copies available upon request)
- 111 - 144 6.4 **Public Meeting Pursuant to Planning Act**
Planning and Building Services, Planning Services
Planning Act Continuation of Public Meeting – Recommendation Report
Application to Amend Zoning By-law 2013-283; Subject Lands: 50 Gale
Crescent; Owner: 125199 Ontario Inc.; Agent: Victor Tarnoy Architect
(Report contains links; copies available upon request)
- 145 - 151 6.5 **Public Meeting Pursuant to Planning Act**
Planning and Building Services, Planning Services
Planning Act Continuation of Public Meeting – Recommendation Report
Application for Draft Plan of Vacant Land Condominium; 24 Grapeview
Drive; Owner: Lucchetta Homes Ltd.; Agent: Upper Canada Consultants
(Report contains links; copies available upon request)
- 152 - 356 6.6 **Public Meeting Pursuant to Notice By-law**
Financial Management Services, Director
2019 Schedule of Rates and Fees
(Report contains links; copies available upon request)

7. Presentations

8. Motions

- 357 8.1 Support of Federal Government's Negotiations with United States in
regard to Tariffs on Steel and Aluminum
*Mayor Sendzik provided notice at the meeting of June 11, 2018, that he
would present the following motion:
(Related resolution from Niagara Region attached)*

WHEREAS Niagara's economy is dependent on trade and cross border
commerce; and

WHEREAS Niagara companies in the iron, steel and aluminum industry export more than \$120 million in value and import more than \$46 million in value; and

WHEREAS the metal manufacturing, steel mills and alloy manufacturing industries include more than 1,000 jobs in Niagara, in addition to thousands of auto manufacturing and supply chain jobs that would be impacted by tariffs and trade restrictions; and

WHEREAS the impacts of tariffs on steel, aluminum and metal products would be harmful to local businesses and jobs; and

THEREFORE BE IT RESOLVED that the City of St. Catharines supports the House of Commons' unanimous motion of support in recognizing Canada's mutually-beneficial trading relationship with the United States; and

BE IT FURTHER RESOLVED that the City stands with local workers, businesses and communities that depend on this trading relationship; and

BE IT FURTHER RESOLVED that the City stands in solidarity with the Government of Canada's decision to impose retaliatory tariffs on United States imports effective July 1, 2018; and

BE IT FURTHER RESOLVED that the City endorses the Region of Niagara motion in support of the Government of Canada and the Government of Ontario's efforts concerning trade with the United States.

- 8.2 Declaration of Vacant Seat on City Council
Councillor Haywood will present the following motion for Council's consideration:

That Council formally accept the resignation of Councillor Stevens and thank her for her service to the citizens of St. Catharines since December 2003; and

That Council declare the seat in Merritton Ward, Ward 1, vacant.

- 8.3 Additional Council Meeting - July 30, 2018
Councillor Harris will present the following motion for Council's consideration:

That Council approve the addition of a meeting to the Council meeting schedule to be held on July 30, 2018; and

That the meeting be held in the Council Chambers commencing at 6:30 p.m.; and

That the City Clerk be directed to make the necessary notifications.

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, May 1, 2018](#)
- [Economic Sustainability Committee, May 24, 2018](#) (draft)
- [Recreation Master Plan Advisory Committee, May 15, 2018](#)
- [Cultural Sustainability Committee, May 8, 2018](#) (draft)
- [Museum Advisory Committee, October 24, 2017](#)
- [Heritage Permit Advisory Committee, May 31, 2018](#) (draft)

15. Adjournment



CITY OF
ST. CATHARINES

Corporate Report

Report from Transportation and Environmental Services, Operations

Date of Report: May 22, 2018

Date of Meeting: June 25, 2018

Report Number: TES-135-2018

File: 77.34.10

Subject: Downtown Parking Study and Public Meeting (Pursuant to Notice By-law)
for Associated Rates and Fees

Recommendation

That Council receive the Downtown Parking Study for information purposes; and

That, following the public meeting held this evening to amend the associated rates and fees, Council direct staff to:

- Reduce the on-street maximum parking time limit from 3 hours to 2 hours, except for those patrons who are Accessible Permit Holders, which will remain at 3 hours;
- Extend weeknight paid parking hours at the on-street meters, the Garden Park surface lot and the Westchester surface lot from 6:00 pm to 9:00 pm;
- Introduce Saturday paid parking at the on-street meters from 9:00 am to 5:00 pm;
- Update the Rates and Fees to increase the hourly rates at the on-street meters, surface lots and parking garages to \$1.75 per hour in 2019;
- Update the Rates and Fees to increase the monthly surface parking lot permits to \$82.50, \$71.50 and \$55.00 for the Monthly Parking Lot Pass A, B and C respectively.

FORTHWITH

Summary

In spring 2016, IBI Group was retained to undertake the [Downtown Parking Study](#) (linked here; paper copy available upon request) and develop a report (the IBI report) to summarize their work, findings and recommendations. Staff participated in the study at the project management level, but also in field observations, parking data collection and undertaking detailed financial analysis following the completion of the report.

Several recent initiatives that have supported parking in the downtown have been completed by staff. These include the introduction of a pay-by-phone parking program, improved wayfinding via the tourist-oriented directional signing and the green “P” customized signing for the FirstOntario Performing Arts Centre and the Meridian Centre.

In addition to these initiatives, numerous operational changes will be undertaken by staff in the coming months. These include:

- Converting underutilized metered spaces to permit parking spaces;
- Converting select loading zones to after-hours parking spaces, including some accessible spaces;
- Continual review of the pay-by-phone parking system;
- Advertisement of the “free” parking options that are and will continue to be available to patrons, residents, businesses, etc. in the downtown during the weekday evenings and weekends;
- Upgrading of the on-street parking meters to smart meters; and
- Upgrading the parking management system in the Ontario Street garage.

Beyond these, it is staff’s goal for the recommendations to optimize the operations and to increase the financial sustainability of the parking system while providing excellent customer service and affordable parking solutions to the residents, businesses and visitors of the city. To this end, the recommendations made in this report were strategically developed with the goal of striking a balance between addressing the concerns and needs of residents and stakeholders, with ensuring that the parking system is operating in an efficient, responsible, technological and sustainable manner.

Background

St. Catharines is a dynamic city with an increasingly successful downtown. Numerous recent investments by both the private and public sectors have rejuvenated the core and brought new business, residential and cultural developments to the area which are attracting more and more residents and visitors to the downtown. In order to continue to support and build on this momentum, the City’s economic development mandate speaks to the investment in public parking resources to facilitate and encourage development and activity in the downtown.

From a planning and transportation perspective, the City’s Official Plan, also known as the Garden City Plan (GCP), indicates that, *“Parking is an integral component of the transportation system, influencing travel patterns and development potential. It is the intent of this Plan to ensure the location and design of parking facilities will provide sufficient and safe functioning of the transportation system, and balances the needs of the travelling public with the goal of promoting other modes of transportation. In keeping with the “Garden City” image, it is also important to ensure that large expanses of barren asphalt lots are not created.”* And, although there is no direct connection between parking and the City’s ongoing Transportation Master Plan, information regarding the parking needs and activity within the downtown area of the city is important to understand how it may impact the design of future roadways, streetscaping, complete streets, among other items.

The City offers a complete range of parking facilities for residents, visitors and downtown employees. On-street parking spaces are regulated with parking meters to ensure a turnover of parkers and to accommodate short term use. Off-street lots and

parking garages provide patrons with longer time limits. The parking garages, in addition, have no risk of penalties for extended stays. A gradation of monthly parking is also provided from the parking garages to fringe lots, e.g. Riordon Lot.

The objectives of the City's parking program are:

1. To provide parking within acceptable and reasonable walking distance of the patron's destination;
2. To make the parking accessible, safe and attractive;
3. To ensure sufficient parking spaces will be available for present and future needs; and
4. To maintain a parking system that is self-supporting with minimum cost to the user without reliance on the general tax rate.

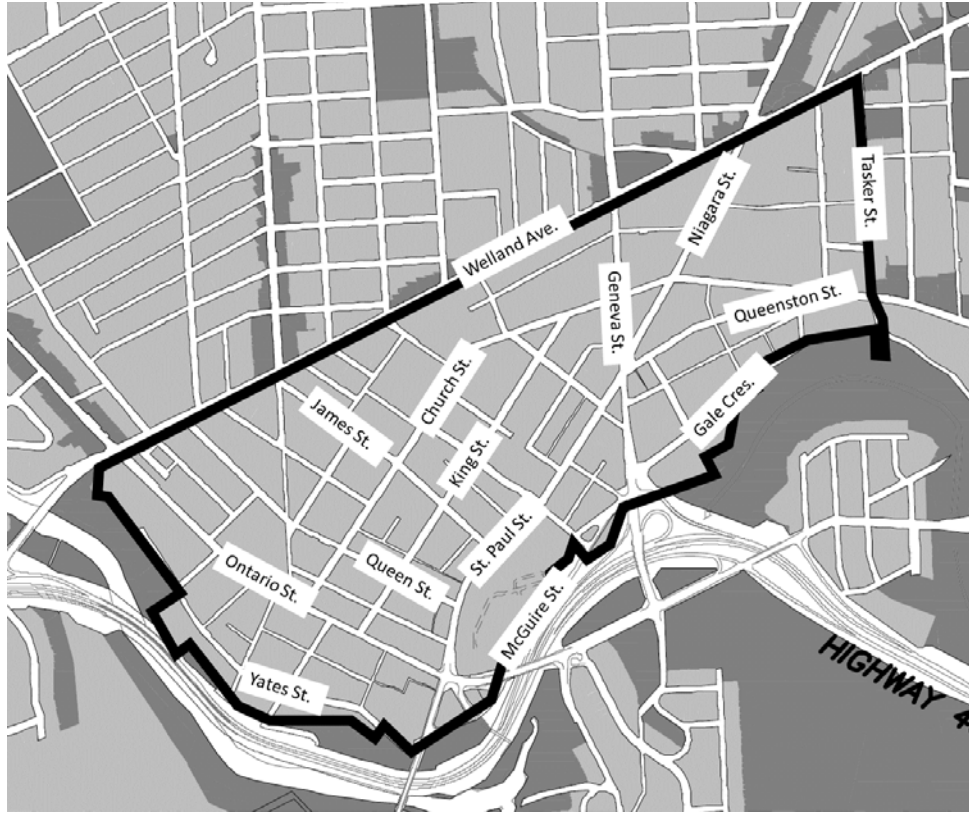
The City has an established Parking Meter Reserve Fund into which the net revenue derived from the operation of all parking facilities is deposited, and the accumulated funds are then used for the payment of any outstanding debentures on parking facilities, maintenance of existing facilities and for the acquisition and establishment of future parking facilities.

With Council's strategic vision to be the most dynamic, innovative, sustainable and livable city in North America, and given the importance of parking to development downtown and to the transportation network overall, the IBI Group was retained by staff, through a competitive bid process, as experts in the field of parking to provide independent third party input into the operational and financial aspects of the City's parking system via the Downtown Parking Study.

The purpose of the study was to prepare a report (the IBI report) and develop strategies and policies, in support of the GCP, to build upon the existing parking system in attempts to:

- Ensure adequate future parking supply (parking utilization remains below 85% of the maximum capacity);
- Address stakeholder concerns;
- Ensure parking operations are financially sustainable;
- Achieve the City's reserve fund goals; and
- Address special event needs.

The study area included the entire Downtown as it is described in the OP and depicted within the outlined area in the following Figure.



The study and the IBI report included the following components:

- **Public and Stakeholder Consultation:** This task was designed to provide the public and relevant stakeholders an opportunity to provide their input and direction into the study.
- **Data Collection:** All relevant data required for the successful completion of the Downtown Parking Study was collected. This includes background documents, parking related data, and parking utilization surveys.
- **Parking Supply and Demand:** This task examined all parking operation aspects related to supply and demand. The assessment included the existing supply and demand, future parking needs, potential parking supply expansions (as needed), transportation demand measures, parking technologies, parking standards and zoning by-laws, and design considerations for lighting, signage, landscaping, and pedestrian friendly links to parking.
- **Financial Model:** This task evaluates the current financial situation of the downtown parking system, and provides recommendations aimed at achieving financially sustainable for operations. Consideration is given to the parking rates structure, cash-in-lieu of parking, enforcement, and the parking management model.
- **Special Events Parking:** This task focuses on the development of a special events parking policy that can be employed during special event periods. The policy evaluates special event parking rates, potential TDM measures aimed at mitigating the special event parking demand, and increased enforcement during special event periods.

- **Conclusions and Recommendations:** This section summarizes the conclusions and recommendations developed during the previous tasks. High level cost estimates, and an implementation timetable is generated for the various recommendations. Parties are identified to champion the recommendations and “Quick Win” projects are identified.

Within the downtown, there are several subareas which exhibit varying degrees of parking demand, have varying numbers of available parking spaces (short and long-term) and are made up of varying land uses. Through the study, it was found that the highest concentration of parking demand (and supply) is located within the central business area, generally bounded by Carlisle Street (east), St. Paul Street (south), Ontario Street (west), and Church Street (north), and referred to as “Zone 2” in the IBI report. Within Zone 2, many of the long-term lots were found to be at or near capacity during the weekday peak times and on-street metered spaces were heavily utilized. Outside of Zone 2, the parking system appears to have sufficient capacity to service the needs of the area, that being primarily residential and neighbourhood commercial development.

Following the completion of the study, staff released the IBI report to members of Council, the Parking Advisory Committee, the Downtown Association (DTA), and several stakeholders that requested a copy. An electronic copy of the report was also placed on the City’s website for public consumption (<https://www.stcatharines.ca/en/livein/resources/St.-Catharines-Downtown-Parking-Study.pdf>).

A special meeting of the Parking Advisory Committee was held following the release of the IBI report to discuss and receive comments from the Committee as well as the DTA, of which a member of the Committee sits. The minutes of this meeting are included in Appendix 1.

Comments were received from other individuals and groups following the release of the IBI report and are included in Appendix 2.

Following the Parking Advisory Committee meeting, in response to comments received at that meeting regarding the recommendation to increase hourly parking rates, staff undertook additional work regarding financial aspects of the parking system that was outside of the original IBI report scope of work.

Once staff had received all comments back on the IBI report, and had undertaken the additional work on the financial aspects of the parking system, staff met to determine the City’s recommendations that are included within this Council report.

Report

In spring 2016, IBI Group was retained to undertake the Downtown Parking Study and develop a report (the IBI report) to summarize their work, findings and recommendations. Staff participated in the study, but also undertook additional analysis with respect to the financial aspects of the parking system following feedback from the

Parking Advisory Committee. This report discusses staff's recommendations for the parking system, which includes the following City owned and operated on-street and off-street parking facilities in the downtown:

- On-street meters;
- Carlisle Street garage;
- Ontario Street garage;
- Head Street lot;
- Riordon Street lot;
- Race Street lot;
- Meridian Centre lot;
- IceDogs Way lot;
- City Hall/Market Square lot;
- Library above and underground lots;
- Garden Park lot;
- Westchester Street lot;
- Raymond Street lot;
- William Street lot; and
- King Street lot.

Stakeholder input

As part of the IBI study, consultation with stakeholders and the public was undertaken. Comments and input on the findings and recommendations were received from residents and stakeholders at various stages of the project, right up until the drafting of this report. Key stakeholders included the Downtown Association, the Chamber of Commerce and the Parking Advisory Committee as well as representatives of businesses in the downtown. Additionally, staff met with the Parking Advisory Committee at a public meeting to discuss the staff recommendations that are contained within this report.

The staff recommendations included in this report are aimed at trying to create a balance between addressing the concerns of residents and stakeholders with ensuring that the parking system is operating in an efficient, responsible, technological and sustainable manner.

Proactive operational changes to be undertaken

Several recent initiatives that have supported parking in the downtown have been completed. These include the introduction of a pay-by-phone parking program, improved wayfinding via the tourist-oriented directional signing and the green "P" customized signing for the FirstOntario Performing Arts Centre and the Meridian Centre. In addition to these, through the process of completing the IBI study, several more operational changes were suggested. Staff have examined these potential changes and received input from stakeholders on them, which was generally positive and supportive of the following.

Conversion of select loading zones to afterhours parking

Staff have heard requests to examine the use of these spaces outside of typical business operating hours as parking areas, including for accessible needs, and as such, the IBI report examined this possibility. Based on the results provided in the IBI report, the weekday evening and weekend on-street parking supply could potentially increase by 32 spaces through the loading zone conversion, including 5 accessible parking spaces. This operational change was supported by key stakeholders.

There are numerous loading zones defined throughout the downtown area to allow for large commercial vehicles to provide services to business, residents and visitors in the downtown on short-term basis. Considering that loading zones are primarily used during weekday business hours, there is an opportunity to better allocate the curbside space during weekday evenings and weekends.

The results of the review completed by IBI identifies the following potential locations for loading zones to be used as parking spaces afterhours:

- 20 King Street, 1 space (accessible);
- 80 King Street, 3 spaces;
- 204 St Paul Street, 4 spaces;
- 209 St Paul Street, 1 space (accessible);
- 239 St Paul Street, 1 space;
- 6 James Street, 1 space;
- 9 James Street, 1 space (accessible);
- Side of James Street, 5 spaces;
- 10 Summer Street, 9 spaces;
- 61 James Street, 2 spaces;
- 35 Queen Street, 2 spaces;
- 12 Queen Street, 1 space (accessible); and
- 43 Church Street, 1 space (accessible).

It is important to note that, to avoid confusion with the loading zones, they should not be equipped with parking meters. This means, therefore, that parking within loading zones would only be permitted during free parking operations (currently 6:00 pm). However, the accessible parking spaces could be converted after 6:00 pm regardless when free parking operations begin (i.e. if it is extended from 6:00 pm to 9:00 pm), as they do not require on-street parking meters to be present.

Prior to moving forward with these changes, staff would consult with the owners/operators of the adjacent businesses and work with them on the ultimate plan to convert a loading zone, or not. These changes would require appropriate signage to notify hours of loading zone restrictions.

Conversion of underutilized on-street spaces to permit parking

The need for more long-term parking was a consistent request that staff heard through the study. With the objective of increasing the number of long-term daily permits

available, underutilized on-street paid parking spaces were identified by reviewing revenue generation on a block by block basis. Where low revenue generating blocks were identified, the IBI report reviewed the potential impact that converting paid parking spaces to permit spaces would have on the adjacent land uses. This operational change was supported by key stakeholders.

As a result of their review, IBI identified the following segments where it is recommended to review the conversion of the existing on-street paid parking spaces to permit spaces:

- William Street from St. Paul Street to Lake Street: The conversion would result in 17 additional permit spaces. Consider maintaining the four parking spaces closest to St. Paul Street as pay parking since these spaces are adjacent to restaurants.
- Queen Street from King Street to Lake Street: The conversion would result in 17 additional permit spaces. Consider maintaining the four parking spaces closest to King Street as pay parking spaces since these spaces are adjacent to CIBC and BMO buildings. Additionally the parking space closest to Lake Street could be maintained as it's currently serving a commercial site.
- Court Street from Geneva Street to Centre Street: The conversion would result in 18 additional permit spaces.
- Centre Street from Academy Street to Geneva Street: The conversion would result in 13 additional permit spaces.

It is important to note that, prior to moving forward with these changes, staff would consult with the owners/operators of the adjacent businesses and work with them on the ultimate plan to convert a parking space, or not.

Continue to review expansion of the Pay-by-phone Program

At the October 3, 2016 Council meeting, the City awarded a contract for Pay for Mobile Device parking service to Honkmobile Inc. The Honkmobile solution offers customers the option to pay for their parking within the designated pilot service area via any mobile device. This operational change was supported by key stakeholders.

When the contract was signed, the City entered into a non-exclusive agreement with Honkmobile to subscribe to the service for a 12 month pilot period with the option of continuing the subscription for up to another four years. The following two charts highlight key financial and user information.

Year	Total Number of Transactions	Transactions Total Revenue	Net Revenue
2017	2,127	\$7,416.00	\$7,336.57
Up to May 31 2018	2,073	\$5,751.00	\$5,681.04

	Total Sessions	Total Users	Total New Users
May 2017	292	74	35
May 2018	815	348	249
Difference	523	274	214

Based on feedback received from customers, downtown businesses and the success of the pilot to generate uptake and revenue, in early 2018, staff felt that there was desire to continue to provide the service and to expand beyond the current pilot program service area limits, and at the February 12, 2018 Council meeting, the Agreement to extend by one further year was approved.

Given the success of the program to-date, staff are recommending to continue to review the extents of the pay-by-phone service with the ultimate goal of providing service coverage to all on-street metered areas.

Upgrade on-street parking meters

Staff are in the process of procuring and installing, through a Request for Proposal process, new parking meter heads for the on-street meters. One of the items that staff has universal support for is implementing “smart” parking meters. These “smart” meters would allow patrons to pay for their parking with credit (and possibly debit in the future) or cash (coins). They also offer other benefits to the city, such as identifying when a meter goes out of order, allowing for price and/or hour changes remotely from City Hall, and the potential to reduce the effort required to manually collect and count coins as electronic payment options would be available.

Sufficient budget for this initiative is contained within the parking operational budget.

Parking management system at Ontario Street garage

Staff recommend upgrading the parking management system at the Ontario Street garage to a modern, connected electronic system in 2020 or 2021. This operational change was supported by key stakeholders.

The existing parking management system at the Ontario Street garage has been in operation since the 1980's and is in need of updating / upgrading. The current system is limited in its capabilities, essentially only allowing for the opening / closing of the gates. Further, replacement parts for the gate system are largely discontinued and therefore difficult to obtain. Additionally, there is no financial or occupancy management system and therefore all monies collected have to be manually collected and inputted by the guards working at the garage and subsequently manually tallied by staff, which is time intensive. Although staff have recently added an option to pay by Interact or credit, these transactions must still be calculated and verified manually.

Maintain existing Special Events Policy

Following the construction of the Meridian Centre and the FirstOntario Performing Arts Centre, the desire for parking in the downtown has increased dramatically during times when events are occurring at these facilities. As such, in 2015, the City implemented a Special Events Policy that introduced a method for managing the parking demand and collecting revenues at select off-street parking lots in the downtown. Special Event Parking was identified as an event occurring at the Meridian Centre or in Partridge Hall.

The policy included the following fees / lots:

- \$10.00 at the IceDogs Way lot;
- \$5.00 at the Race Street lot;
- \$5.00 at the Garden Park lot;
- \$5.00 at the Ontario Street garage;
- \$5.00 at the Carlisle Street garage; and
- \$5.00 at the Head Street lot.

The implementation of the policy over the past two years has been relatively smooth. Revenue from the special events has helped to fund cultural events and organizations through the SCCIP as well as to assist in the operations of the parking system.

As part of the IBI study, they were requested to review the policy and suggest alternatives, if available. Accordingly, IBI provided five possible scenarios for staff to consider. However, after careful review and consideration of the scenarios, it was determined that status quo would be most beneficial to the City. This is due, in large part, for the need for a “special events zone” to be set up within the downtown, and various different parking rates be applicable in different areas on different days. The challenge identified with these approaches is two-fold; firstly, the provision of the required information to patrons of the downtown would be extremely difficult (i.e. is it an events night or not? Which zone are they in? What is the cost during that time? etc.), and secondly, dynamic pay parking technology is required (i.e. allowing for different rates in different areas on different days).

Considering the acceptance and success of the current policy for Special Events, it was determined that the existing approach should be maintained. Once the on-street meter technology is upgraded, this policy could be reviewed again at that time.

Staff Recommendations

With the goal of striking a balance between addressing the concerns and needs of residents and stakeholders, with ensuring that the parking system is operating in an efficient, responsible, technological and sustainable manner, the following recommendations were strategically developed. These recommendations are based on those provided in the IBI report but also on the comments and concerns received through the IBI study and through additional consultation with key stakeholders following the completion of the report.

On-street meters parking time limit reduction (3- to 2-hours)

The need for turnover at the on-street meters was a consistent message that was heard from downtown merchants and restaurants. As on-street parking is considered premium parking given its relatively small supply and its close proximity to trip destinations, reducing the time limit from 3-hours to 2-hours would create more turnover. Parking users, including residents of the downtown, who wish to park for periods in excess of 2-hours would be directed to the off-street parking facilities, such as the surface lots and garages. The maximum time limit for Accessible Permits will remain at 3-hours.

The IBI report states, “...on-street parking is intended to serve short term visitors to the Downtown core. When considering pay parking operations, on-street parking experiences the highest demand given that these spaces are generally located immediately adjacent to or in close proximity to the user’s intended destination.”

Two hours provides sufficient time to leisurely complete typical short term activities such as enjoying a meal, managing finances in a bank, or shopping. The IBI report notes that, “...the reduction would support local establishments since the parking spaces in close proximity would experience higher turnover resulting in more business. Additionally, the increased turn over would help dispel the public opinion that there is no available parking within the Downtown core.”

Additionally, the reduced maximum time limit, in concurrence with the extension of the paid parking hours at the meters, aids with managing Special Events parking along the major commercial corridors.

Extended paid parking hours at on-street meters, Garden Park and Westchester lots from 6:00 pm to 9:00 pm

As another means of creating parking turnover at the premium parking spaces in the downtown, which was a key message that was heard, extending the paid parking hours at the on-street meters, the Garden Park and the Westchester Surface lot would provide premium short-term parking opportunities.

However, staff understand that the component of **free parking in the downtown during the evening is an important aspect of the health and vitality of the community** and is desired by residents and stakeholders alike. Therefore, many free options would still be available, including both parking garages, City Hall, the Library and all of the other City owned lots. This represents a majority of the City provided parking system remaining free after 6:00 pm. To help ensure that all users are aware of these options, staff will undertake to increase the promotion of them through social media, the City’s website and through additional signage throughout the downtown and on the parking garage facilities.

Through the parking utilization surveys, it was observed that the downtown parking system experiences a second period of peak demand during the evening which was comparable in magnitude to the daytime peak. This is related to an increase in activity downtown at the restaurants, but also due to Special Events and an increase in downtown residential development. The availability of on-street meters is limited as when they are occupied after 6:00 pm weekdays, they are often not vacated until the following morning. Currently, residents and workers are able to park at an on-street meter as early as 3:00 pm, pay for the maximum three hours, and then remain in that spot through the overnight, and even over the weekend.

Staff are recommending to extend the paid parking hours at the on-street meters, the Garden Park lot and the Westchester lot from 6:00 pm to 9:00 pm. As noted, staff are not recommending to extend the paid parking hours at the Carlisle Street Garage,

Ontario Street Garage, the Library lot, Race Street lot, Head Street lot, Riordon Street lot, Raymond Street lot or any other permit or daily lot in the downtown. These lots are recommended to remain status quo in order to provide for free longer term parking in the downtown, except for those that are subject to the Special Events policy when events are running.

As a side benefit, the extension of paid parking hours at the on-street meters will assist with creating additional short-term parking during the evening and ensuring turnover and availability of meters along the main commercial corridors during the evening and Special Events. The extension of the hours at the Garden Park lot will eliminate the need for the manning of the lot during Special Events (as patrons would be required to pay until 9:00 pm), which reduces costs to the City, but also eliminates the current conflict that occurs from 5:00 pm to 6:00 pm between Special Events and patrons wishing to use the lot for other business, as they would be able to pay the meter for the time needed (i.e. 15 minutes to run in and out of a shop).

The extension of the hours at the Westchester lot would allow the City to utilize this small surface lot for Special Events purposes as it is in close proximity to the Meridian Centre.

Each of these changes will assist in the desire to provide parking for restaurant patrons and others who have come downtown but are not residents of the downtown or destined for an event. As noted, patrons and residents of the downtown will still have other free longer term parking available in the two garages and most of the other City owned permit lots (except those subject to Special Events policy during events).

With respect to the potential deterrent that the introduction of paid parking during the evening may have, the IBI report states, *"The Canadian Parking Association (CPA) was consulted when considering the effect pay parking has on parking demand. The CPA stated that the price elasticity of parking demand is low. In other words, increasing pay parking prices or introducing pay parking does not have a significant impact on parking demand. While no elasticity was provided for the introduction of pay parking, it was stated that increasing the price of parking by 1% is anticipated to result in a demand drop of approximately 0.37%."*

This recommendation was not supported by key stakeholders.

Saturday paid parking at on-street meters (only) from 9:00 am to 5:00 pm

Similar to the extension of the paid parking hours during the weekday evenings, in order to create turnover at the premium parking spaces in the downtown, staff are recommending to introduce paid parking at the on-street meters on Saturdays from 9:00 am to 5:00 pm. Currently, it is understood that long-term parking by residents and business owners/employees reduces the amount of short-term parking areas in the downtown. Similar to the weekday evenings, the downtown experiences a peak in parking demand between 9:00 am and 5:00 pm on Saturdays. It is common for the on-street meters in the downtown to be occupied from late Friday evening until early

Monday morning. This limits the downtown meter parking available for patrons who frequent the downtown.

Also similar to the weekday evenings, staff understand that the component of **free parking in the downtown on Saturday is an important aspect of the health and vitality of the community** and is desired by residents and stakeholders alike.

Therefore, free parking at all City parking facilities, except for the on-street meters, would still be available on Saturday's and all City-owned parking in the downtown would continue to be free on Sunday. This represents a majority of the City provided parking system remaining free on Saturday. To help ensure that all users are aware of these options, staff will undertake to increase the promotion of them through social media, the City's website and through additional signage throughout the downtown and on the parking garage facilities.

The IBI report notes that, *"Pay parking operations during the Saturday daytime period is a growing trend across Canadian municipalities including: Kingston, Guelph (first two hours are free), Windsor, Stratford, Victoria, Oakville, Winnipeg, Saskatoon, and Edmonton (reduced Saturday rates)."*

This recommendation was not supported by key stakeholders.

Increase hourly parking rate

The City's current parking system is covering the operating costs and requires regular revenue increases to maintain the existing parking infrastructure. As shown in Chart 1, the current revenue generated through the parking system will not be adequate to meet all future capital improvement requirements. Therefore, regular revenue increases will assist in parking operations becoming financially sustainable.

The primary goal of penalties / violations is to gain compliance and to discourage patrons from committing the offence another time.

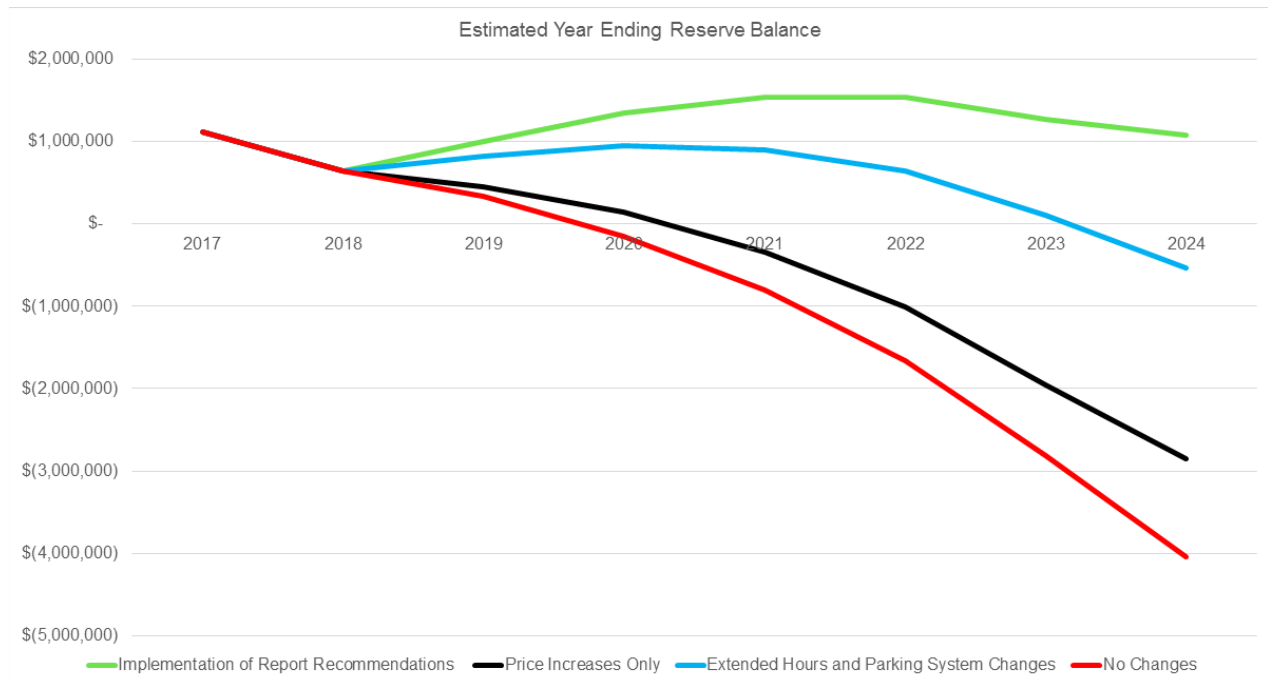
The current hourly parking rate in the city is \$1.50 per hour at the on-street and off-street meters, as well as at the two garages. The last increase in parking rates took effect in 2012 when the rate was increased by \$0.25 from \$1.25 per hour.

Staff are now recommending to increase the hourly parking rate to \$1.75 per hour in 2019. Future increases in the hourly parking rate will be monitored by staff and included as part of the annual rate and fee increases. With the current rates and fees policy to increase annually by inflation, staff will calculate the annual increase each year and recommend the rate to increase when accumulated inflationary increase equal \$0.25. This increase is estimated to generate an additional \$300,000 per year.

Through the City's internal financial review of the parking system, as requested by the Parking Advisory Committee, it was determined that the parking system is currently covering its operating costs; however, with significant maintenance and capital costs, it is not financially sustainable over the long term. The following graph illustrates the estimated year ending reserve balance under several scenarios, including the status

quo (or “no changes”), price increases only, increasing hours only, or implementing the recommendations in the report.

Chart 1



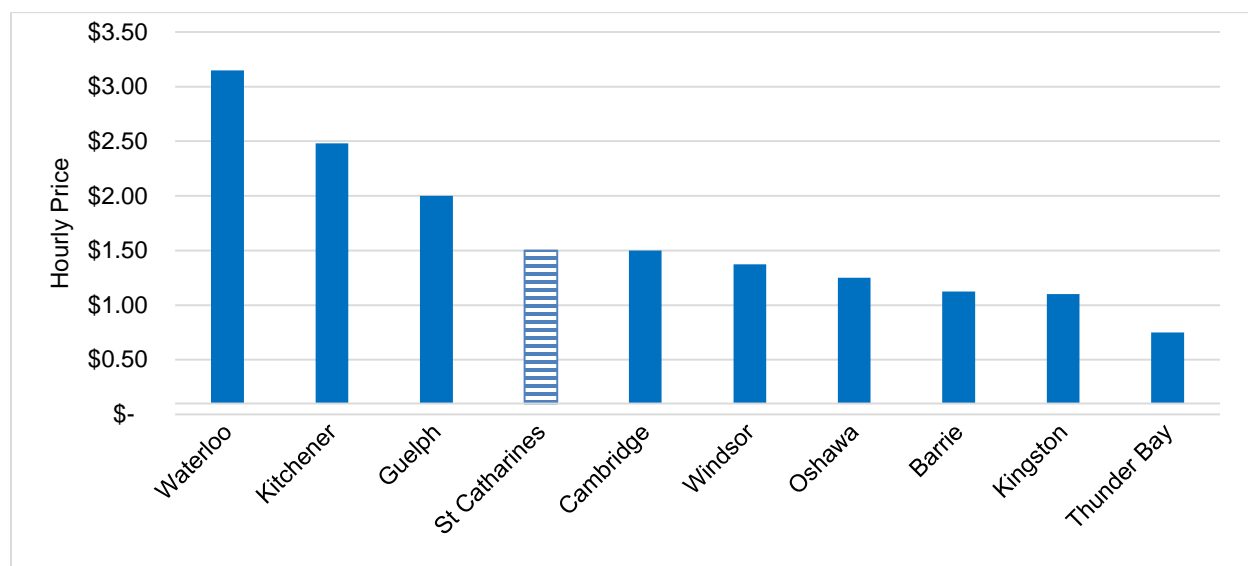
As operating, capital, financial, and maintenance costs continue to rise, the hourly parking rate has not. As can be seen from the graph, under the status quo or with only an increase in the parking rate, the parking system is not (or would not be) operating in a financially sustainable manner. Therefore, staff are recommending that the hourly parking rate be increased in a staged approach over the next six years to keep up with the rate of inflation.

Through the financial analysis, the inflation rate used for rates and fees is the “CPI - Common sourced from Bank of Canada. Based on CPI-Common, if it is applied to the meter rates and back cast, a \$0.25 per hour increase is reached in 2019.

It is important to note that these hourly rates strictly represent inflationary increases in attempts to keep up with the increased costs to run the parking system. The potential for additional revenue in attempts to increase the financial sustainability of the parking system could be realized through the extension of paid parking hours in the evening and the introduction of paid parking on Saturdays, as discussed previously.

The following chart, borrowed from the IBI report, illustrates the hourly parking rates in many of our comparator cities.

Chart 2



Increase monthly surface lots permit rate

The IBI report recommended that monthly permits increase by 10%. Staff are recommending this increase for surface lots only, as currently the majority of City surface lots are sold out. Monthly rates for the garages were increased in 2017 and, at \$85 per month, will still exceed the permit cost for surface lots. The monthly garage permits are also currently waitlisted, however, there is some flexibility with the garage permits due to the presence of transient parkers. This increase in monthly permit fees is estimated to generate an additional \$26,000 in revenue in 2019.

Annual parking rate increases commencing in 2020

In September 2016, the Ad Hoc Budget Committee approved that future increases would be set at a minimum of core rate of inflation. This policy has worked well for the City's other rates and fees for the past three years. Therefore, staff is recommending that this same policy be applied to the parking rates commencing in 2020.

Increase parking enforcement hours

In order to enforce the extension of paid parking hours during the weeknights and on Saturday, the City would be required to modify the current parking enforcement practices. These modifications would involve the elimination of beat 3 and the extension of beats 4, 5 and 6 to cover beat 3. The Officer on beat 3 would start a later shift that would cover the metered zones. This would be strictly an operational change with no additional charges with the exception of the Saturday patrol in the amount of \$7,500.

Financial Implications

Financial implications of recommendations have been included throughout the report.

As a result of a motion put forward by the Parking Advisory Committee upon completion of the IBI report for a more intensive and thorough review of the parking system finances, staff undertook to complete this review.

Appendix 3 provides a forecast of the parking system revenues and operating and capital expenditures. As shown in this analysis, the parking system generates adequate revenues to cover its annual operating costs. However, revenues generated are not sufficient to cover capital expenditures. Therefore, the regular increase in hourly and monthly parking rates would need to increase by a rate greater than inflation to provide adequate revenues to meet future capital needs.

Relationship to Strategic Plan

The recommendations in this report relate and support the following aspects of the Strategic Plan:

Economic Sustainability Pillar

Be an affordable city for all by keeping regular rate increases at inflation which maintains affordability and improves long term financial sustainability of the parking system.

Social Sustainability Pillar

Strive for the highest quality of life for all citizens by improving the operational facets of the system and maintaining an element of free parking in the downtown.

Connect people, places and neighbourhoods by encouraging users to come downtown as a core meeting place to work, socialize, eat and play.

Provide excellent customer service and communication with citizens by improving the options to pay for parking and improving the advertisement of paid and free parking opportunities in the downtown.

Cultural Sustainability Pillar

Support cultural festivals and events that build civic pride, encourage local engagement, and attract people to the community by providing an excellent parking system that meets the needs of all patrons.

Conclusion

In spring 2016, IBI Group was retained to undertake the Downtown Parking Study and develop a report to summarize their work, findings and recommendations.

Prepared and Submitted by:

Brian Applebee, C.E.T.
Manager of Transportation Services

Approved by:

Dan Dillon, P.Eng.
Director, Transportation & Environmental Services

Kristine Douglas, CPA, CMA
Director, Financial Management Services/City Treasurer

Parking Advisory Committee

1

Minutes**Wednesday, January 17, 2018****City Hall – Burgoyne Woods Room at 5:00 p.m.****Attendance:**

Mike Sullivan, Bruce Sinclair, Elizabeth Krajewski, David Ringler, John Scott, David Cooperman

Absent:**Staff Liaison:**

Kristine Douglas, Jim Riddell, Brian York, Lisa Read, Brian Applebee, Steve Bittner

1. **Call meeting to order**
5:05
2. **Additions/Deletions to Agenda**
3. **Motion to Approve the Agenda**
 - Moved: J. Scott Carried.
4. **Motion to adopt the minutes of the previous meeting**
 - Moved: B. Sinclair Carried
5. **Presentations (Invited Guests)**
 - None
6. **Business**

7.1 Downtown Parking Study

The Committee provided their assessment of the various recommendations contained in the Downtown Parking Study (attached).

Motion for a more comprehensive financial assessment of the parking system. This would include separate operating, maintenance and capital projections as well as a plan as to how these would be tracked.

Moved: D. Ringler Carried

The Parking Advisory Committee
is an Advisory Committee of City Council



- **Motion for a clearer definition of the goals of the reserve fund.**

Moved: B. Sinclair Carried

7. **Date of next meeting**

- March (date and time to be determined)

8. **Motion to Adjourn – 7:20 pm**

Moved: J. Scott Carried

DOWNTOWN PARKING STUDY RECOMMENDATIONS

Monitor the ongoing population and employment changes and the resulting parking patterns. In the event the parking utilization is observed to approach the 85% effective capacity threshold, St. Catharines is recommended to consider:

Question using an area wide 85% capacity threshold as opposed to an area specific threshold.

- Implementing Transportation demand management (TDM) measures (recommended regardless of the observed demand); **Support**
- Adopting a shared parking policy; and **Support**
- Constructing additional parking supply, such as adding two additional floors on the Carlisle Street / Garden Park parking garage. **Support**

Improve upon existing TDM measures to promote alternative modes of transportation. TDM measures recommended include promotion of a carpool matching system, improving public transit (service frequency and reliability), and increasing the number of dedicated carshare spaces. **Support**

Implement a wayfinding strategy including five dynamic wayfinding signs located at strategic entry points into the Downtown core to promote the underutilized parking garages. **Support**

As a next step in the replacement of the existing parking meters, the City is recommended to undertake a Request for Proposal (RFP) process. This RFP should include a requirement for the potential vendors to determine, through their assessment of the existing parking lots and on-street spaces, the most advantageous technology solution for the City. **Support**

Upgrade the parking management system at the Ontario Street garage. **Support**

Expand upon the current area supporting pay by phone technologies (given a successful pilot project). **Support**

Convert select loading zones to parking spaces during periods of weekday evenings and weekends. The time-of-day and day-of-week conversion is recommended to be implemented in a phased manner to ensure no unintended consequences arise. Following a partial implementation, operations are recommended to be monitored prior to implementing time-of-day operations at the remaining recommended locations. Note, additional parking technology is required if pay parking operations are implemented during Saturdays. **Support**

Include design considerations for lighting, pedestrian friendly links, signage, and landscaping for parking facilities within the Downtown Urban Design Guidelines.

Support

Implement a parking price structure where hourly fees are increased by \$0.25 and monthly permits are increased by 10% every 5 years starting in 2018. Note that due to timing constraints, the parking rate structure adjustments are anticipated to be implemented starting in 2019. The recommended parking rate increases are considered in present day dollars.

Concern with the prescriptive nature of the increases. Should be tied with the financial needs of the system. Issue needs to be investigated further.

Maintain the existing overnight parking prohibitions. However, following the completion of the Downtown Parking Study, a follow-up feasibility study is recommended to investigate potentially rescinding the current overnight prohibitions.

Support the overnight parking prohibitions. Do not support investigating rescinding the prohibition.

Reduce the maximum on-street pay parking limit from three hours to two hours.

Support

Maintain the existing three hour on-street limit for parking users with accessible needs.

Support

Extend pay parking operations to 9:00 PM on weekdays. Consideration is recommended for an additional parking officer with focus given to the Downtown core.

Do not support. Issue needs to be investigated further.

Implement pay parking operations during Saturdays between 10:00 AM and 5:00 PM. Consideration is recommended for two additional parking officers with focus given to the Downtown core.

Do not support. Issue needs to be investigated further.

Increase permit sales at underutilized off-street permit parking lots. Based on the observed parking utilization, it's estimated that an additional 300 permits can be sold prior to exceeding the 85% effective capacity threshold. Permits sales are recommended to be increased in a phased manner to ensure that permits are not oversold. **Support**

Convert underutilized on-street pay parking spaces to permit parking spaces. Considering the existing parking utilization, it's estimated that 65 pay parking spaces can be converted to permit parking spaces.

Support only if done in consultation with affected properties.

Implement a special events parking price structure with the following policies:

- Designate a special events zone bound by Ontario Street to the west, King Street to the north, Court Street to the east, and Highway 406 to the South;
Do not support a special events zone, should be site specific.
- Extend pay parking operations until 9:00 PM;
Do not support.
- Implement a two hour maximum on-street time limit;
Support
- Charge \$2.50 an hour on-street and a flat \$5.00 fee off-street within the special event zone; and
Do not support.
- Maintain regular pay parking prices outside of the special event zone (\$1.50 an hour both on- and off-street).
Do not support.

Consider implementing special event TDM measures to help manage the parking demand. **Support**

Add a fourth parking officer during special event periods with enforcement efforts focused within the special event impact area.
Support that this be considered.

January 25, 2018

Mr. Brian Applebee
Manager of Transportation
City of St. Catharines

Re: **ST. CATHARINES DOWNTOWN PARKING STUDY, DECEMBER 5, 2017**

Dear Brian:

The purpose of this letter is for The St. Catharines Downtown Association on behalf of its 500+ members to formally express our observations, endorsements and concerns with regard to the current Downtown Parking Study report dated December 5, 2017 that we understand will be presented to City Council in the coming months.

STUDY OBJECTIVES

The objective statement attached as Exhibit 1 is very solid and addresses all of the required issues.

Within the objective section of the report, 4 zones were created in order to examine parking supply and demand. From our perspective, it is important that zone 2 be segregated for weekday parking (the primary concern of the downtown merchants) because as the report states the acceptable walking distance from parking to destination is 320 metres. This would put zones 1, 3 and 4 mostly outside the acceptable walking distance.

STUDY VISION

There is a clear vision statement as per the attached exhibit 2 which includes a solid definition for self-sufficient and sustainable. However, it does not present a clear understanding relating to the reserve fund as to how any amount might be assigned and what its intended uses would be.

PARKING SPACE COUNT DISCREPANCIES

When the number of spaces taken from the St. Catharines website are compared to the space count from the study, the study identifies 139 spaces (Exhibit 3) that the website can't account for. At the Downtown Parking Committee meeting on January 17, clarification of this difference was requested and we are awaiting a response. A clear understanding and agreement to the spaces is critical to the calculation of supply and utilization.

UNQUESTIONABLE NEED TO SEPARATE LONG-TERM (PERMIT) PARKING FROM SHORT-TERM

The St. Catharines Downtown Association believes that there is unquestionably a distinction between **short-term** and **long-term** parking needs in downtown St. Catharines. Despite the requests from the Downtown Parking Committee, the study did not identify the need to investigate these two parking requirements. Long-term parking provides economic parking availability to draw business to the downtown core. Without this availability there is a disincentive and/or an impossibility for business to locate in the downtown core and support the want to create a vibrant downtown area as per the Garden City Plan.

The study did identify that off street parking, that includes both long-term and short-term lots, was underutilized despite the fact the city sold 115 permits for every 100 spaces available. It also noted that despite that, long-term permit parking had a significant waiting list which only suggests there is a need for more long term parking needs.

With this in mind we would question the study's conclusion that "In general, there is sufficient on and off-street parking opportunities to meet the existing parking demand."

UNDERSTANDING THE IMPACT OF VACANCY RATE ON PARKING NEEDS

This shortage of long-term spaces is further aggravated when looking at current vacancy rates for professional office space in downtown St. Catharines. Once again, the Downtown Parking Committee asked that this area be reviewed as it was felt, at least anecdotally, that this was a significant concern. The following examples provided by property owners, indicate some of the vacancies in the office buildings downtown:

- 1 St. Paul currently has 50% vacancy, this is approximately 60,000 sq.ft. of empty office space;
- 80 King Street currently has 39.2% or 89,077 sq.ft. vacant space;
- 60 James Street currently has 23.7% or 17,201 sq.ft. of empty office space
- 55 King Street has 19.7% or 15,378 sq.ft. vacant office space
- 43 Church Street at the time of the current sale had 46.2% or 35,230 sq. ft. vacant office space

These 5 properties represent a vacancy of 216,886 sq.ft. which we have assumed to be gross leasable floor area. Current by-laws outside the downtown area would require 720 parking spaces for this square footage based on 1 space per 28 square meters of gross leasable floor area. Today there are no long-term spaces to meet this need.

The issue we want to emphasize is that one of the significant problems the property owners of these buildings are facing, in filling their office space, is being able to secure adequate long-term parking when a potential tenant is looking at acquiring office space. This has become a significant stumbling block when trying to fill vacancies over the last number of years.

This was further emphasized by Economic Development Department City staff, who commented at a recent Downtown Parking Committee meeting that they were unable to bring a potential firm to the downtown in part because they required 100 parking spaces that could not be located. It was implied that the client was seeking 30,000 sq. ft. which would be consistent with the parking needs calculated above. The result was the loss of this opportunity for downtown and clearly identifies that long-term parking needs have become a hindrance to building a vibrant downtown.

We understand that the parking need not be at the doorstep of an office building but must be within an acceptable walking distance, which the study defined as 320 meters.

Unfortunately we are not in an urban area that has a significant number of individuals using alternative transportation methods and we cannot see this changing in the near future even though we are aware of efforts to promote alternative modes of transportation.

Taking into account significant waiting lists for permit parking, the significant vacancy rate and the expected slow move to the use of alternative transportation, we believe that this indicates that we have a significant need for long-term parking supply now to help build a strong business presence and a vibrant downtown.

STUDY RECOMMENDATIONS ENDORSED BY THE DOWNTOWN ASSOCIATION

We would endorse the following study recommendations to be implemented by the City of St. Catharines:

- Converting underutilized short-term meter parking spaces to long-term permit spaces once consultation with local businesses in the area had taken place, ensuring that they are managed similar to the loading zones below
- Consider additional long-term parking supply in the near future (such as adding additional floors on to the Carlisle Street/Garden Park parking garage) to provide parking space to assist in decreasing the vacancy and build a vibrant downtown
- Converting loading zones to short-term parking spaces during non-peak periods on a time-of-day and day-of-week basis to increase the number of available spaces for short term use
- Increasing lighting for safety in pedestrian areas
- Increasing signage and wayfinding to downtown and parking specific areas
- Upgrading the desperately needed parking management system such as the on street meters, and Ontario Street parking garage
- Continuing and increasing the area utilizing the Honk Mobil application or a comparable system
- Reducing the on street maximum parking time limit from its current three hours to two hours, but this would be exempt for users with accessible needs

- Selling additional off-street long-term permits at underutilized parking lots
- Review by- annually with stakeholders and City staff the parking price structure to reflect parking related operation and maintenance to meet the City's reserved fund goals
- Maintaining the existing overnight parking prohibitions

AGENDA ITEM #6.1

FINANCIAL ISSUES

The Ad-Hoc Downtown Parking Committee grew concerned with the significant reduction from budgeted expenditures to actual expenditures. This put into question whether maintenance issues were being delayed and putting assets at risk. This issue was never resolved and lead to a motion at the last Downtown Parking Committee meeting that maintenance and capital expenditures be separated out from operating expenses so as to alleviate this issue. The Downtown Association endorses this motion.

MANAGEMENT

The Downtown Association endorses the assignment of parking management as the responsibility of an existing City Department as recommended in the study. We believe that this would provide singular focus and direction for the parking function and ensure "an operation where revenues are sufficient to fund all parking related operations, maintenance and capital cost and meet the City's reserve fund goals.

OPPOSED TO EXTENDING PAID PARKING HOURS

The St. Catharines Downtown Association is **vehemently opposed** to extending the paid parking hours to 9:00 p.m. or charging for parking on Saturday and Sundays at this time. Since 2008 the downtown has struggled with continual construction that has adversely affected business in the downtown core. Recently downtown has experienced some financial growth but we still have a long way to go, and our businesses are very much still in a fragile state. We do anticipate this changing for the better, but currently we believe that the answer is not to penalize our membership by having their customers start paying for parking during hours they have currently not had to. There are too many options in the City for their customers to choose from, where there is no charge for parking, and we already hear of too many businesses losing out as a result of parking constraints. We are fearful that this is a further penalty/disincentive for patrons to frequent establishments downtown.

SPECIAL EVENT PARKING

Without the results of this further surveying of the downtown core in the evening hours, for the same reasons as above the Downtown Association is strongly **opposed** to imposing the recommendations for event parking found on page 80 of the report and outlined in Exhibit 4 below. We are also concerned that if a variety of special event parking price structures go into effect, it will have a very adverse impact and be extremely confusing for all to utilize.

CONFLICT BETWEEN EVENT PARKING RATES AND METERED RATES FROM 5:00 PM TO 6:00 PM

The other issue our membership has been facing is the loss of customers resulting from special event parking that goes into effect at 5:00 p.m. Many retailers stay open past 5:00 p.m. to accommodate customers who just need to visit their establishments for a very short time to pick up/drop off product etc. The parking meters and surface lots are to have regular paid parking until 6:00 p.m. yet special event parking takes effect at 5:00 p.m. This subjects the patrons of our membership to paying a \$5 fee when it should only cost 25¢ - 50¢. We would request that there be some method found to deal with this hour for patrons requiring short term parking needs at downtown merchants.

The St. Catharines Downtown Association would ask that the City of St. Catharines seriously consider all of our comments and those provided by others in the community before any significant changes are taken regarding the parking policies and strategies in the Downtown core of St. Catharines.

Yours Truly,

St.Catharines Downtown Association

cc: Mayor Sendzik and City Council

EXHIBIT 1 – DOWNTOWN PARKING STUDY OBJECTIVES

To develop “a set of parking policies and strategies that supports the Garden City Plan, and builds upon the existing parking system while

- Ensuring adequate future parking supply (parking utilization is below 85% of the maximum capacity);
- Addressing stakeholder concerns;
- Ensuring parking operations are financially sustainable;
- Achieving the City’s reserve fund goals; and
- Addressing special event needs.”

EXHIBIT 2 – DOWNTOWN PARKING STUDY VISION

“The goal of the St. Catharines parking system is to achieve a self-sufficient and sustainable parking operation that meets the needs of a rapidly growing Downtown Core.”

“Self-sufficient and sustainable parking are defined as an operation where revenues are sufficient to fund all parking related operations, maintenance and capital costs and meet the City’s reserve fund goals.”

EXHIBIT 3 – PARKING SPACE COMPARISON STUDY TO ST. CATHARINES WEBSITE

	IBI	St. Catharine Website
Ontario Street Parking Garage		470
St. Paul/Westchester		21
Race Street		48
Head Street		42
Garden City Parking Garage		595
Garden Park		67
Library		62
Market Square		113
William Street		19
Raymond Street		81
King Street		8
Meridian		40
Ice Dogs		24
Garden City Arena		77
Riordon Street		82
TOTAL	1,870*	1,668
Raymond Street	81	81
TOTAL INCLUDING Raymond St.	1,888	1,749

* Excludes Raymond Street

Strongly opposed to:

EXHIBIT 4 – SPECIAL EVENTS PARKING PRICE STRUCTURE

- Designate a special events zone bound by Ontario Street to the west, King Street to the north, Court Street to the east and Highway 406 to the south;
- Extend pay parking operations until 9:00 PM;
- Implement 2 hour maximum on-street time limit;
- Charge \$2.50 an hour on-street and a flat \$5.00 fee off-street within the special event zone; and
- Maintain regular pay parking prices outside the special event zone (\$1.50 an hour both on- and off-street).



February 23, 2018

Mr. Brian Applebee
Manager of Transportation
City of St. Catharines

Re: **ST. CATHARINES DOWNTOWN PARKING STUDY, DECEMBER 5, 2017**

Dear Brian:

We represent the Landlords of 80 King Street, 55 King Street and 60 James Street St. Catharines, we are writing to confirm the findings of The Downtown St. Catharines Association parking study regarding the impact of vacancy rate on parking needs.

UNDERSTANDING THE IMPACT OF VACANCY RATE ON PARKING NEEDS

This shortage of long-term spaces is further aggravated when looking at current vacancy rates for professional office space in downtown St. Catharines. Once again, the Downtown Parking Committee asked that this area be reviewed as it was felt, at least anecdotally, that this was a significant concern. The following examples provided by property owners, indicate some of the vacancies in the office buildings downtown:

- 1 St. Paul currently has 50% vacancy, this is approximately 60,000 sq.ft. of empty office space;
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These 5 properties represent a vacancy of 216,886 sq.ft. which we have assumed to be gross leasable floor area. Current by-laws outside the downtown area would require 720 parking spaces for this square footage based on 1 space per 28 square meters of gross leasable floor area. Today there are no long-term spaces to meet this need.

The issue we want to emphasize is that one of the significant problems the property owners of these buildings are facing, in filling their office space, is being able to secure adequate long-term parking when a potential tenant is looking at acquiring office space. This has become a significant stumbling block when trying to fill vacancies over the last number of years.

This was further emphasized by Economic Development Department City staff, who commented at a recent Downtown Parking Committee meeting that they were unable to bring a potential firm to the downtown in part because they required 100 parking spaces that could not be located. It was implied that the client was seeking 30,000 sq. ft. which would be consistent with the parking needs calculated above. The result was the loss of this opportunity for downtown and clearly identifies that long-term parking needs have become a hindrance to building a vibrant downtown.

We strongly oppose the idea of extending park rates to 9:00 PM and Saturdays and Sundays. This will certainly deter people coming downtown. While most other areas of the city do not charge parking, these contemplated additional times would be a disaster in the rejuvenation of the downtown area. Don't extend parking rates times and weekends.

The parking limitations in downtown St. Catharines are also an issue with existing Tenants in our downtown St. Catharines Properties. The buildings have waiting lists for additional parking spots, and a major deterrent caused from the parking limitations is that businesses wishing to expand will look for other options outside of downtown St. Catharines in order to accommodate their employees.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Miles', with a long horizontal stroke extending to the right and a small loop at the end.

Robert Miles
Senior Property Manager
Wilson, Blanchard Management Inc.

for hand delivery

St. Catharines ON L2P 3X8

Feb. 17, 2017

Walter Sendzik, Mayor of St. Catharines

Dear Mayor Sendzik,

Yesterday evening, I attended a gathering of citizens at Market Square. They were concerned about a plan to extend paid parking to evening hours.

They were church people, business owners, and residents. They were articulate and sincere. They said they were sad that no one from council was in attendance.

The church people worried that they would be hampered in their efforts to help people "Out of the Cold," people whom they feed and shelter overnight, in winter, and in summer hold barbecues for them.

The business people, especially restaurants, worried that the imposition of more rates would further discourage patrons to their venues.

The residents worried that their friends from away would be unwilling to visit them.

I was impressed with the respectful and articulate way in which the speakers spoke. They expressed understanding for the city's desire to acquire more money but they gave good arguments as to why they thought the policy would be misguided.

They thought perhaps they were just being given a chance to "vent" and the matter would proceed according to prior intentions, but they felt they needed to try to voice their opinion, in case they could make a difference.

I am one who meets at various restaurants once each month with other clergywomen. When deciding where to go, we always exclude downtown St. Catharines because of the inconvenience and cost of parking. We may not count much in the grand scheme of things, but put us together with the people I mention above, and perhaps consideration, or re-consideration, of this policy is merited.

Walter, a few months ago, I heard you give a lovely speech about the Compassionate City. I was moved by the heart you showed toward the people of this town. I am thinking that in regard to this parking matter, there could be a case made for compassion to the people who are trying to help you in your efforts to make the downtown come alive. They said they could see progress in that effort, but thought recovery still too "fragile" to be challenged with the proposed increases.

Yours respectfully,
Donna J. Riseborough

cc. David Haywood, Jennifer Stevens

RECEIVED
MAYOR'S OFFICE

FEB 21 2017
Parking
Advisory
Cm



St. Thomas' Church St. Catharines

Diocese of Niagara, Anglican Church of Canada

RECEIVED
MAYOR'S OFFICE

FEB 24 2017

Parking
Adv
Cm

February 22, 2017

Office of the Mayor
Mayor Walter Sendzik
50 Church Street
St. Catharines, ON L2R 7C2

Greetings from St. Thomas' Church:

I write to add my support to the letter sent to you by The Rev. Dr. Clyde Ervine of Knox Presbyterian Church dated 31st January 2017. The letter addressed the proposal before City Council for parking changes in the downtown area of St. Catharines, which calls for paid parking under the City's control to be extended to 9 p.m. on weekday evenings and during the day on Saturday.

We at St. Thomas' share the fundamental concerns expressed in Rev. Ervine's letter and strongly support keeping free parking after 6 p.m. and weekends available in the downtown area. All the downtown churches share many of the same activities which support a vital contribution to the downtown core. We believe this would be jeopardized by the proposed parking changes.

We thank you and City Council for your consideration of our requests, and for the leadership and vision you bring to the City of St. Catharines.

Yours sincerely,

The Reverend Canon Kevin W. Bothwell
Rector, St. Thomas' Church

The Reverend Canon Kevin W. Bothwell – Rector
99 Ontario Street, St. Catharines, Ontario. L2R 5J6
905 684 2339 * church.office@stthomaschurch.ca * www.stthomaschurch.ca

January 16, 2018

To: PARKING ADVISORY COMMITTEE
 Volunteer Members:
 David Cooperman, Elizabeth Krajewski, John Scott, Bruce Sinclair, Mike Sullivan
 City Staff Members:
 Brian Applebee, Steve Bittner, Marian Lane, Lisa Read
 From: David Ringler
 Subject: **DOWNTOWN PARKING STUDY - REVIEW AND ANALYSIS**

PURPOSE

The purpose of this document is to provide my analysis and review of the December 5, 2017, Downtown Parking Study prepared by IBI Group.

REVIEW AND ANALYSIS EXECUTIVE SUMMARY

1. The objective statement is very sound.
2. Available parking spaces counted from zones 1, 3 and 4 are generally outside the acceptable walking distance as defined within the study and therefore their count in supply should be reviewed in detail.
3. The vision is very clear, as is the definition of self-sufficient and sustainable. I believe that there needs to be a better understanding of what the reserve fund goal is and how it would be used.
4. The report on page 11 is somewhat misleading in that it implies that the Garden City parking garage (111 spaces) replaced the Lower Level Parking Lot (100 spaces) when the Meridian Centre was built there. In section 5.5 below parking availability in 2018 is compared to 2012 identifying a reduction of 283 spaces in that time period, most of which was long-term parking.
5. The table in this report under 2.2 Background Document Review outlines gains and losses from 2012 and addresses some of the strains that this has put on the parking system. I am having difficulty replicating the study numbers for 2018 and seek clarification.
6. The utilization survey has the potential to be somewhat flawed in that the counts are taken on so few days. That is not to say that surveys are not important but they should be taken on a frequent basis as well as being compared to other measures to question or validate the assumptions formed. Other measurements might include mathematical calculations, vacancy rates and permits sold.
7. The utilization survey results should have segregated short-term parking from long-term parking especially given the study's reference to the significant waiting list for parking permits. They are different uses. Long term is employee parking that needs to be guaranteed parking, priced to attract businesses to the downtown core. Short term is used for individuals who have a short stay for retail needs. Their utilization measurements should be viewed differently because the availability of off street parking at short-term rates is not a substitute for long-term parking. Short-term spaces are available to anybody at any time. Long-term spaces are sold in advance and even if surveys say there is low utilization the real measure is how many spots have been sold and hence reserved (used or not).
8. Using the free spots that are primarily in zones 1,3 and 4, that are outside the acceptable walking distance, in the calculation of utilization for daily parking, I believe ensures a utilization level that is low and presents a fact that is inconsistent with the general availability of on street parking daily in the downtown core.
9. I'm concerned that the population growth numbers don't reflect reality if we were to use the last 10 years as an indicator. I do believe that things like downtown vacancy rates, which anecdotally I am lead to believe are high, and the potential for increased parking should this number be reduced are more important considerations. I also believe that it is important to understand the lead time for the development of future parking so that decisions can be made prior to a crisis situation developing.
10. If there is a real want to increase carpooling, there needs to be a method for making the number of spaces limitless to meet any demand while ensuring adequate enforcement.
11. I am concerned that there is a belief that transit usage can be increased without an understanding of whether the transit stops are within an acceptable walking distance from homes or without taking into account the time commitment versus driving. As it is important to understand parking rates relative other communities as a guideline, before parking rate adjustments made relative to transit pass cost, these should be compared to the same communities.
12. Making loading zone restricted parking time sensitive makes abundant sense. As does the issuing of loading permits to business owners.

13. Although the other issues are interesting they need to follow after the parking system has been defined and implemented and at this point I am not sure there is agreement as to what that should look like.
14. I continue to be concerned with the financial aspects of parking. According to the vision there is a need to ensure sufficient revenues to fund operations, maintenance and capital costs and meet the City's reserve fund. I believe it is important to separate out expenses to identify the existence of each of these factors so there is an understanding that not only are operations being serviced but that there is a maintenance and capital plan that is being addressed to ensure assets are being properly managed and planned for. I am also concerned about the budgeting system that I addressed under the financial model section below.
15. I agree that the rate structure should change every 5 years but I don't think it is prudent to assume factors for the rate increase. Given the objective of self-sufficiency and a reserve fund goal (I am not sure this is well defined given the lack of a plan for the uses of the reserve), the factors should present themselves.
16. Cash-in-lieu of parking is an interesting concept that should be reviewed further so that developers are helping to address the parking issue rather than potentially making it worse. I realize that this would require a by-law change but one that I think would be advantageous relative to addressing future parking needs.
17. All the issues in Enforcement make sense.
18. I agree with the recommended alternative 1 for pay parking alternatives.
19. I am concerned that there is insufficient information from the minimal surveys to suggest permits can be increased. It is my understanding that staff were overselling by 5%. With further study I would agree that there is potential to increase this oversell but not without further study.
20. City staff who in 2014 accounted for 180 permits to the Ontario Street garage, should move from parking as a taxable benefit to normal purchasers of parking. This would cause them to pursue the alternative modes of transportation being requested of the citizens at large, free up permit spaces and add to revenue.
21. On street permit parking conversion is a good approach for adding needed permit spaces. I would recommend they be treated like loading zone spaces.
22. I would agree with the recommended scenario 2 for the management of the parking portfolio. It is important that functions be coordinated under one management to ensure "an operation where revenues are sufficient to fund all parking related operations, maintenance and capital cost and meet the City's reserve fund goals".
23. I would only make one change to the special event recommendation and that would be to continue charging \$10 on the Ice Dogs Way lot.

REVIEW AND ANALYSIS

1.1 OBJECTIVES

The objectives as reprinted below from the Downtown Parking Study are very sound.

To develop "a set of parking policies and strategies that supports the Garden City Plan, and builds upon the existing parking system while:

- Ensuring adequate future parking supply (parking utilization is below 85% of the maximum capacity);
- Addressing stakeholder concerns;
- Ensuring parking operations are financially sustainable;
- Achieving the City's reserve fund goals; and
- Addressing special event needs."

Pages 9/10 of the study identifies 4 zones for the purpose of examining parking supply and demand. The one that clearly stands as downtown parking is Zone 2. Zones 1, 3 and 4 are definitely peripheral to the downtown core and for the most part would be considered as outside the walking distance to the downtown core, as defined in the report on pages 47/48 5.7.2 Acceptable Walking Distance. These three zones would represent a small percentage of paid parking spaces and 100% of the free on-street parking spaces and 45% of all on street parking identified in the study.

1.2 VISION STATEMENT

There is a very clear vision statement expressed in the report as follows with a clear definition of self-sufficient and sustainable, however I am concerned whether there is a full and complete agreement to the reserve fund goal and its uses:

“The goal of St. Catharines downtown parking system is to achieve a self sufficient and sustainable parking operation that meets the needs of a rapidly growing Downtown Core.”

“Self-sufficient and sustainable parking are defined as an operation where revenues are sufficient to fund all parking related operations, maintenance and capital costs and meet the City’s reserve fund goals.”

2. PROJECT SCOPE

2.2 Background Document Review

Page 11 of the study seems to suggest that the Carlisle Street garage was reconstructed to offset the spaces lost when the Meridian Centre replaced the Lower Level parking lot. In fact there have been a number of city owned primarily long-term spaces lost since 2012 as outlined in the Table 1 which uses the St. Catharines website and information from the Ad Hoc Parking Committee report 2014. The significant loss of spaces has resulted in considerable lost income putting the cost structure and revenue at risk.

TABLE 1

LOCATION	2018	2012
Ontario Street Parking Garage	470	470
St. Paul/Westchester	21	21
Race Street	48	54
Head Street	42	42
Garden City Parking Garage	595	600
Garden Park	67	67
Library	62	77
Market Square	113	113
William Street	19	19
Raymond Street	81	74
King Street	8	
Meridian	40	
Ice Dogs	24	
Garden City Arena	77	70
Riordon Street	82	82
Lake/ Wellington		151
Lower Level		250
TOTAL OFF STREET	1749	2090
TOTAL ON STREET	564	506
TOTAL INVENTORY	2313	2596

Note: This table was created simply to identify the spaces lost since 2012. Although it wasn’t my intent to check numbers presented in the study, I have been unable to get the same number of spaces as identified when I use the website as my source.

3. PUBLIC AND STAKEHOLDER CONSULTATION

Other than to say that it was very important to try to obtain input from citizens, it is with the understanding it is very difficult to gain interest and involvement unless they are intimately involved on some level.

4. DATA COLLECTION

Pages 13/14 outlines the utilization survey dates and methodology. I have few concerns with this methodology for short term parking, although I do believe it should be compared with a mathematical calculation of utilization. If these two scenarios are wildly different there is something wrong. The single methodology, on so few dates, leave open many questions relating to short term parking utilization.

The use of this methodology for long term parking is potentially very misleading, as the count could indicate a low utilization, sale of permits might well be higher than the number of spaces available. Therefore the empty spaces are in fact not available as they have been paid for and reserved.

Another issue that might be considered is the current vacancy rate. Anecdotally I understand that the vacancy rate is quite high. If this is the case, there may be a further significant need for parking as the vacancy rate decreases. I would suggest that the City and Downtown Association with the cooperation of the landlords identify if this is a valid measure or not. If it is a valid measure they should work together to determine what requirements might be necessary.

5. PARKING SUPPLY AND DEMAND

5.1 Existing Supply and Demand

Page 15 of the study identifies a total of 3,911 spaces in the study area as follows:

- 1,034 on street parking spaces (564 paid and 470 free)
- 1,870 city owned off street parking spaces (excluding Raymond Street 81 spaces)
- 1,007 privately owned off street parking spaces

It would be my contention that the supply as provided in the study is overstated and should be revised from 3,992 spaces (including Raymond Street) to 3,522 of which 2,515 are city owned (1,961 off street, 564 on street).

The 470 free on street spaces identified in the study are largely outside zone 2, the downtown core, and also outside the acceptable walking distance as identified by the study. As a result, it is my belief that the available off street parking numbers are overstated. Not to mention that the free parking spaces are largely in residential areas where significant fallout from residents is likely. Although it is on limited survey information, I would agree that with comparison to the Ad Hoc Downtown Parking Committee report there is little question that there is off street parking capacity. To include the spaces in zones 1, 3 and 4 to get a very low utilization for the study area however I believe to be very misleading.

According to the St. Catharines website the current inventory of city owned off street parking spaces is 1,749 (including Raymond Street). I am unable to determine where the missing 121 (to bring the total to the study inventory of 1870) or the further 81 (to bring the total to the study inventory of 1961 including Raymond Street) are located and would seek clarification.

The study on page 67 identifies that there is currently a significant wait list for Downtown parking permits. Despite my need for clarification of the numbers and to address this wait list, I continue to believe that it is important to separate short-term and long-term parking needs. Long-term parking requirements provide economical parking availability to draw business to the downtown core. Without this economical parking availability there is a disincentive for business to locate in the downtown core and to support the want to create a vibrant downtown area.

5.2 Future Parking Needs

Population growth estimates seem very high. I would wonder how long the Downtown core has been designated as an Urban Growth Centre and what impact did the designation have on the last 10 years. What differences do we anticipate to build a significant change in the next 10 to 20?

5.3 Transportation Demand Management

Carpooling makes sense and I would agree that enforcement is difficult. This is especially true given past experience with enforcement issues that have been observed by the Parking Committee. I am also of the belief that if this is an agreed to direction for the future designating carpooling spaces has the potential to limit the option. I would propose that a vehicle with a carpooling identifier (similar to an accessible parking permit) should allow that vehicle to park anywhere except zone 3 in on street spaces.

Cycling - No Comments

Public and Private Transit - Understanding that there are 18 daytime St. Catharines Transit routes, the only question here relates to questioning acceptable walking distances to transit stops. Before one hopes for this to work, it is important to understand whether this is a limiting factor or not.

Electric Vehicles - No Comments

Car Share - No Comments

5.4 Improved Technologies

Existing Technologies

Wayfinding Technologies

On Street Payment Technology

Pay by Phone

Pay on Exit/Foot - Although the information in these areas is interesting, I believe it is more important to finalize the makeup of the parking system prior to addressing any of these issues.

5.5 Dedicated Loading Zones

It makes abundant sense to:

- Make these spots time sensitive
- Provide permits for business owners who are loading or unloading from their personal vehicles
-

5.6 Parking Standards and Zoning By-Laws

5.6.1 Parking Space Dimensions - No Comments

5.6.2 Accessible Parking Requirements - No Comments

5.6.3 Peer-to-peer Shared Parking - No Comments

5.7 Best Practice Design Considerations

5.7.1 Snow Removal - No Comment

5.7.2 Acceptable Walking Distance - No Comment

5.7.3 Lighting

5.7.4 Pedestrian Friendly Links to Parking

5.7.5 Signage

5.7.6 Landscaping Design - these last four items are interesting, however, I believe it is more important to finalize the makeup of the parking system prior to addressing any of these issues

6. FINANCIAL MODEL

6.1 Parking Operating Fund

I have no issues with the numbers as presented given they are actuals and technically can't be disputed. My concern from the 2014 Ad-Hoc Downtown Parking Committee relates to the significant swings from budget, where revenues have typically be understated and expenditures overstated and subject to significant swings. This had lead to a concern that there may be expenditures being delayed that may be impacting the longevity of parking assets, or that there are significant allocations which move dependent on a need to have the system be self-sufficient, or are designed to justify price increases that may or may not be required. Unfortunately these issues were not addressed.

Believing that parking garage assets in particular require significant maintenance and eventual replacement, I am concerned that there is no real confidence that these issues are being addressed in a timely manner and may in fact be compromised for the purposes of presenting an acceptable financial yearend picture.

In keeping with the vision expenditures should be separated to highlight operating, maintenance and capital to ensure that there are plans in place for each of these areas and a method to address them so as to increase confidence that the assets are being well protected.

6.2 Parking Rate Structure

Although I would agree that there is a need to increase parking rates, I believe there are two issues at play. One is an understanding of the size of surplus required to achieve the desired reserve fund, which I am still uncertain as to what that level or the rationale for it should be. Two, until the annual construction is fully completed raising rates will do nothing to help the retailers who have struggled for each of the last number of years. Three is the need to ensure that rates in St. Catharines make sense to other municipalities so as not to lose competitive advantage for attracting businesses to the downtown core.

I would suggest that there is a need to review rate structure every 5 years but would not assume the level to which it should grow prior to year 4 when the recommendation should be brought forward to Council for approval. Rate increases would be based on the desire to be self-sufficient in both expenses (operating, maintenance and capital) and reserve fund not based on arbitrary predetermined

numbers. That is not to preclude the development of a five to ten year plan complete with assumptions that is reviewed regularly and leads to an on-going understanding of how the parking rates ensure the delivery of the financial plan goals.

6.3 Cash-in-Lieu of Parking

This program is very interesting and should be reviewed further as an alternate method for increasing the reserve fund and having the developers contribute to fixing the problem as opposed to making it worse.

6.4 Parking Enforcement Review - No Comment

6.5 Parking Management Model

6.5.1 On Street Parking Management

Overnight Parking Restrictions - No Comment

Reduced Maximum Parking Time Limit - Reduction from 3 hours to 2 makes sense

Extended Pay Parking Operations - No Comment

6.5.2 Potential Pay Parking Alternatives

Concur with the recommended alternative 1

6.5.3 Off Street Parking

Increase Permit Sales

If there is a long waiting list this definitely adds some credence to the shortage of long-term parking spaces.

When the 2014 Ad-Hoc Downtown Parking Committee report was being created it was understood that long-term lots were being oversold by 5%. Despite the fact that the study observations indicated less than 85% utilization in these lots, I am concerned that there is too little survey observation to make any statement with regard to the sale of further permits. It is important to remember when one buys a permit to a specific lot this guarantees that a space will be available when the permit holder arrives. I would concur that if following lengthy observation there is an indication that the overselling can increase above 5% then it should be considered but not before.

City Staff, in the 2014 Ad-Hoc Downtown Parking Committee, accounted for 180 monthly permits for which they didn't pay, even though they are addressed as a taxable benefit. I am concerned that City Staff are seen to be exempt from the want to move residents into alternate modes of transportation. In this regard, I believe they should pay for their parking as needed and be encouraged to pursue alternates as all others are. This would result in increased revenue from any permit purchases staff members should make and increase availability of permits to be purchased by residents at large.

On-street Permit Parking Conversion

Although I would agree with the conversion of on-street parking to permit usage, I must admit that I had not considered the total conversion of a full block as I had envisaged these spots to have a dual purpose. I however would see that the dual purpose approach has the potential to be both confusing and result in there not being a space when the permit holder arrives. Therefore I concur with this recommendation. I would also envisage that they would be treated as loading zones in the off hours.

6.5.4 Ad-Hoc Downtown Parking Committee Report (2014)

As the 2014 report was being prepared it became evident that the operating side of the parking function was separated from the financial side of the function. I would concur with the choice of scenario 2. However, I believe that it is important that all functions be coordinated under one management to ensure "an operation where revenues are sufficient to fund all parking related operations, maintenance and capital cost and meet the City's reserve fund goals".

7. Special Events Parking Policy

7.1 Special Event Parking Rates

I would concur with the recommended alternative 4, but would continue to charge \$10 at the Ice Dogs Way lot.

7.2 Special Event Transportation Demand Management

7.2.1, 2 and 3 Effort Strategies - No Comment

7.3 Special Event Enforcement - I concur

February 21, 2017

I recently became aware of the proposal to increase parking fees in Downtown St. Catharines. I am writing to urge you to re-consider.

Just a few years ago, walking downtown was not pleasurable—especially in the evening. There were not many interesting restaurants, there was not much to do, and it just felt ‘uncomfortable’. Over the past few years all of this has changed. Like many others, we enjoy coming to our Cite Centre to watch sports, enjoy live music, take in films, and visit the increasing number of restaurants. Downtown St. Catharines is finally alive again! We all waited patiently for this to happen. I was at the opening of the PAC when we celebrated the return of our great downtown. And now, already, there is a proposal that will increase the cost of visiting Downtown St. Catharines. It feels a bit like watching a new plant emerge after a long winter, only to see someone step on it. I contend that extended parking fees will have a very negative impact on our renewed, but still fragile, downtown.

We are fortunate to be within a 15- to 20-minute walk of downtown and typically do not take a vehicle. However, when in a rush or when the weather is not cooperative we drive down. We often arrive at about 5:30 to enjoy a leisurely dinner and then head to the PAC or the Meridian Centre. We are, in short, spending time and money in the Downtown Core. We often invite friends from out of town to join us. On the weekend we frequently drive to the market to load up on food for the week; there we enjoy supporting local farmers and bumping into people we know.

How would introducing parking fees on the weekend or evening change things? We would think twice about going to the Film House; if others did the same, then this wonderful venture could well fall apart. That would be very disappointing; the return of film to downtown is enriching. We might buy fewer shows at the PAC. We purchased seats at the PAC in order to support the arts in St. Catharines and truly do love going to the shows. We certainly would be less inclined to go downtown for dinner prior to a show; why would we (and friends from out of town) add to the cost of our evening by paying to park downtown? We would attend the market a lot less, as the cost of paying for parking would add to our grocery bill.

Adding parking charges would also negatively impact those who live downtown; presumably their friends and family would need to pay in order to visit in the evening or on a Saturday afternoon. We need people living downtown! They are the heart and soul of the community. As more people live in a city core, we have more people eating at the restaurants and supporting businesses. Why not allow their friends and family (I suspect many of them are of limited financial means) to visit for free after businesses close?

Adding parking fees would also negatively impact sports in the downtown. Families faithfully attend both hockey and basketball games; adding a parking fee will reduce

attendance. There are just a lot of families in our city who need to budget very carefully. Parking fees will make some of them attend fewer games.

According to the Downtown Parking Study (December 2016) there is plenty of parking capacity. Other than taking more money from visitors and residents, City Council does not need to impose parking fees. We are not out of space. And we are neither Toronto nor NOTL. Plenty of other cities more vibrant than ours provide free parking on evenings and weekends. We should not set up barriers to guests; rather we should do everything possible to attract visitors and let them see our recent improvements. We should support restaurants; they rely on people coming downtown before shows and games.

In short, for the first time in a very long time I am proud to live in St. Catharines and enjoy going downtown. Walking past shops on the way to dinner or a show makes me aware of what is available downtown and results in my returning to shop during the day. Each of the alternatives in the Downtown Parking Study includes extending weekday pay parking operations to 9:00 and the 'preferred' alternative adds fees between 9 AM and 5 PM. Each of the alternatives will negatively impact the PAC, the Meridian Centre, the Film House, restaurants, and those who live downtown. I urge you to NOT do this; charge \$5 to park in the garage for special events and leave it at that.

Let's let Downtown St. Catharines be alive and well for more than just 2 years!

Cathy Mondloch



St. Catharines

From: Jim Arcangeletti [REDACTED]
Sent: Monday, March 27, 2017 10:48 AM
To: Hughes, Julie
Subject: Re: Downtown Parking

Julie

Well, the good news is that I was able to park both times without being towed. So, I should be happy that I attended three PAC events in 7 days but only had to pay one hefty towing bill. If in my shoes however, I am sure you or the Mayor or anyone else would see like it like I do - a rip off.

As you can see, I am still quite bothered by what happened to me. And, I still believe I was a victim of circumstance on March 18th when the demand for public parking was at its peak given the many reasons I had cited in my first email to the Mayor.

So it got me thinking about the City's obligations and responsibilities with respect to downtown parking. I believe the City's obligations increased once it decided to build the Hockey Arena and later PAC where it did and particularly, given their close proximity to each other. While I think the decisions were good for the downtown core there were apparent drawbacks, like parking.

We all know the Hockey Arena has insufficient onsite parking and difficult terrain surrounding it. PAC has absolutely no onsite parking yet 70% (or more) of its patrons are like me ... of senior age and getting older. If PAC had been built elsewhere (like the Hospital) it probably would have its own onsite parking lot/garage. That would have been much more convenient and without any loss of revenue as patrons would still have been expected to pay for parking.

What bothers me is the inherent conflicts in the above scenario as the City operates both of these centres and it also manages both parking garages. Consider this, I pay a good price for my tickets to PAC (run by the City) but have no guarantee of parking in proximity to the venue. Someone attending an Ice Dogs game (which I also do) pays less for their ticket but that money goes to a profit-making organization yet they have the same access to "public parking" as everyone else. Consider those who simply dine out or go for a few drinks or just shop, they also have the same access to public parking yet the dollars they spend go to a for-profit business.

Although I understand why this happens and appreciate the complexity of downtown parking , it's really is double jeopardy for those attending PAC because on the one hand their tax dollars are used to build and operate "public parking" in the downtown core as well as to build and manage these great new venues. Yet, most PAC patrons who pay quite more for their tickets have to rely on same access to public parking as the guy who simply drives into one of the

parking garages (for any number of reasons) just before he does? Seems unfair to me although I realize we live in a free will, democracy which I certainly don't wish to change.

I think the City is walking away from this a little too easily ... just because I was towed from private property. From my perspective, I know that I would not have parked on private property if I had been able to find public parking that evening.

At this point, I need to know how the City's garage is managed as it reaches full capacity and while it remains at full capacity. I still believe a few spots had opened up that evening while I was in need of a parking spot as more than one car had driven out of the garage each time that I had driven by but the sign had not been taken down. Had I been granted access I would not have been ultimately towed.

Can you please follow-up on this,

Thanks
Jim

On Sat, Mar 25, 2017 at 11:24 AM, Hughes, Julie <jhughes@stcatharines.ca> wrote:
Hi Jim,
I certainly understand your sentiments and will pass along to Mayor Sendzik.

If you want to reconsider the pkg pass, I have it with me and will check my email throughout the day. I'd be happy to deliver to you.

Julie

Get [Outlook for iOS](#)

On Sat, Mar 25, 2017 at 9:17 AM -0400, "Jim Arcangeletti" [REDACTED] wrote:
Julie

Thanks for the response, I am not surprised with the outcome but still disappointed. My spirits remain deflated over this but I am less angry over the incident. Nonetheless it will now impact my attendance of events going forward. Legends of Motown will be my visit event for a few months for sure. This is too bad because we would have attended Ice Dog playoff games (now that they made it) and a couple more River Lion games. Unfortunately, this is my only from of 'control' and 'protest' in the circumstances.

Besides by not spending money downtown I will recoup my 'loss' very quickly and my cash flow will even out.

Thanks for the parking pass offer but not necessary.

Jim

On Fri, Mar 24, 2017 at 2:33 PM, Hughes, Julie <jhughes@stcatharines.ca> wrote:

Good Morning Mr. Arcangeletti,

On behalf of Mayor Sendzik, I'd like to acknowledge receipt of your email. Unfortunately, the Mayor has had many out of office events and meetings to attend to this week and hasn't been able to address his email.

It's so heartening to hear about your move to St. Catharines and how engaged, both socially and economically, you are in our community! I'm so sorry to hear about the hefty fine you received and certainly understand how upsetting this is.

As the Mayor is still out of the office today, he's asked me to respond to your email with respect to your off-putting experience downtown. Unfortunately, as with many larger cities and their downtowns, not all of the parking areas are operated by the municipality. This particular private operator is known to the Mayor and in fact, the Mayor has met with him regarding reports, such as yours, of his aggressive operations and the impact of those on our visitors/residents and to the reputation of the greater downtown community.

As this is a private operator, there is no way for the Mayor to reduce your fine and unfortunately, there are no discretionary funds available in his budget to reimburse you for that fine.

I should let you know that the Mayor and Council have struck a Parking Advisory Committee who will be reporting back to Council within a few months on a Downtown Parking Strategy based on current and future needs. A consultant has drafted the report and public feedback is being gathered. I will be forwarding your email to that Committee for their information.

I'd like to thank you for connecting on this and also for being such a strong supporter of our downtown events.

If you would like, I can provide you with a pass for the Carlisle Parking Garage for Saturday night's performance, the Legends of Motown or the show in April you are contemplating.

Let me know on this asap and I'll get it to you tomorrow

Let me know your address!

Thank you

Julie

Julie Hughes

Administrative Assistant - Mayor's Office

Email: jhughes@stcatharines.ca Visit: www.stcatharines.ca

Phone: [905.688.5601](tel:905.688.5601) x1542 TTY: 905.688.4TTY (4889)

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



From: Jim Arcangeletti [REDACTED]

Sent: Tuesday, March 21, 2017 9:16 AM

To: Sendzik, Walter

Subject: Downtown Parking

Your Mayor

Sorry to bother you on this matter as I know you have a lot more important things focus on. I assure you however that it is not my practice to engage any level of government in any of my gripes/issues. Until today, I have never done so and going forward, I hope I will never have to do so again.

That said, I want you to know upfront that despite this email I am a true supporter of 'community' and it's many 'events/activities'. I am also especially happy with the revitalization of the downtown core and proud to be a resident of the Niagara Region.

As many others believe, its an exciting time and place to live these days. We attend Ice Dogs games, River Lion games and literally dozens of PAC performances each year. We were also in the seats for the recent 'Scotties'. Having moved to the Region only six years ago from Northern Ontario, we are having a great time. You see our daughter graduated from Brock about 15 yrs ago and has lived here ever since - getting married and now raising two children. So once we retired we moved down without hesitation.

Presently, we are active volunteers in the community at Hospice Niagara, Club Roma and until last year, at Brock University where we were ushers until PAC assumed their performing arts programming.

We estimate that we spend a minimum of \$3000. a year supporting downtown events/venues. In addition to purchasing tickets, we pay for parking and often go out for dinner/drinks before events. We often convince our friends to join in on the fun and when this happens, it enhances the overall economic spinoffs.

Until this past Saturday, we have always found paid parking, usually in one of the 2 municipal structures that we prefer to park in. Regretfully, this did not happen on Saturday and the resulting experience has greatly dampened our spirits. If unchanged, this negative experience will likely impact our future support of the downtown core.

Unfortunately we didn't arrive downtown until 7:10 pm as we were unexpectedly delayed with our grandchildren. We did not know that PAC had 3 events scheduled that evening (which by the way is great news!); the Celtic show which we attended was a sell out and the Symphony drew its usually good crowd. We knew the Ice Dogs were playing but failed to consider the impact St Patty Day activities.

In any event, after searching for parking for 10 minutes or so (along with other vehicles in search of the same) I panicked and made a stupid decision to park in a commercial lot with signage warning not to do so. I admit this was my mistake, but ... it was raining, I had already dropped my wife off at PAC, I was pressed for time and I had the show tickets to with me.

I parked at a telecom place, the lot was empty except for one other vehicle. I 'wrongly' assumed it might be OK to park there given it was Saturday evening and there appeared to be no activity at the site; yet the downtown was bursting with activity. I hoped that the business might be community-minded as other businesses are.

I was wrong, my car got towed ... and I am now out-of-pocket \$246. That was a shocker to say the least. This is the first time in my 66 years that this has happened to me. I can assure you that it will never happen again. I felt violated, helpless, angry and embarrassed.

When we went to the parking spot immediately following the show, there were 3 cars in the lot but not mine. Two other persons picked up their cars and left, but I was the only unlucky one to

have their car towed. Apparently, unknown to me, 5 tenants live above the business and I happened to park in one of the tenant's spots (even though there was no signage indicating tenant parking as I would then have not parked there for sure). So be it, I am able to read and should not have parked there.

You should know however that before parking where I did, I circled the City parking garage and other open lots in the vicinity at least 3x hoping parking would open up. Each time when I passed by the garage at least 1 or 2 cars were leaving the garage but the entrance was still blocked with "lot full" signage. There were 2 or 3 staff present but they were all in their office away from the access point so I couldn't check whether any spots had opened up. Usually, staff are standing at the entrance which makes sense from a customer service perspective.

In the end, I know it was my decision to park where I did but there is an inherent downside to the otherwise exciting things happening in the downtown core. Convenient, safe publicly parking is not always in adequate supply.

So why am I writing to you about this,

1. to let you/the City know what happened
2. to get this miserable experience off off my chest (because I am still upset over it)
3. to subdue the temptation of using social media to inflate this situation
4. to avoid cutting back on our enjoyment of downtown activities going forward (we actually have

tickets for Terri Clark this Thursday and the Legends of Motown this Saturday but our plans to

have dinner and take in a Immortal Chi with friends in April are now in jeopardy)

I am also hoping that you may have access to discretionary funds (or know some other way) to reimburse my financial loss in this instance.

Thanks for listening, sorry once again for talking up your time.

Sincerely

Jim Arcangeletti

[REDACTED]

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

City of St. Catharines Confidentiality Notice

The information contained in this communication, including any attachments, may be confidential, is intended only for the use of the recipient(s) named above and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any use, dissemination, distribution, disclosure or copying of this communication or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system.

--

Jim Arcangeletti

[REDACTED]

From: Rev. Canon Dr. Michael Mondloch [REDACTED]
Sent: Wednesday, March 08, 2017 9:39 AM
To: Sendzik, Walter; Elliott, Mark; Siscoe, Mathew
Subject: Compassionate City and Downtown Parking

Dear Mayor Sendzik, Councillor Elliott and Councillor Siscoe,

Let me begin by thanking you for your service to the city and specifically for the role you are playing in the revitalization of the downtown. As the recently appointed Social Justice, Community Engagement and Outreach Coordinator for the Greater St. Catharines Anglican Churches, I look forward to our churches partnering with city officials in improving the lives of our citizens, especially those who are most in need of a helping hand.

I am concerned about the proposed change to pay parking operations in downtown St. Catharines as presented in the "Downtown Parking Study, December 13, 2016." The proposed changes will have a negative impact on the most vulnerable in St. Catharines. Specifically I am opposed to the preferred alternative; that is to extend weekday pay parking operations to 9:00 PM and implement Saturday pay parking operations between 10:00 AM and 5:00 PM.

The Compassionate City initiative put forward by our mayor reminds us that Compassion = Care + Action. Extending pay parking operations into the evening and weekends is an action that runs counter to those most in need of care in five ways.

- The most vulnerable people in our city benefit from the support of volunteers who park downtown in the evening to provide programs like Out of the Cold.
- Support groups such as 12-step programs often meet in our downtown churches, many of which have limited parking.
- Our faith communities are a forming ground for compassionate people. Much of that formation takes place in study and fellowship groups that meet in the evening.
- Many of the employment opportunities in the downtown during the evening are low wage service jobs. One or two fewer tables of customers can make the difference between a living wage and poverty for wait staff.
- Low income residents of the downtown, while not needing parking for themselves, will be at increased risk of social isolation as friends and family are less likely to visit if they have to pay to do so.

I was pleased to see from the study that parking capacity in St. Catharines is adequate. I'm excited by the prospect of "smart" meters and the flexibility they will afford. I would suggest that this technology could be used to increase the vehicle turnover in the downtown while addressing the five concerns above. I would suggest the meters be programmed from 5pm-9pm on weekdays and from 10am – 5pm on Saturdays for the first 2 hours to be free. People like a bargain and 2 hours of free parking would incentivize people to visit the downtown. Those who are staying for more than 2 hours could be encouraged by fee structures to park off-street.

In his recent book, Thank You for Being Late: An Optimist's Guide to Thriving in the Age of Accelerations, Thomas L. Friedman holds up cities as vital to changing our world in positive ways. Putting into action simple behavioural economic principles, taking advantage of smart

parking technology and caring for all of our citizens will help St. Catharines live up to the vision for a compassionate city. I'm excited by the prospect of St. Catharines city achieving its potential as a change agent. Your decision regarding downtown parking offers an opportunity to being recognized as leaders for such change.

Respectfully,
Rev. Canon Dr. Michael Mondloch
Social Justice, Community Engagement and Outreach Coordinator
Greater St. Catharines Anglican Churches

From: Rick Froese [REDACTED]
Sent: Wednesday, April 04, 2018 4:38 PM
To: Bittner, Steve <sbittner@stcatharines.ca>
Cc: York, Brian <byork@stcatharines.ca>; Applebee, Brian <bapplebee@stcatharines.ca>
Subject: Re: parking

Hi Steve,

Parking in the downtown is an important aspect of attracting business to the downtown core. Whenever someone is interested in leasing office space in our building at 43 Church St. they ask where they and their employees would park. We direct them to the downtown parking web site and suggest one of the city owned parking garages, either Carlisle or Ontario St.

In the course of a couple of days this past month we had the following incidents:

- i) A new tenant applied for monthly parking at the parking garages and was put on a waiting list at both locations. His preference was the Carlisle St garage and he was #48 on the waiting list.
- ii) A tenant decided not to renew his lease and one of the main reasons was parking issues in the downtown. He has since signed a lease in a building on Martindale Road.

The City of St. Catharines recently published it's Downtown Parking Study, dated Dec. 2017. This study recommends increasing the number of monthly parking permits in the city owned parking garages as well as other lots. We encourage the city to follow this recommendation as soon as possible.

Feel free to contact me if you have any questions or concerns.

Thank you
Rick Froese
[REDACTED]
[REDACTED]
[REDACTED]

Questions/thoughts re Parking study Bruce Sinclair

1. In the 1st section of the Ex. Summary there is reference to the City's reserve fund goals in the paragraph discussing future parking operations self sufficiency and sustainability I don't see where these goals are defined anywhere in the Report. Has Council or Staff ever addressed what the goal should be?
2. Ex. S. Exhibit 1 – What am I missing on the Revenue side of the financial forecast. It appears they have added \$250,000 each year to Annual parking revenues to arrive at the total revenue figure. This despite figures for new sources of revenue being shown. Where did \$250,000 figure come from?
3. Exhibit 1 – Existing expenses only fct. To increase \$20,000 per year. Is this realistic?
4. Given that 2017 is over, and no increase in rates and some of other revenue potential will not likely start before 2019 year, why show revenue increases even at \$250,000 level in 2017 and 2018.
5. Surprised this exhibit is not structured to show further information on the starting point of the existing Reserve Fund balance and then follow with a year end closing balance of the Reserve Fund depending on each years surplus or deficit. On page 4 they mention that by 2036 an **annual net surplus of \$1,050,000** is anticipated. It would be of interest to have some indication of how the reserve fund would built up on basis of the assumptions. (Reference back to question 1).
6. Is Carlisle St. debt repayment included in the existing expense figures? Was that debenture a 20, 25 or 30 year term. What is expected life remaining of Ontario St. structure? What was date Carlisle structure was opened? Ontario St. ?
7. Dedicated Loading Zones – implementation of recommendation seems somewhat unwieldy
8. Way Finding signage. View of DTA. Note expenditure not forecast until 2019.
9. Any thoughts for location of potential off site large parking lot with shuttle for special events
10. Status of public parking spots that were to be made available for the lots sold on Raymond and Wellington St. to developers of housing units. Original deal I thought was for original # of parking spots at these sites to be replicated within the development and made available for public parking (short or term).
11. Transportation Demand Management - No real recommended action plan suggested other than (to improve). What is Staff's thoughts on this?
12. What is Staff's priorities as you develop Report to Council?

REPORT**TO:** City of St. Catharines**FROM:** Greater Niagara Chamber of Commerce**DATE:** January 30, 2018**SUBJECT:** Comments on the St. Catharines Downtown Parking Study recommendations in relation to business Downtown St. Catharines

BACKGROUND:

The St. Catharines Downtown Parking Study opines that there is adequate long-term parking in Downtown St. Catharines and that, in the future, it will be necessary to increase the parking available to accommodate the average rate of growth that will be seen through the Place to Grow initiatives. However, there is, in fact, already a shortage of long-term parking available to businesses which is deterring prospective businesses from relocating or opening in the downtown core, while the overflow may be deterring customers from patronizing existing downtown businesses.

ANAYLSIS:

The objective of the St. Catharines Downtown Parking Study is to assess the current parking situation in downtown St. Catharines and to propose recommendations for the forecasted levels of growth over the next twenty years. The report states that there is an adequate amount of parking, but accommodations could be made to existing lots to increase use of available lots. However, City staff have identified that there is a wait-list for parking permits (p. 65). Despite the discrepancy between available and potentially available long-term parking, there will be a need to expand available parking over the next twenty years to accommodate projected downtown growth.

We note that the St. Catharines Downtown Association states, conversely, that there is a current need for parking and there will be greater need once empty office spaces are occupied by new businesses. According to the Downtown Association, there are five properties in the core with vacant space totalling 216,886 sq.ft., which we have assumed to be gross leasable floor area. Current by-laws outside the downtown area would require 720 parking spaces for this square footage at a rate of one space per 28 square meters of gross leasable floor area. There are currently no long-term spaces to meet this need. There is a somewhat urgent need to increase long-term parking to accommodate individuals working downtown. Without parking infrastructure appropriate to the need, business development will be stymied.

The study separates downtown St. Catharines into four zones. Each zone has unique requirements, and as such has different kinds of parking available. Zone Two has the highest concentration of parking facilities. Here, we echo the concerns of the Downtown Association inasmuch as Zone Two must be segregated for weekday parking, the primary concern of downtown merchants, as the acceptable walking distance from parking to destination is 320 metres. By allotting Zone Two weekday parking, downtown businesses maintain access to short-term parking to accommodate their patrons. However, there is still a need to increase long-term parking for businesses in Zone Two.

There is a need to create new long-term parking not just for future expansion but to support businesses and business capacity in the present while maintaining current access for employees, patrons, and attendees of special events.

RECOMMENDATIONS:

The Parking Study proposes many recommendations to address downtown parking. The GNCC broadly endorses the recommendations in the Parking Study that the Downtown Association supports. The recommendations are as follows:

- Convert underutilized short-term meter parking spaces to long-term permit spaces after consultation with local businesses
- Consider additional long-term parking supply in the near future, such as adding additional floors on to the Carlisle Street/Garden Park garage
- Convert loading zones to short-term parking spaces during non-peak periods to increase the number of available spaces for short term use
- Increase lighting for safety in pedestrian areas
- Increase signage and wayfinding throughout downtown to parking specific areas
- Upgrade the parking management system, such as the on-street meters, and Ontario Street parking garage
- Continue and increase the usage of the Honk Mobil application or a comparable system
- Sell additional off-street long-term permits at underutilized parking lots
- Review the parking price structure biannually with stakeholders and City staff to reflect parking related operation and maintenance to meet the City's reserved fund goals
- Maintaining the existing overnight parking prohibitions

The following recommendations, however, are NOT advantageous to downtown businesses, and the GNCC cannot endorse them:

- Extend weekday short-term parking hours to 9:00p.m.
- Implement charges for short-term weekend parking (Saturday and Sunday)
- Implement a 2-hour maximum on-street time limit
- Designate a special events zone and charge \$2.50 an hour on-street and a flat \$5.00 rate off-street within a designated special event zone; maintain the regular \$1.50 hourly rate outside the special event zone

FURTHER RECOMMENDATIONS:

There is a need for long-term parking. The ideal outcome would be to maintain short-term on-street parking within Zone Two and to develop an empty lot in close proximity to accommodate long-term weekday parking and special event parking. This would provide businesses with ample employee parking during business hours and access to special event parking on weekday evenings and weekends. Further, the development of a parking garage would assist in the congestion of the downtown core during special events.

CONCLUSION:

Insufficient parking should not be or become a deterrent to living and working in downtown St. Catharines or to enjoying its attractions. The GNCC feels that these recommendations reflect the needs of its members, the downtown businesses and organizations in downtown St. Catharines, and support the City's goal of developing a vibrant and prosperous downtown community.

Appendix Three

Chart A – Implement All Recommendations

	Actual 2017	Budget 2018	Forecast 2019	Forecast 2020	Forecast 2021	Forecast 2022	Forecast 2023	Forecast 2024	Total
Reserve Beginning Balance	\$ 1,746,917	\$ 1,119,229	\$ 638,968	\$ 1,008,650	\$ 1,349,607	\$ 1,539,089	\$ 1,543,339	\$ 1,270,161	-
Total Revenue	\$ 3,138,652	\$ 2,991,756	\$ 3,574,000	\$ 3,744,000	\$ 3,780,000	\$ 3,817,000	\$ 3,854,000	\$ 4,047,000	\$ 28,946,408
Total Parking Expenditures	\$ (3,088,990)	\$ (2,640,925)	\$ (2,383,099)	\$ (2,460,550)	\$ (2,540,518)	\$ (2,623,085)	\$ (2,708,335)	\$ (2,796,356)	\$ (21,241,857)
Net Revenue (Expenditures)	\$ 49,662	\$ 350,831	\$ 1,190,901	\$ 1,283,450	\$ 1,239,482	\$ 1,193,915	\$ 1,145,665	\$ 1,250,644	\$ 7,704,551
Total Capital Expenditures	\$ (677,350)	\$ (831,092)	\$ (821,219)	\$ (942,492)	\$ (1,050,000)	\$ (1,189,665)	\$ (1,418,843)	\$ (1,437,813)	\$ (8,368,476)
Total Net Expenditures	\$ (627,688)	\$ (480,261)	\$ 369,682	\$ 340,958	\$ 189,482	\$ 4,250	\$ (273,178)	\$ (187,169)	\$ (663,925)
Reserve Ending Balance	\$ 1,119,229	\$ 638,968	\$ 1,008,650	\$ 1,349,607	\$ 1,539,089	\$ 1,543,339	\$ 1,270,161	\$ 1,082,992	-

Assumptions

1. Future parking demand growth rate is 1%
2. Inflation factor has been applied to replacement construction projects and operating costs
3. All replacement projects are based on the current standards and does not allow for changes in capacity, quality or Facility Accessibility Design Standards (FADS)
4. Elasticity of parking demand is -0.37 for every 16.67% increase in price, quantity sold decreases by 6.17%
5. All replacement projects are financed with 10 year debentures (parking lots, meters, etc.) except for parking garages which are financed based on 30 year debentures
6. Additional capital improvements recommended by consultant have not been included in this forecast
7. Includes impact of rate increases proposed in staff recommendations

Chart B – No Change

	Actual 2017	Budget 2018	Forecast 2019	Forecast 2020	Forecast 2021	Forecast 2022	Forecast 2023	Forecast 2024	Total
Reserve Beginning Balance	\$ 1,746,917	\$ 1,119,229	\$ 638,968	\$ 332,650	\$ (152,393)	\$ (804,911)	\$ (1,659,661)	\$ (2,807,839)	-
Total Revenue	\$ 3,138,652	\$ 2,991,756	\$ 2,898,000	\$ 2,918,000	\$ 2,938,000	\$ 2,958,000	\$ 2,979,000	\$ 2,997,000	\$ 23,818,408
Total Parking Expenditures	\$ (3,088,990)	\$ (2,640,925)	\$ (2,383,099)	\$ (2,460,550)	\$ (2,540,518)	\$ (2,623,085)	\$ (2,708,335)	\$ (2,796,356)	\$ (21,241,857)
Net Revenue (Expenditures)	\$ 49,662	\$ 350,831	\$ 514,901	\$ 457,450	\$ 397,482	\$ 334,915	\$ 270,665	\$ 200,644	\$ 2,576,551
Total Capital Expenditures	\$ (677,350)	\$ (831,092)	\$ (821,219)	\$ (942,492)	\$ (1,050,000)	\$ (1,189,665)	\$ (1,418,843)	\$ (1,437,813)	\$ (8,368,476)
Total Net Expenditures	\$ (627,688)	\$ (480,261)	\$ (306,318)	\$ (485,042)	\$ (652,518)	\$ (854,750)	\$ (1,148,178)	\$ (1,237,169)	\$ (5,791,925)
Reserve Ending Balance	\$ 1,119,229	\$ 638,968	\$ 332,650	\$ (152,393)	\$ (804,911)	\$ (1,659,661)	\$ (2,807,839)	\$ (4,045,008)	-



CITY OF
ST. CATHARINES

Corporate Report

Report from Planning and Building Services, Planning Services

Date of Report: June 7, 2018

Date of Meeting: June 25, 2018

Report Number: PBS-143-2018

File: 60.35.1042

Subject: *Planning Act Public Meeting - Information Report*
Application to Amend Zoning By-law 2013-283; Subject Lands: 116
Glenridge Avenue; Owner: St. George & St. Mercurius Coptic Orthodox
Church; Agent: Schiedel Construction Incorporated

Recommendation

That Council consider this Information Report as part of the Public Meeting; and

That Council consider a Recommendation Report regarding the Application for Zoning By-law Amendment for lands municipally known as 116 Glenridge Avenue at the meeting of Council on July 9, 2018, pursuant to the two-step process for planning applications previously approved by Council. FORTHWITH

Summary

This Information Report provides Council with the land use context of this rezoning application, specifically how it relates to Provincial, Regional and City land use policies. The Application is to be considered at a Public Meeting, in accordance with the Planning Act, scheduled for June 25, 2018.

A Recommendation Report containing planning analysis, addressing any outstanding concerns raised at the Public Meeting, and providing a staff recommendation will be considered by Council at its July 9, 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 on July 9, 2018.

Report Proposal

The owner of the land, St. George and St. Mercurius Coptic Orthodox Church, intends to expand its facility and requires the use of the subject lands as part of the revised site design.

The proposed zoning by-law amendment is necessary to have zoning that is consistent with the larger land holdings of St. George and St. Mercurius Coptic Orthodox Church, abutting to the south (118 Glenridge Avenue). Consistent zoning of all of the lands will facilitate proposed additions to the existing place of worship and reconfiguration of the driveway and associated at-grade parking. The proposed site plan and elevations are attached as Appendices 2 and 3 for reference.

The lands where the current place of worship is situated (118 Glenridge Avenue) are already zoned Community Institutional (I2). The subject lands (116 Glenridge Avenue), are zoned Low Density Residential (R2) reflective of a former residential use. To facilitate the development, the subject lands need to be rezoned to Community Institutional (I2), the same zoning as the remainder of the site.

Location and Site Description

The subject property is a former residential lot located on the west side of Glenridge Avenue, between Woodgate Avenue and the CN Rail Line. A location map is attached as Appendix 1.

The site (116 Glenridge Avenue) has a total lot area of 0.07 hectares and 10.68 metres of frontage on Glenridge Avenue. Previously, the property contained a detached dwelling (recently demolished), with a driveway for access from Glenridge Avenue. When combined (116 and 118 Glenridge Avenue), the entire facility has a total lot area of 1.92 hectares and frontage of 116.31 metres. Vehicular access to the site is provided from Glenridge Avenue, and is proposed to be relocated north to more closely align with Edgedale Road.

Surrounding land uses include:

North:	Low Density Residential
South:	Community Institutional and CN Rail Line
East:	Low Density Residential
West:	Low Density Residential

Planning Policy Context

Provincial planning legislation requires Council's decision on a planning application to 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, the Regional Official Plan, and the Garden City Plan, all of which apply to this application, and staff recommendations will be formulated accordingly. For Council's reference, the land use planning framework in Ontario, as it relates to this application, is outlined in Appendix 4.

Provincial Policy Statement (2014)

The following provides an overview of the Provincial Policy Statement as it applies more specifically to this Application for Zoning By-law Amendment.

- Accommodate an appropriate range and mix of residential, employment, institutional (including places of worship), recreation, park and open space, and other uses to meet long-term needs;
- Establish a land use plan and pattern that supports financial sustainability and cost effective development and provision of services;
- Promote the wise use and management of land and resources;
- Support an accessible, connected and complete community;
- Establish appropriate development standards to promote/facilitate intensification, redevelopment and compact built form;
- Provide for an appropriate mix and range of employment and institutional uses to meet long term needs;
- Ensure protection of natural features and areas for the long term;
- Protect and preserve natural heritage features and hazards, landform systems and functions.

Provincial Growth Plan for the Greater Golden Horseshoe (2017)

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 provides an overview of the Provincial Growth Plan as it applies more specifically to this Application for Zoning By-law Amendment.

- 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;
- 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;
- Support opportunities for sustainable tourism;

- Adapt to climate change through compact and nodal development;
- Conserve, promote cultural heritage to support social, economic and cultural well-being;
- Promote high quality built form, attractive/vibrant public realm through site design and urban design standards;
- Support complete communities;
- Support multi modal transportation, including active transportation and transit.

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 and mix of land uses to promote the creation of complete communities.

The ROP promotes the location of smaller scale community service facilities, including places of worship, within neighbourhoods and located along existing corridors to serve neighbourhood residents and increase multi-modal transportation opportunities for accessing community services. The ROP also encourages expansion and optimization of existing community facilities prior to developing new facilities.

It should be noted that the Region of Niagara is undertaking a Municipal 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 approved by the Region of Niagara in 2012. Since then, the Province has updated the PPS in 2014, and the Greenbelt Plan, Niagara Escarpment Plan and Places to Grow in 2017. The City's Official Plan will need to be updated once the Region of Niagara completes its MCR and adopts a new Official Plan.

Notwithstanding, the City's current Official Plan is consistent with, conforms with, and does not conflict with the PPS, Provincial Plans and the Regional Official Plan.

The subject property is located within a settlement area under the 2014 Provincial Policy Statement (PPS) and the Built-Up Area for St. Catharines as delineated by the Provincial Growth Plan for the Greater Golden Horseshoe (Growth Plan). The PPS and Growth Plan contain policies that direct growth and development to settlement areas, encourage the development of complete communities, support intensification, and require the provision of an appropriate range of housing types and densities to meet the social, health and well-being requirements of current and future residents.

The subject lands are designated Neighbourhood Residential by Schedule D1 (Appendix 5), General Land Use Plan in the City's Official Plan, the Garden City Plan (GCP). The South Planning District, Schedule E8, further designates these lands as being Low Density Residential (Appendix 6). The Low Density Residential designation of the GCP permits places of worship, subject to a zoning by-law amendment where:

- i) it is compatible with the surrounding residential neighbourhood;
- ii) potential impacts have been assessed and appropriately addressed;
- iii) the location is appropriate and accessible to the community; and
- iv) the existing transportation network is adequate to accommodate anticipated traffic volumes and circulation.

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.

Zoning By-law

Zoning By-law 2013-283 zones the subject lands (116 Glenridge Avenue) as Low Density Residential – Traditional Neighbourhood (R2) (Appendix 7). The R2 Zone permits a wide range of residential dwelling types including detached, semi-detached, duplex, triplex, fourplex, quadruplex, townhouses, and private road development. It does not permit places of worship and accordingly a re-zoning is required.

The Applicant is requesting the lands (116 Glenridge Avenue) be re-zoned from Low Density Residential (R2) to Community Institutional (I2). The proposed zoning by-law amendment would bring the subject lands into the same zoning as adjacent lands to the south (118 Glenridge Avenue), which are zoned Community Institutional (I2). The Community Institutional (I2) zone permits a variety of community uses including a place of worship.

Proposed Zoning By-law Amendment

To facilitate the redevelopment of the lands to the south, the site of the existing place of worship, the applicant proposes that the subject lands be rezoned from Low Density Residential (R2) to Community Institutional (I2) (Appendix 8).

The existing place of worship (located at 118 Glenridge Avenue) is permitted within the Community Institutional (I2) zone applicable to those lands. The subject land (116 Glenridge Avenue) is required to facilitate redevelopment plans but the current Low Density Residential (R2) zone does not permit a place of worship. Changing the zoning for the subject lands to Community Institutional (I2) will ensure all of the lands have consistent zoning. A portion of the rear (west) of the property (118 Glenridge Avenue) is zoned Conservation Natural Area (G1). There is no proposed change to the G1 zone triggered by this application or by the redevelopment plans relating to the site.

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, comments largely

relating to site plan approval, a further planning approval, should this application be approved by Council.

Region of Niagara

The Region has no objections but does have comments relating to site plan approval. Council is reminded that Glenridge Avenue is a Regional road. The Region's comments relate to:

- Removal of previous curb cuts and reinstatement of curbing along Glenridge Avenue.
- Reinstatement of boulevards with sod along Glenridge Avenue.
- No disturbance of a Regional watermain at the south east corner of the site pursuant to terms of the existing easement.

Parks, Recreation and Culture Services (PRCS)

No objection to the proposed zoning by-law amendment, provided landscape requirements are maintained. Detailed landscape design and fencing will be addressed through the Site Plan Agreement.

Development Section of Planning and Building Services

No objections to the rezoning, however site plan approval should address a number of items including lighting, curbs and servicing.

Urban Design

No objections to the rezoning application. Design details will need to be addressed through the site plan submission including that landscape screening should be provided between the new parking area and the rear yards of abutting residential properties along Woodgate Avenue.

Public Consultation

An Open House was hosted by Planning and Building Services on Thursday, May 10, 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 were fourteen (14) members of the public in attendance.

No written correspondence has been received to date. Questions raised at the Open House are summarized below, with corresponding staff responses, where available at this time.

Comment: The parking proposed does not appear to be sufficient to address the needs of the Church and its capacity for multiple events.

Response: The City's Zoning By-law requires a total of 71 parking spaces be provided for the use. This requirement is based on a ratio of 1 parking space per 20 m² dedicated to the assembly of people. The plans provided show a total of 129 parking spaces to be provided, which significantly exceeds the City's parking requirement.

Comment: Will there be a dedicated location for buses dropping off large groups to park?

Response: A dedicated location for buses to drop off on site is not required by the City. There appears to be locations within the parking area that could accommodate buses.

Comment: A gate previously existed within the fence along the north property line, at Hillcrest Avenue. The gate has been removed and there is desire for this to remain a continuous fence with no gate to ensure patrons of the church are not encouraged to park on Hillcrest Avenue.

Response: Through the site plan approval process, the applicant will be required to provide fencing along the north property line. No gate is proposed within the extent of the required fencing.

Comment: There are large volumes of traffic along Glenridge Avenue and at Edgedale Road. Having large groups of people entering or exiting the site at a time will add to the existing congestion and create a dangerous situation.

Response: City staff have no concerns or requirements with regard to traffic relating to the subject site. The relocation of the driveway to closer align with Edgedale Road will improve the existing entryway.

Comment: Will the proposed development extend to the northern property line or will there be a buffer?

Response: The City's Zoning By-law requires a 4 m landscape buffer between the edge of proposed new parking area and the abutting residential uses to the north on Woodgate Avenue. City staff will ensure adequate landscaping and fencing is provided within the landscape buffer as part of the site plan approval process.

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 should Council approve this rezoning.

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 116 Glenridge Avenue. The amendment would facilitate the consolidation of the lands with 118 Glenridge Avenue (adjacent to the south) and the addition of a Sanctuary and gym to the existing place of worship. A Recommendation Report is tentatively scheduled for the July 9, 2018, Council meeting.

Prepared by:

Taya Devlin
Planner I

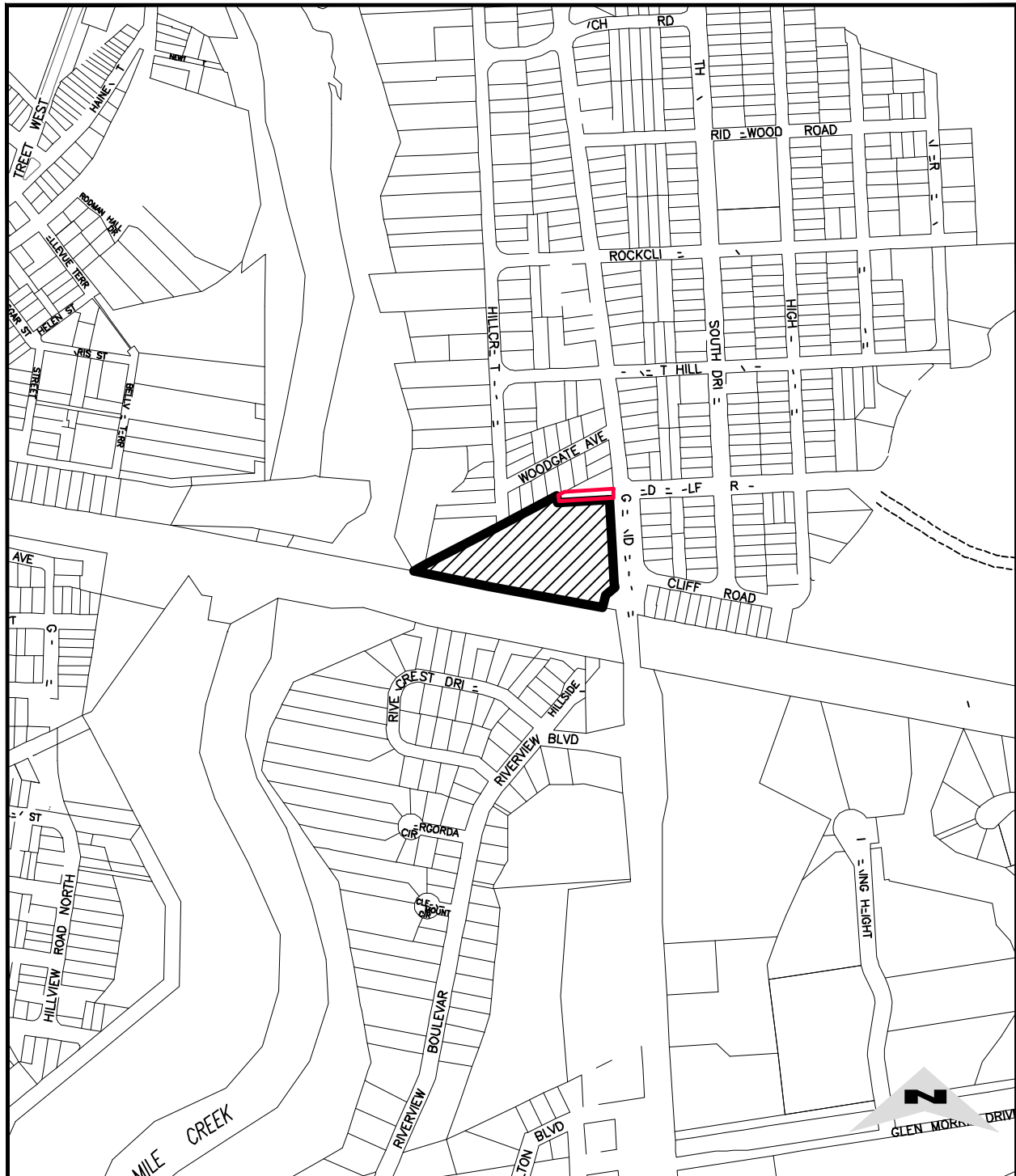
Submitted by:

Judy Pihach, MCIP, RPP
Manager, Planning Services

Approved by:

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

Location Map



Subject Lands (116 Glenridge Avenue)

Adjacent Lands Owned by Applicant

File: 60.35.1024

PART OF LOT 17
CONCESSION 8
CITY OF ST. CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA

LEGEND:

- ENTRANCE / EXIT DOOR
- FENCE
- LIGHT-DUTY ASPHALT
- HEAVY-DUTY ASPHALT
- CONCRETE

SITE DATA:

SITE AREA	19,161.27 sq.m.
EXISTING BUILDING AREA	1,041.52 sq.m.
2018 BUILDING ADDITION	2,017.27 sq.m.
TOTAL BUILDING AREA	3,058.79 sq.m.
HEAVY-DUTY ASPHALT AREA	1,745.94 sq.m.
LIGHT-DUTY ASPHALT AREA	3,555.18 sq.m.
CONCRETE AREA	435.10 sq.m.
SOD & LANDSCAPING	7,869.79 sq.m.
UNDEVELOPED AREA	2,453.46 sq.m.

O.B.C. DATA:

BUILDING CLASSIFIED AS GROUP A DIVISION 2
CONFORMING TO SECTION 3.2.2.25
ONE STOREY BUILDING FACING A STREET
COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION
UNSPRINKLERED
2hr. FIRE WALLS PROVIDED

PARKING:

PARKING REQUIRED
= 1 PARKING SPACE per 20 sq.m. of GROSS FLOOR AREA
(PLACE OF WORKSHIP = AREA APPLIES FOR AREAS DEDICATED TO
ASSEMBLY USE ONLY)
= SANCTUARY AREA = 725.83 sq.m./20 = 37 SPACES REQ'D
PARKING PROVIDED = 129 SPACES

B.F. PARKING REQUIRED
= 13 - 100 SPACES
= 4% OF REQ'D PARKING
= 37 x 4% = 2 SPACES REQ'D
B.F. PARKING PROVIDED = 6 SPACES

PARKING SPACE = 2.6m x 5.2m
B.F. PARKING SPACE = 3.4m x 5.2m + 1.5m. ASLE

BARRIER-FREE ACCESS:

BARRIER-FREE ACCESS FROM PARKING AREA TO PRINCIPAL ENTRANCE
IS PROVIDED. EXTERIOR WALKS SHALL HAVE A FIRM SLIP RESISTANT
SURFACE, WITH AN UNINTERRUPTED WIDTH OF NOT LESS THAN 1.0m.
A GRADIENT NOT EXCEEDING 1 in 20, BE FREE FROM OBSTRUCTIONS
FOR THE FULL WIDTH, & HAVE A 157mm(6") LEVEL AREA ADJACENT
TO THE ENTRANCE DOORWAY.

LANDSCAPING:

REFER TO LANDSCAPE PLAN DRAWING L1


SITE SERVICING & GRADING:

REFER TO SITE SERVICING & GRADING DRAWING S56
FOR SITE SERVICES AND GRADING BY K. SMART ASSOCIATES LIMITED.

SITE LIGHTING:

REFER TO SITE LIGHTING PLAN DRAWING SL1
FOR SITE LIGHTING & PHOTOMETRICS BY FORTECH INC.

NO.	DATE	REVISION



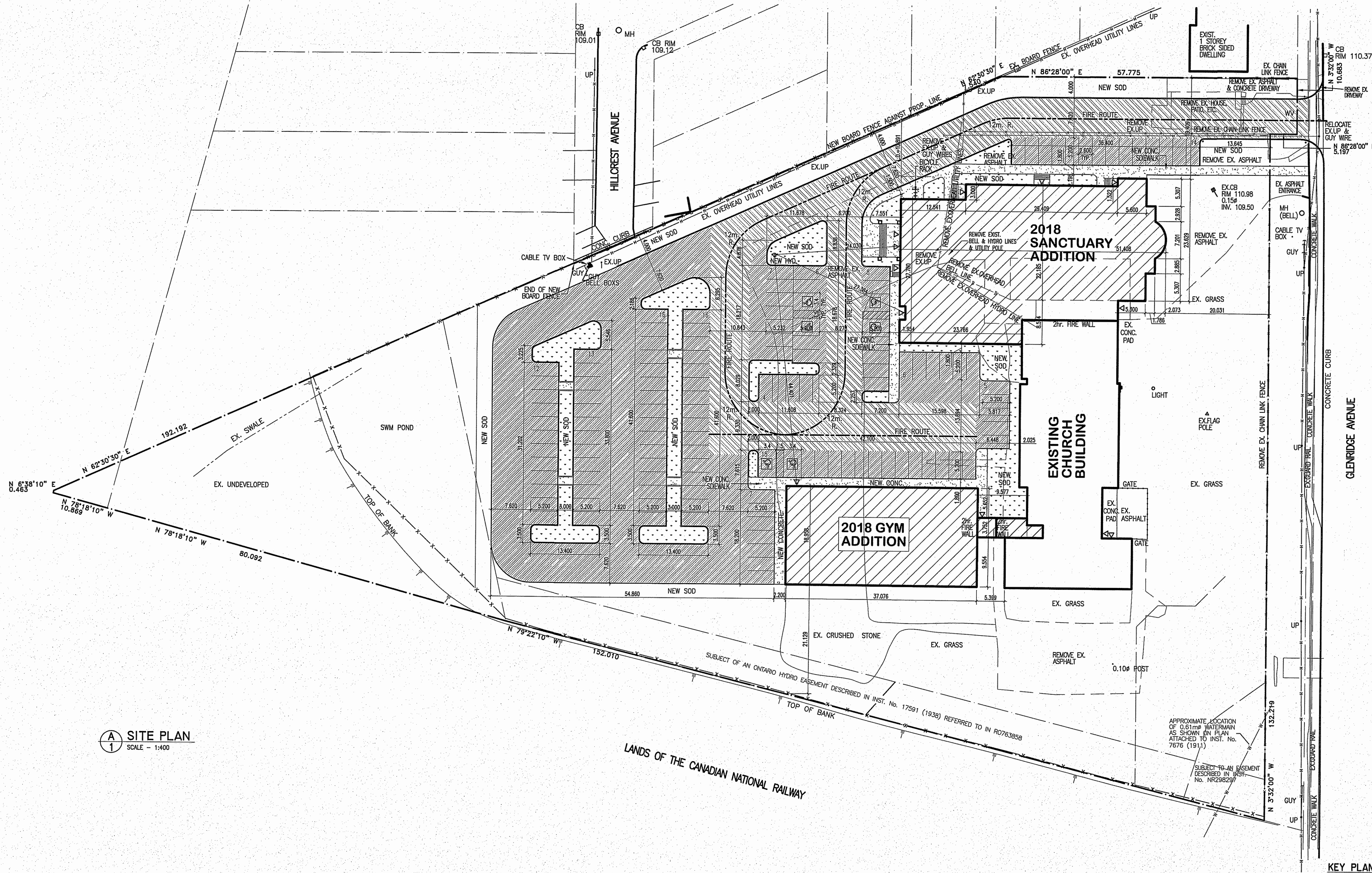
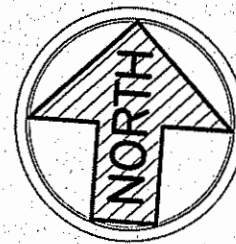
SCHIEDEL

CONSTRUCTION INCORPORATED
GENERAL CONTRACTORS - PROJECT MANAGERS
405 QUEEN ST. W. CAMBRIDGE ONT. N3C 1G6 519-698-9317
email address: reception@schiedelconst.com

PROJECT
2018 CHURCH ADDITION
**ST. GEORGE &
ST. MERCURIUS
COPTIC ORTHODOX
CHURCH**
118 Glenridge Avenue
St. Catharines, Ontario

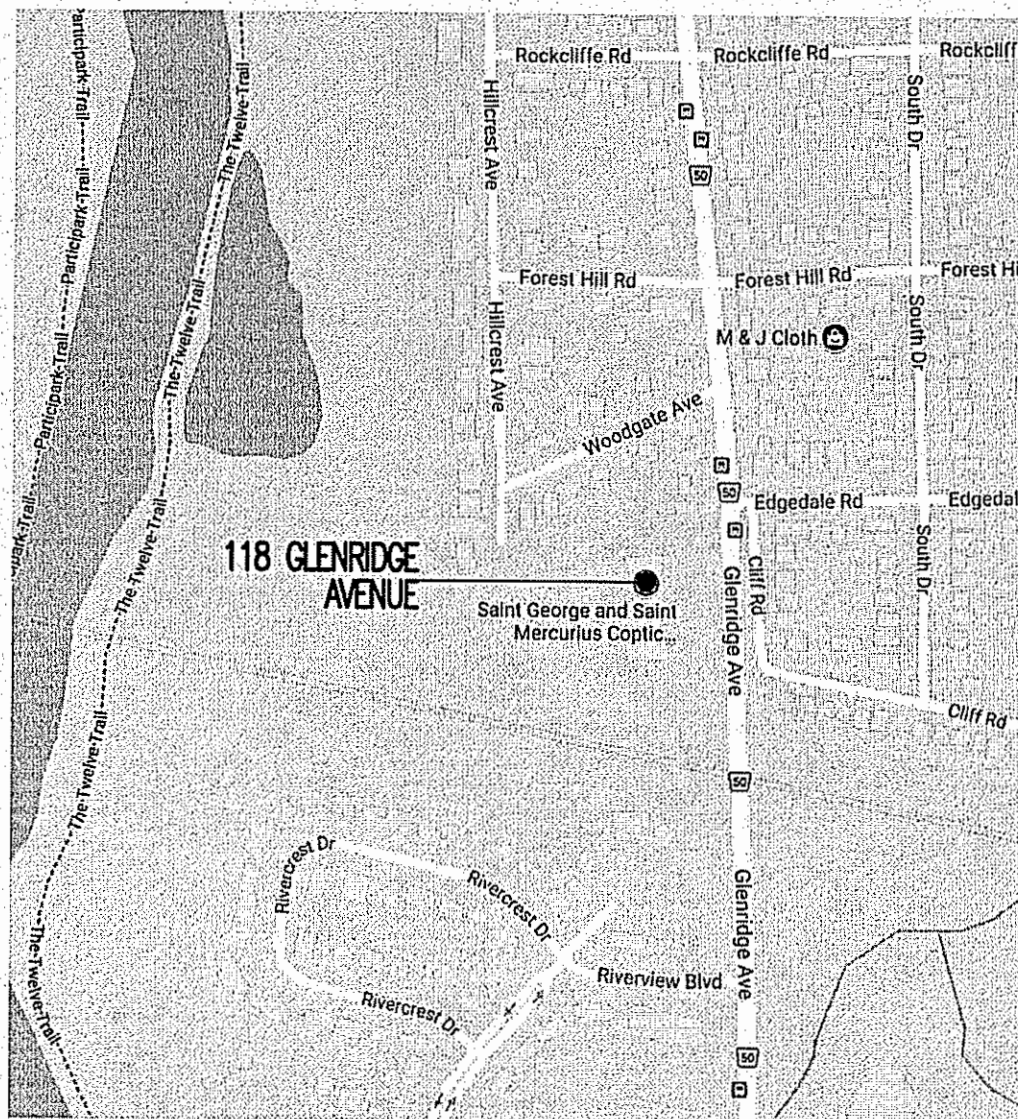
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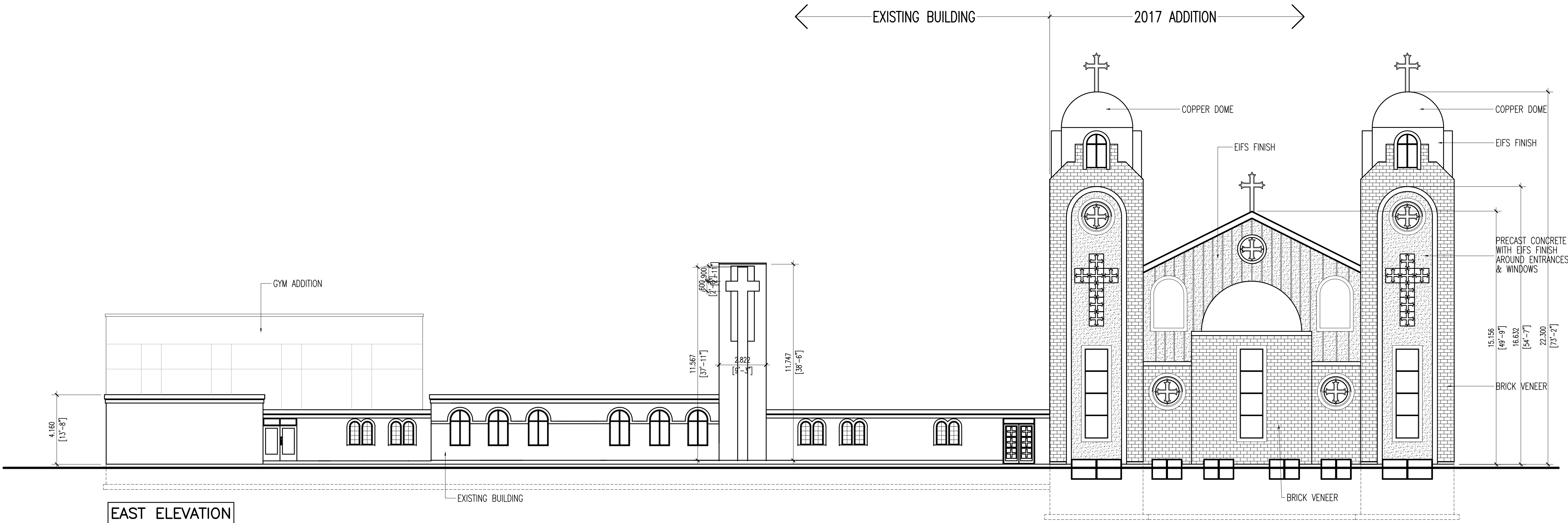
DRAWING	DRAWING NO.
SITE PLAN	1



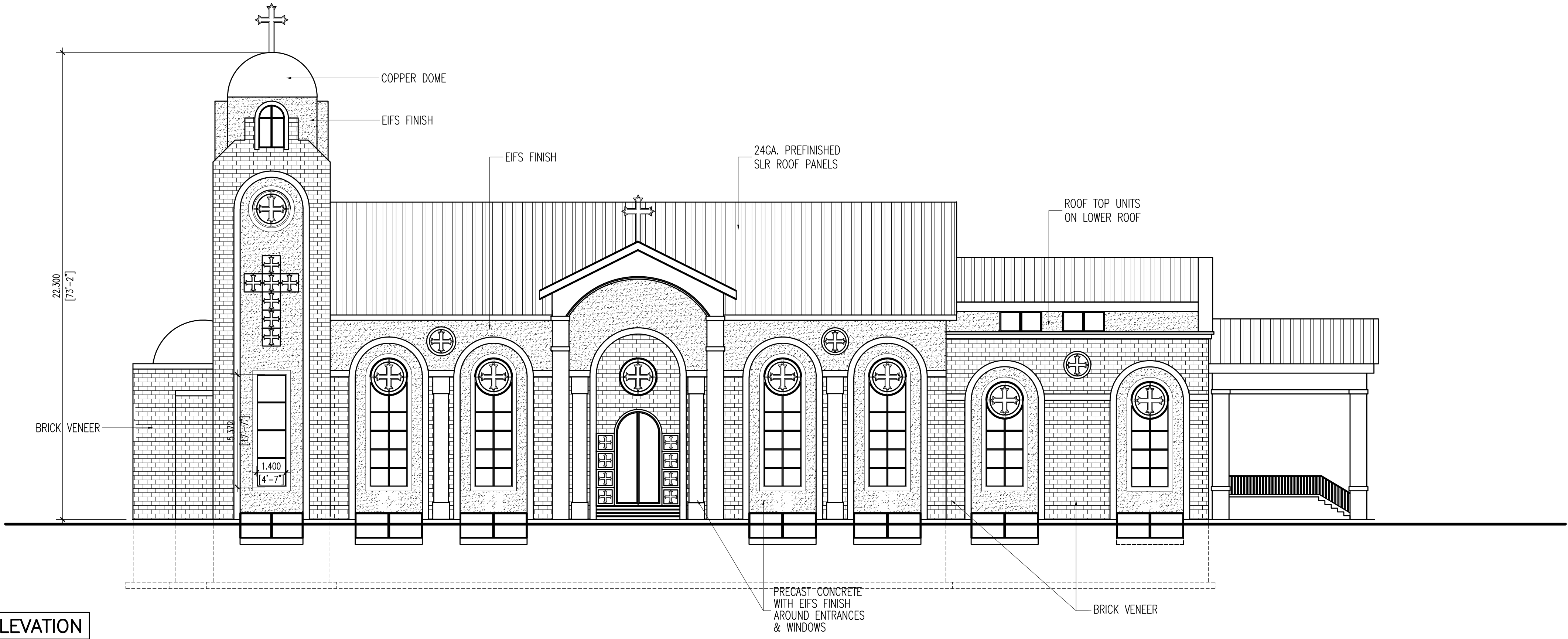
A SITE PLAN
SCALE - 1:400

KEY PLAN:
NOT TO SCALE





EAST ELEVATION

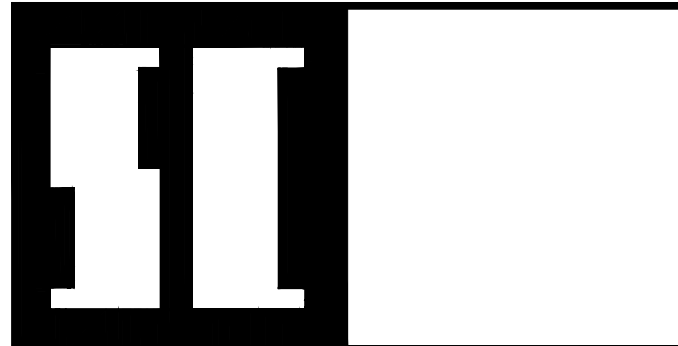


NORTH ELEVATION

PRELIMINARY DESIGN
(NOT FOR
CONSTRUCTION)



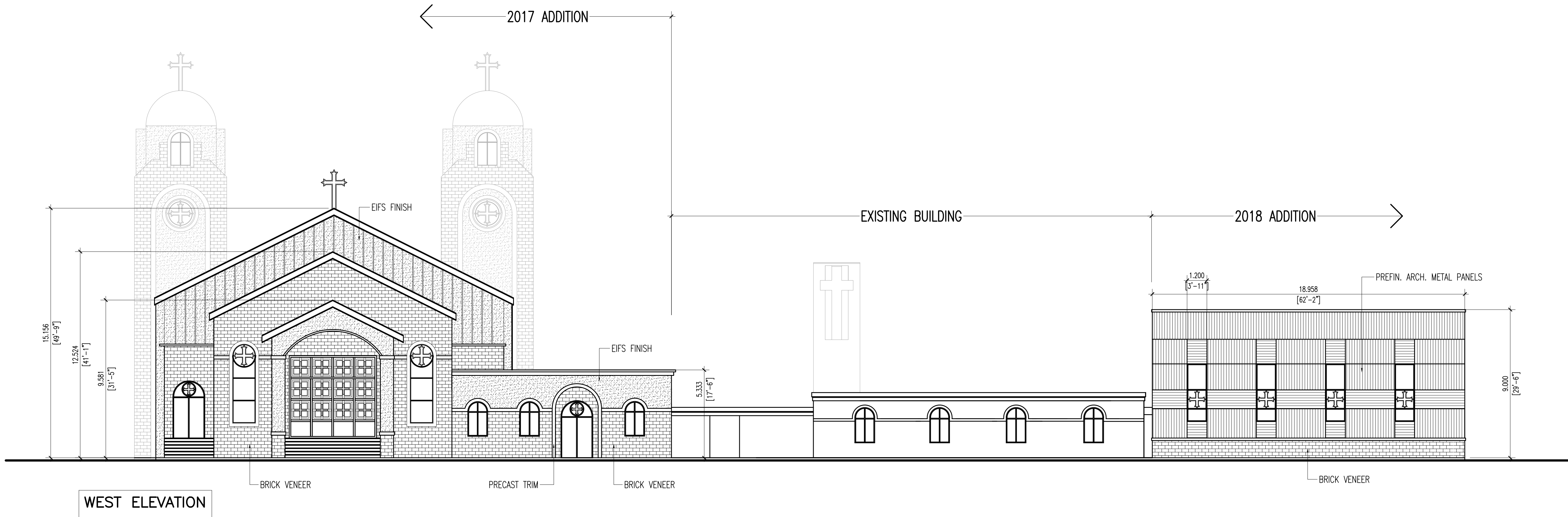
NO.	DATE	REVISION



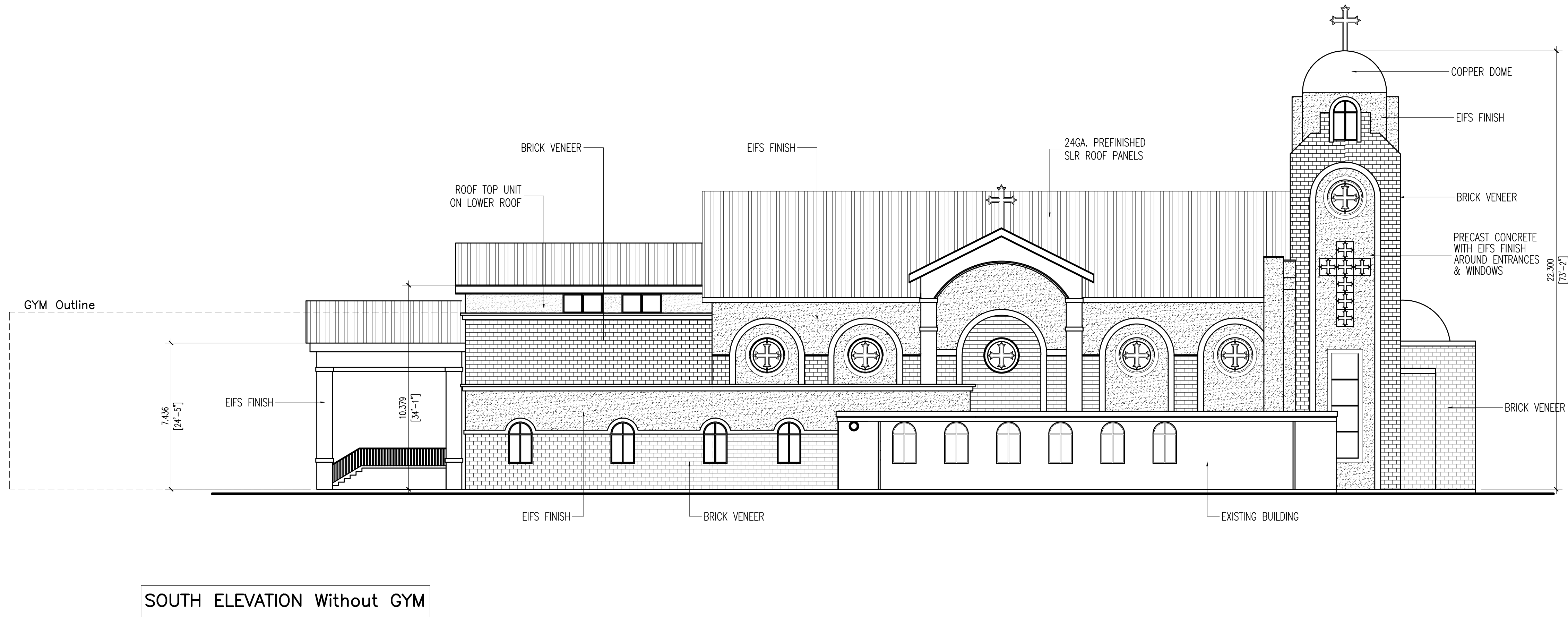
SCHIEDEL
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GENERAL CONTRACTORS - PROJECT MANAGERS
405 QUEEN ST. W. CAMBRIDGE ONT. N3C 1G6 519-658-9317
email address: reception@schiedelconst.com

PROJECT
2018 CHURCH ADDITION
**ST. GEORGE &
ST. MERCURIUS
COPTIC ORTHODOX
CHURCH**
118 Glenridge Avenue
St. Catharines, Ontario

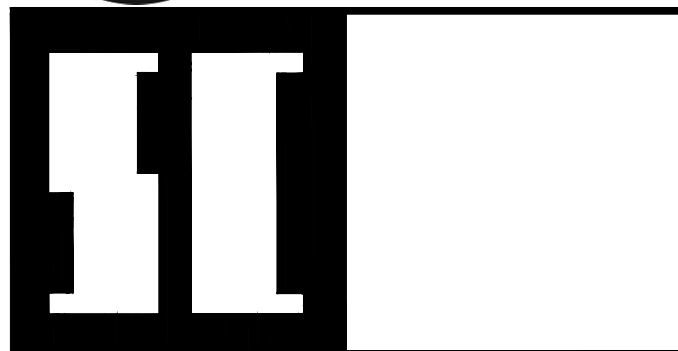
SCALE 1:300	DATE Dec./2017	DRAWN BY PG	PROJECT NO. 180001
DRAWING NORTH & EAST ELEVATIONS			DRAWING NO. A4



PRELIMINARY DESIGN
(NOT FOR
CONSTRUCTION)



NO.	DATE	REVISION

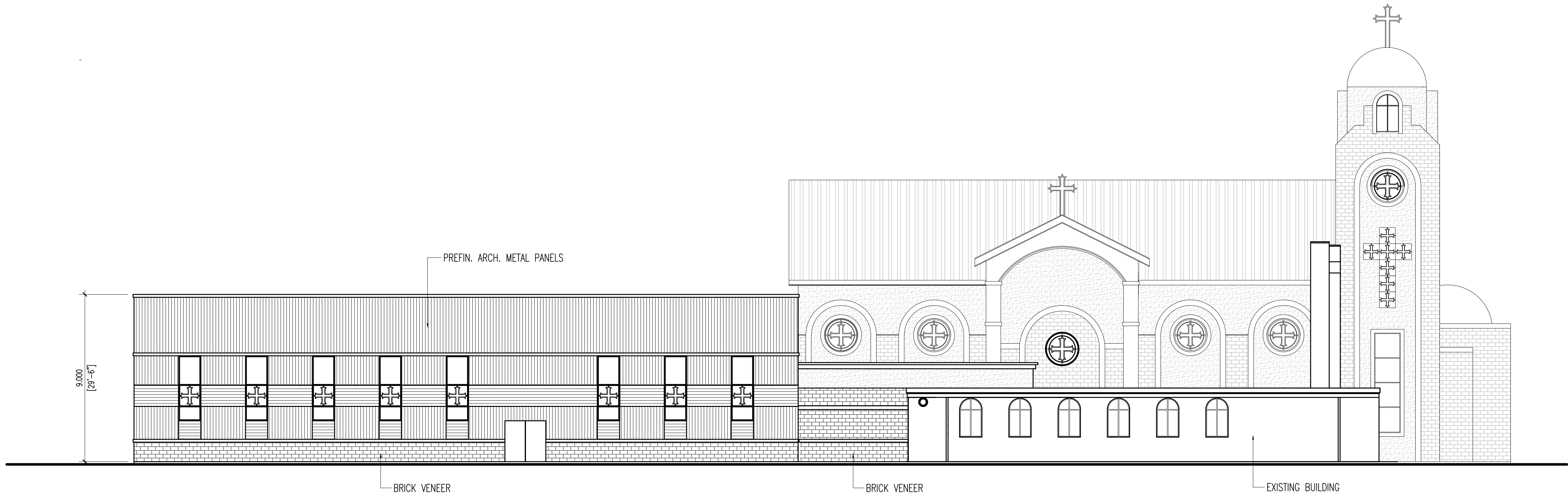


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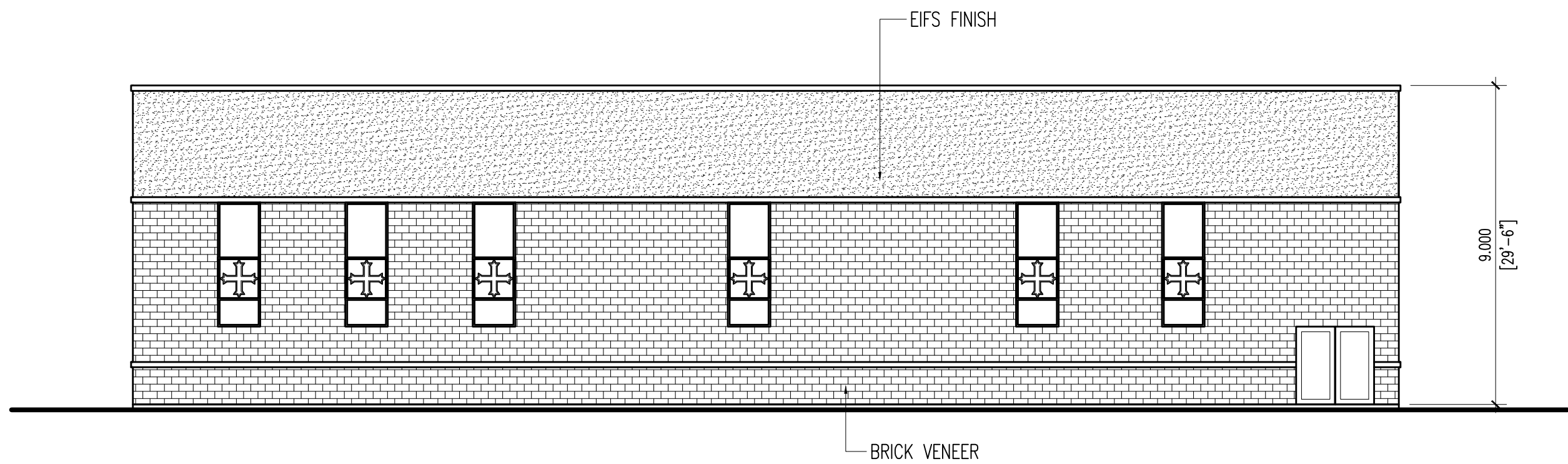
PROJECT
2018 CHURCH ADDITION
**ST. GEORGE &
ST. MERCURIUS
COPTIC ORTHODOX
CHURCH**
118 Glenridge Avenue
St. Catharines, Ontario

SCALE	DATE	DRAWN BY	PROJECT NO.
1:300	Dec./2017	PG	180001

DRAWING	DRAWING NO.
SOUTH & WEST ELEVATIONS	A5



SOUTH ELEVATION With GYM

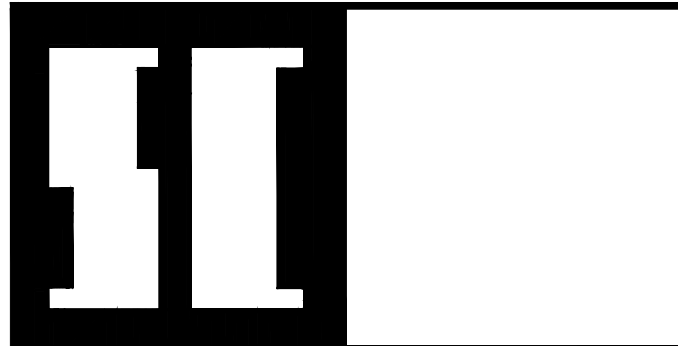


GYM facing church

PRELIMINARY DESIGN
(NOT FOR
CONSTRUCTION)



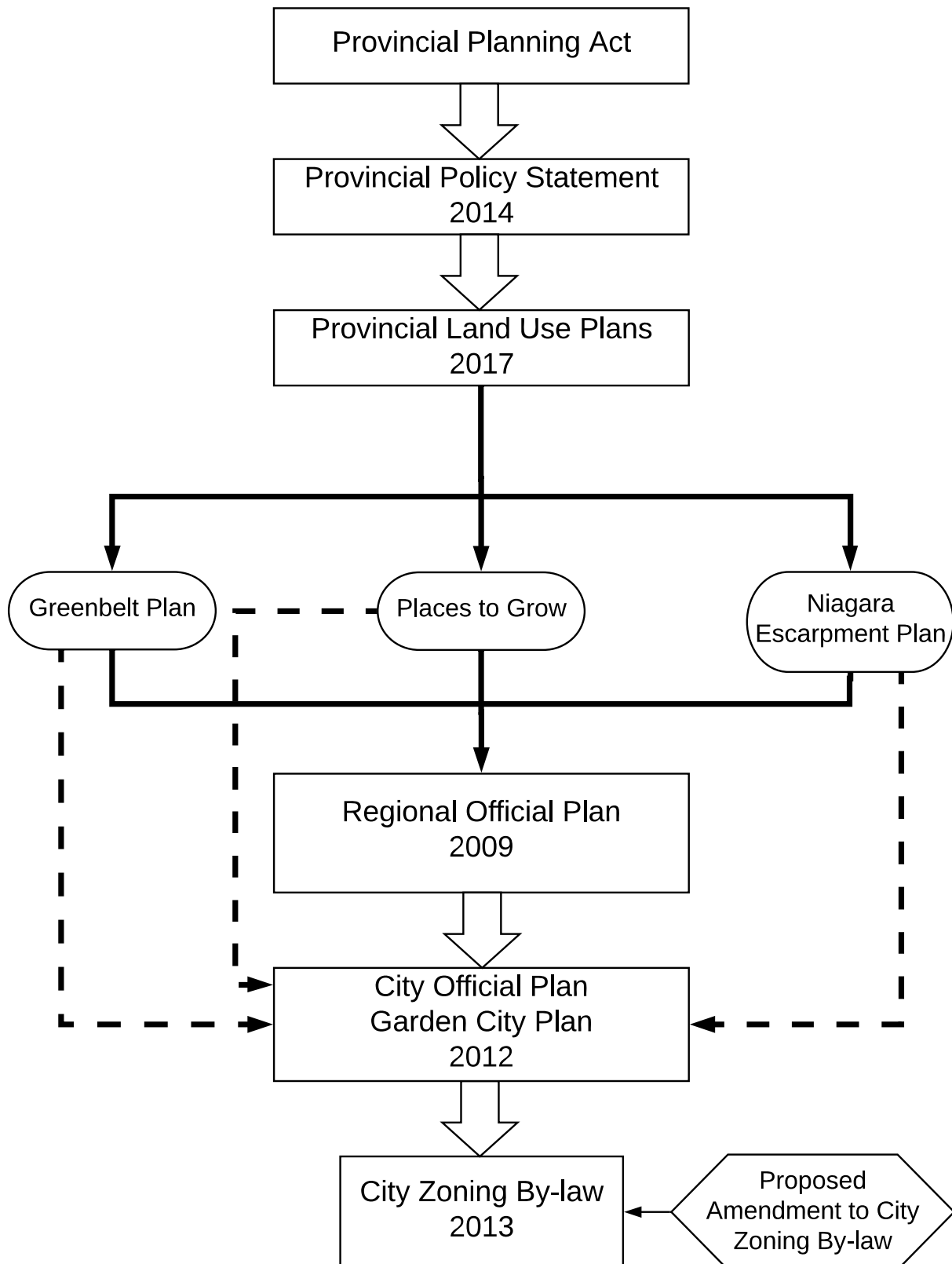
NO.	DATE	REVISION



2018 CHURCH ADDITION
**ST. GEORGE &
ST. MERCURIUS
COPTIC ORTHODOX
CHURCH**
118 Glenridge Avenue
St. Catharines, Ontario

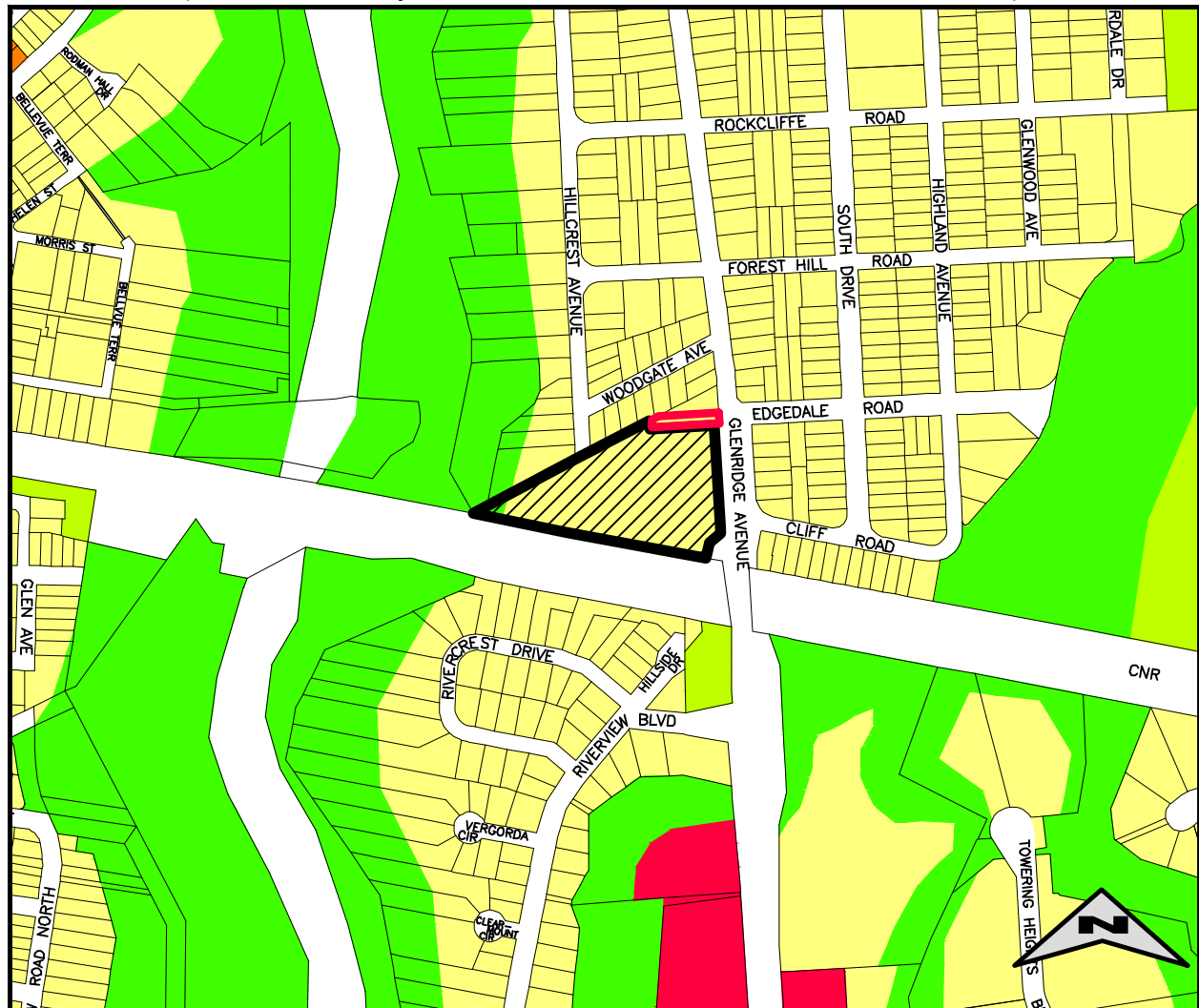
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DRAWING	DRAWING NO.		
NORTH GYM & SOUTH ELEVATIONS	A6		

Ontario Land Use Planning Framework



Existing Land Use Designation

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



Subject Lands (116 Glenridge Avenue)

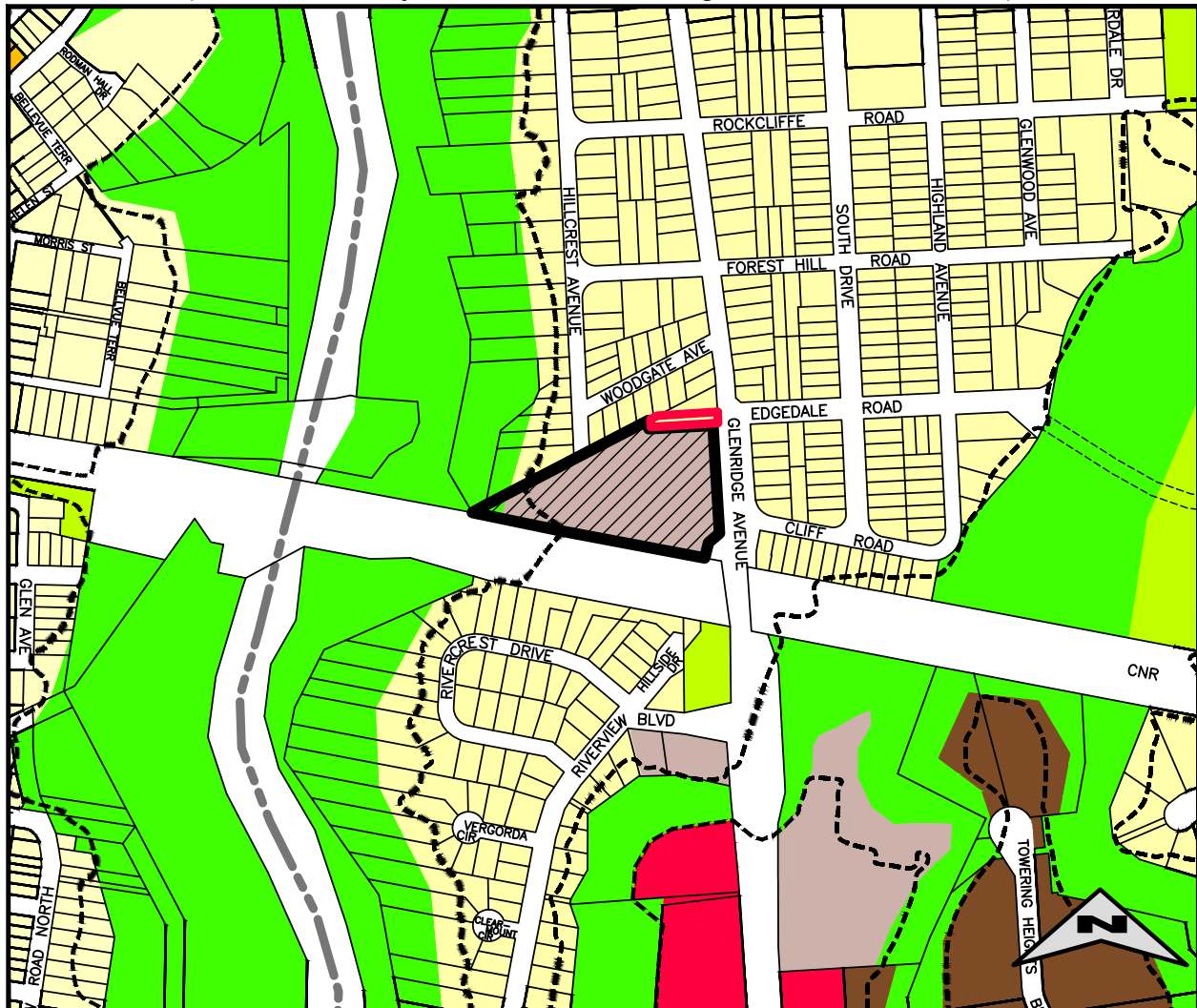
Adjacent Lands Owned by Applicant

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

File: 60.35.1024

Existing Land Use Designation

(The Garden City Plan - South Planning District, Schedule E8)



 Subject Lands (116 Glenridge Avenue)

 Adjacent Lands Owned by Applicant

Land Use Designations	
 Low Density Residential	 Parkland & Open Space
 Medium Density Residential	 Natural Areas
 High Density Residential	 Natural Area Extent Line
 Community Commercial	 Planning District Boundary
 Mixed Use	

File: 60.35.1024

Existing Zoning

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



Subject Lands (116 Glenridge Avenue)

Adjacent Lands Owned by Applicant

Zones

 R1 Low Density Residential - Suburban Neighbourhood	 C2 Community Commercial
 R2 Low Density Residential - Traditional Neighbourhood	 G1 Conservation / Natural Area
 R3 Medium Density Residential	 G2 Minor Green Space
 R4 High Density Residential	 G3 Major Green Space
	 I1 Local Neighbourhood Institutional
	 I2 Community Institutional

File: 60.35.1024

Proposed Amendment to Existing Zoning By-Law 2013-283 (Schedule A - Zoning By-law 2013-283)



 Subject Lands (116 Glenridge Avenue)

To be re-zoned from Low Density Residential - Traditional Neighbourhood (R2)
to Community Institutional (I2)

 Adjacent Lands Owned by Applicant

Zones	
R1 Low Density Residential - Suburban Neighbourhood	C2 Community Commercial
R2 Low Density Residential - Traditional Neighbourhood	G1 Conservation / Natural Area
R3 Medium Density Residential	G2 Minor Green Space
R4 High Density Residential	G3 Major Green Space
	I1 Local Neighbourhood Institutional
	I2 Community Institutional

File: 60.35.1024

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

Policies
PART B: VISION AND GUIDING PRINCIPLES
<p>2.3. Managing Growth and Change</p> <p>2.3.1 Municipal Planning Structure</p> <p>3. Planning Areas The City is divided into two primary planning areas – the Urban Area and the Agriculture Area.</p> <p>i) Urban Area The Urban Area is established by the Region of Niagara Policy Plan and is set out on Schedule D ‘Municipal Structure’ of this Plan. This area is intended to provide urban development opportunities on full municipal services to accommodate the majority of the City’s projected future population and employment growth.</p> <p>2.3.3. Accommodation of Growth</p> <p>1. Projected population, housing and employment will primarily be accommodated within the Urban Area as defined on Schedule D ‘Municipal Structure’.</p> <p>2. The Plan recognizes a finite Urban Area, and within it, a diminishing vacant land supply and a finite occupied land base to accommodate projected population and employment growth.</p> <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.

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:

i) Built Boundary – 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.

6. Employment

i) The land use plan provides opportunities for a diverse range, mix, scale and location of economic activities to accommodate projected employment growth forecasts.

To accommodate projected employment growth forecasts, and support long term sustainable employment opportunities, economic development and competitiveness, this Plan promotes and emphasizes:

- the provision of an adequate, available, suitable, variable and competitive choice of vacant employment lands to attract and accommodate a diverse range of new economic activities.
- reuse, rehabilitation, redevelopment and enhancement of occupied employment lands to accommodate new or expanded economic activity and employment opportunities;

- transit supportive, public realm, design and greening initiatives to provide compatible, efficient, functional, connected, accessible, interactive, environment friendly and sustainable development.
- clustering of like activities to support compatible development and encourage integrated, interactive and connected business and employment opportunities.

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

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.

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.

4.3. The Natural Environment

St. Catharines is located between Lake Ontario and the Niagara Escarpment, with numerous creek systems and environmentally sensitive natural areas. In the urbanized areas, the relationship to these natural features and areas will be enhanced through a thoughtful approach to their conservation, visibility, and accessibility.

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.

4. Site design and planning will consider the existing topography and the preservation and enhancement of vegetation, natural features and areas, open space, and naturalized areas. This includes:

- a) Ensuring that existing naturalized open space on lands proposed for development/redevelopment is retained to the maximum extent possible, and where retained, is allowed to regenerate with minimum intervention;
- b) Enhancing ecological stability by supporting the use of low maintenance landscape features and materials;
- c) Supporting the use of native plant species when creating new plant communities or when adding to existing native plant communities;
- d) Applying development standards designed to maximize retention of all woodlots and other natural 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.

8. Where development or redevelopment may necessitate the loss of existing trees or vegetative planting on a public right-of-way, they will be replaced and relocated on the public right-of-way in the immediate vicinity of the affected lands, to the satisfaction of the City or the Region of Niagara, and at the cost of the proponent.

4.4. The Public Realm

The public realm – the streets, parks, squares, public buildings, and open spaces, is a critical component of city life, drawing people together and providing the setting for festivals, cultural events, and recreational and leisure activities, as well as for daily casual contact. They create strong social bonds and help establish our public identity.

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.

4.5. 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.
- 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.
- f) Connecting parking areas to the street through safe, landscaped pedestrian walkways.
- 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

Universal access means providing a broad range of users with varying needs the opportunity to move through the City independently with as few obstacles, physical and psychological, as possible.

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

Design, through sensitive site layout, location of public spaces and road design, can have a significant influence on the safety of an environment based on the “eyes on the street” philosophy.

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

Landscaping has a number of significant roles to play in creating interesting and functional places.

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

1. A Sustainable Transportation Master Plan will be prepared that will outline the City's strategic direction for the development of its transportation networks, programs, and priorities, and how it can best implement the complete streets concept and integration with transit, active transportation, trails and bike route networks. The policies of this Plan together with the Sustainable Transportation Master Plan will contribute to the overall transportation management strategy for the City.

2. The transportation system shall be designed to complement and facilitate the City's achievement of planned land use patterns, growth objectives, and urban structure, and shall have regard for upper tier government transportation policies and initiatives.

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.

5 A Transportation Impact Study may be required for new development or redevelopment to assess transportation demands, impacts, and opportunities.

6. To implement the findings of the Transportation Impact Study, the City will include conditions of approval that support safe and functional pedestrian and cyclist movement, including:

- a) The acquisition of easements and dedication of land for sidewalks, bicycle trails, transit stops, or other facilities;
- b) The provision of associated amenities such as transit shelters, bicycle parking facilities, and lighting;
- c) Site, building, and road designs that meet the needs of pedestrians, cyclists, and transit users.

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

This Plan recognizes that in order to achieve a healthy and livable community, the transportation system now and in the future, will need to reduce reliance on the automobile in favour of more sustainable forms of connective transportation such as walking, cycling, and transit.

1. Transit

1. Transit will provide access to residential areas, employment areas, schools and other institutions, community facilities, downtown, shopping areas and recreational areas in an efficient and reliable manner.

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.

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.

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

Parking is an integral component of the transportation system, influencing travel patterns and development potential. It is the intent of this Plan to ensure the location and design of parking facilities will provide sufficient and safe functioning of the transportation system, and balances the needs of the travelling public with the goal of promoting other modes of transportation. In keeping with the “Garden City” image, it is also important to ensure that large expanses of barren asphalt lots are not created.

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.

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.

5.5. Rail

1. Consultation is required with Canadian National Railway or Trillium Railway, where applicable, for any development, redevelopment or site alteration adjacent to or within the vicinity of railway main line or spur line right-of-ways. Noise, vibration, drainage and other studies may be required in the evaluation of development, redevelopment or site alteration. Noise and vibration attenuation, minimum building, structure and use setbacks from the rail right-of way, berming, buffering, safety features, and other mitigative measures may be required, as well as safety clauses, restrictive covenants, environmental easements and assigning of rights-of way.

6. ACHIEVING A SUSTAINABLE CITY

6.1. General Policies

1. The City shall develop an Integrated Community Sustainability Plan that will provide guidance for the development or alignment of all municipal plans, policies and decisions under one integrated decision-making framework.

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

- 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.

8. The City will collaborate with Niagara Region, the Niagara Peninsula Conservation Authority and other appropriate stakeholders, in developing and maintaining an environmental data base and monitoring program to assess ecosystem health and integrity and recommend improvements, where necessary, to this Plan.

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. Compatible and practical on-site renewable water, waste and energy management techniques and design are encouraged, including Low Impact Development (LID) practices.
- 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.
- j) Land assembly and configuration will not detract from the potential development or redevelopment on adjacent properties, or create isolated parcels which may otherwise have future development or redevelopment potential.
- k) Alternative and innovative lotting patterns are supported provided that compatible street, building and site context sensitive design with adjacent properties and the surrounding neighbourhood can be achieved; and adequate and maintained access to a public road is provided and ensured.
- l) Direct vehicular access from individual properties to the Welland Canals Parkway is not permitted.

8. NEIGHBOURHOOD RESIDENTIAL

8.1. Residential Use Designations

1. Low Density

The Low Density residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings at a density range generally between 20 and 32 units per hectare of land. Height of buildings will generally not exceed 11 metres.

8.3 Ancillary Uses

The Neighbourhood Residential designation also permits elementary and secondary schools, places of worship and other local public serving institutional uses, neighbourhood commercial uses, home based business, parks and open space uses.

2. Elementary and Secondary Schools, places of worship and other local public serving institutional uses are permitted subject to zoning by-law amendment where:

- a. Compatible with the surrounding residential environment, and where potential negative impacts such as noise, odours, emissions, litter, and traffic generation are not excessive in relation to the predominant use;
- b. Located in areas appropriate and accessible for the intended level of service;
- c. In close walkable and bikeable proximity to public transit service;
- d. The transportation system is adequate to accommodate anticipated traffic volumes and circulation.

13. GREEN SPACE

13.1. PARKLAND AND OPEN SPACE

The Parkland and Open Space designation is intended to provide opportunities for a variety of active and passive recreational opportunities, to provide relief from the built environment, and to support opportunities for conservation and enhancement of cultural and natural heritage.

Parkland and Open Space is designated on Schedule D1 'General Land Use Plan' and on District Plans in Part E. Schedule F1 'Parkland and Major Trails' of this Plan also identifies public parkland, and existing and proposed major trails. For the convenience of mapping, not all parkland and open space may necessarily be shown on the Schedules of this Plan, primarily where they are small in size such as small trails and special urban parks. Specific reference should be made to the City's Parks Policy Plan and the Recreation Master Plan.

1. Permitted Uses

Permitted uses include:

- i) private and public parks, and open space linkages;
- ii) cemeteries;
- iii) active or passive indoor and outdoor recreational facilities;
- iv) cultural heritage;
- v) essential operations for service infrastructure and utilities.

a) Permitted uses may be allowed provided that:

- i) the use of land does not conflict with the policies in this Plan related to natural hazard lands, natural heritage or cultural heritage resources;
- ii) the design minimizes or eliminates any potential instability of slopes;
- iii) all structures, parking areas and active playing fields are attractively designed and landscaped in order to enhance their appearance, and are appropriately setback and buffered between adjacent properties.

b) Ancillary uses may be permitted where they provide complementary services and facilities to the main use, and will be limited in size subject to zoning bylaw regulation.

13.2. NATURAL AREA

The City's Natural Area is comprised of a diverse natural heritage system of rivers, streams, valleylands, wetlands, shoreline, woodlots, forests, natural areas, habitats and corridors. Not only are these natural areas and features environmentally significant on a local neighbourhood and community basis, but many are also of regional, provincial, national or world significance.

The Natural Area is more specifically defined as Natural Hazard Lands and Natural Heritage as set as follows:

a) Natural Hazard Lands

- i) shoreline;
- ii) floodplain;
- iii) significant valleylands;

b) Natural Heritage

- i) wetlands;
- ii) significant woodlands;
- iii) fish habitat;
- iv) areas of natural and scientific interest;
- v) significant habitat of endangered species and threatened species;
- vi) significant wildlife habitat;
- vii) natural corridors;
- viii) key hydrologic features.

The purpose of the Natural Area policies of this Plan is to promote the long term sustainability of Natural Hazard Lands and Natural Heritage by supporting:

- the protection, preservation, restoration , maintenance, and where possible, the improvement of a diverse, connected and integrated system of natural areas, features, hazard lands, habitats, corridors and associated biological and ecological functions.
- a diverse, connected and integrated system of local natural heritage with that of the Region of Niagara Core Natural Heritage System, the Provincial Greenbelt Plan Protected Countryside and Natural Heritage System, and the Provincial Niagara Escarpment Plan.

13.2.1 Natural Area Mapping

1. Natural Area Designation

Lands designated Natural Area on Schedule D1 'General Land Use Plan' and on District Plans in Part E contain one or more of Natural Hazard Lands and/or Natural Heritage mapped by the City.

Development, redevelopment, site alteration and use of lands within and adjacent to the City's Natural Area designation is subject to the policies set out in Section 13.2 of the Plan.

2. Natural Area Extent Line

Natural Hazard Lands and Natural Heritage are also mapped by the Province, the Region of Niagara and the Niagara Peninsula Conservation Authority (NPCA). This mapping is shown on Schedule F2 'Natural Hazard Lands' and Schedules F3 and F4 'Natural Heritage' of this Plan.

Upper tier government and NPCA mapping of Natural Hazard Lands and Natural Heritage on Schedule F2, F3 and F4 does not necessarily coincide with, and often extends beyond the City's Natural Area designation shown on Schedule D1 'General Land Use Plan' and on District Plans in Part E of this Plan.

The combined furthest extent and limit of all the Natural Hazard Lands and Natural Heritage mapping identified on Schedules F2, F3 and F4 is shown as an overlay on District Plans in Part E, identified as the 'Natural Area Extent Line'. Development, redevelopment, site alteration and use of lands within and adjacent to the Natural Area Extent Line is subject to the policies set out in Section 13.2 of the Plan.

3. Niagara Natural Environment Screening Layer

Further to Natural Area mapping set out in Section 13.2.1.1 and 13.2.1.2 above, the NPCA establishes a Niagara Natural Environment Screening Layer. The 'Screening Layer' is shown on Schedule F5 of this Plan, and the limits of which generally extend onto lands beyond the City's Natural Area designation as well as the Natural Area Extent Line.

Development, redevelopment, site alteration and the use of lands within the 'Screening Layer' may be subject to Provincial or Region of Niagara policies, regulation or controls as applied to Natural Hazard Lands and Natural Heritage and/or subject to NPCA regulation or controls in accordance with Ontario Regulation 155/06 as amended from time to time. Ontario Regulation 155/06 applies to watercourses, significant valleylands, floodplains, shorelines and wetlands.

4. Interpretation

- i) The Natural Area mapping set out on the Schedules of this Plan should not be construed as representing the precise boundaries or all of known Natural Hazard Lands and Natural Heritage.
- ii) Natural Hazard Lands and Natural Heritage may be defined more precisely through Watershed, Environmental Planning Studies, Environmental Impact Studies (EIS), the NPCA, or other government or regulatory authority and mapping.
- iii) Where through the review of a planning application it is found that there are important environmental features or functions that have not been adequately evaluated, the applicant shall have an evaluation prepared by a qualified biologist in consultation with the City, Region of Niagara and where appropriate, the NPCA and the Ministry of Natural Resources. If the evaluation finds one or more natural features meeting criteria set out by the Region of Niagara Policy Plan and/or the NPCA for inclusion as Natural Hazard Lands or Natural Heritage, the applicable policies for such features as set out in Part D, Section 13.2 of this Plan will apply.
- iv) Where new Natural Hazard Lands or Natural Heritage are identified or where more accurate mapping is available in which may modify the location or extent of Natural Hazard Lands or Natural Heritage, Schedules F2, F3, F4 and the Natural Area Extent Line shown on District Plans in Part E may be updated without amendment to this Plan.
Where new Natural Hazard Lands or Natural Heritage are identified, they shall be considered for inclusion as a Natural Area designation in this Plan. Where a new Natural Area designation is to be added or where a significant modification is made to an existing Natural Area designation on Schedule D1 'General land Use Plan' and District Plans in Part E, an amendment to this Plan is required. Minor boundary adjustments to an existing Natural Area designation may be made without an amendment to this Plan.
- v) Schedule F5 of this Plan represents the general location of the Niagara Natural Environment Screening Layer. Reference to the precise boundaries of the subject Screening Layer should be made to the NPCA.
Modification to the Niagara Natural Environment Screening Layer shown on Schedule F5 may be made without an amendment to this Plan.
- vi) Where lands contain two or more Natural Hazard Lands and/or Natural Heritage features of differing significance, the more restrictive policies pertaining to the applicable Natural Hazard Lands and/or Natural Heritage features shall apply.

13.2.2. General Policies

1. Permitted Uses

The following uses are permitted within the Natural Area designation and the Natural Area Extent Line, subject to the policies of this Plan:

- i) legally existing uses, buildings and structures including existing agricultural uses;
- ii) new agriculture uses subject to Part D, Section 13.2.5;
- iii) fish, wildlife and conservation management including forestry management;
- iv) essential linear public uses including transportation, utility, and communication facilities subject to Federal or Provincial Environmental Assessment approval;
- v) watershed management and flooding and erosion control facilities where it has been demonstrated that they are necessary in the public interest and other alternatives are not available, subject to an Environmental Impact Study (EIS) to the satisfaction of the Region of Niagara;
- vi) passive small scale recreation features such as trails, walkways, and bicycle paths that will have no significant negative impact on natural features or ecological functions.

2. Where planning applications to establish a new use, or expand a permitted use, are not subject to the Environmental Assessment Act, an approved Environmental Impact Study (EIS) shall be required, subject to the policies of this Plan, for any development, redevelopment or site alteration within or adjacent to Natural Hazard Lands or Natural Heritage. Protection or mitigating measures may be required to be implemented by the applicant.

3. Where an EIS is required, it shall be prepared in accordance with Environmental Impact Study (EIS) Guidelines or subsequent guidelines adopted by the Region of Niagara.

The required scope and/or content of an EIS may be reduced, after consultation with the Niagara Region and the NPCA where the environmental impacts of a development application are thought to be limited; or other environmental studies fulfilling some or all requirements of an EIS have been accepted by the City, Niagara Region and the NPCA.

4. The City may require an independent peer review of an EIS with costs to be borne by the applicant.

5. On lands within or adjacent to a designated Natural Area or the Natural Area Extent Line where no development or placement of fill and site grading is

permitted, the erection, location or use of any buildings or structures is prohibited other than those which legally exist.

6. Subject to other policies of this Plan, expansion of an existing use located within or adjacent to Natural Hazard Lands or Natural Heritage may be permitted subject to approval of an EIS and any mitigation measures that may be required.

7. Where development, redevelopment or site alteration is approved within Natural Hazard Lands, Natural Heritage or the associated adjacent land buffer zone, the applicant will submit a Tree Saving Plan maintaining or enhancing the ecological functions to be retained. The Plan shall be prepared in accordance with the Tree and Forest Conservation By-law and its implementation monitored by a member of the Ontario Professional Forestry Association.

8. Where lands are not subject to Section 13.2.2.7 above, the City should enact and maintain a by-law regulating the destruction or injuring of trees in identified woodlots less than 0.5 hectares of land in size.

Where a woodland greater than 0.5 hectares of land in size is located on or adjacent to lands subject to an application for plan of subdivision, consent, site plan approval or other development approval, the applicant shall be required to prepare a Tree Saving Plan as a condition of approval. A grading or building permit shall not be issued until the Tree Saving Plan, with appropriate implementation and monitoring measures, has been approved by the City in consultation with the NPCA.

9. Where development, redevelopment or site alteration is approved in or adjacent to Natural Hazard Lands or Natural Heritage, new lots thus created shall not extend into either the area to be retained in a natural state or the required adjacent buffer zone identified through an EIS unless approved in consultation with the NPCA. The lands to be retained in a natural state and the adjacent buffer zone shall be maintained as a block and zoned to protect their natural features and ecological functions, and where appropriate and desirable, be dedicated to the municipality or a public agency.

10. The City will, where deemed appropriate, pursue the acquisition of Natural Hazard Lands and Natural Heritage lands by way of land dedication or other means, and which will be adequately sized to support the protection of natural features, function, access and maintenance. It should not be assumed that these lands will be accepted as parkland dedication, and lands having inherent environmental constraints will generally not be accepted as parkland dedication pursuant to the Planning Act.

11. The City recognizes that lands designated Natural Area, whether in private or public ownership, are accessible to the public at the discretion of the owner.

12. The City shall encourage and provide assistance, where feasible, to private landowners and interest groups in developing and maintaining stewardship programs to support retention and enhancement of Natural Hazard Lands and Natural Heritage.

13. Prior to any planning approvals, new development applications requiring a Provincial Permit to Take Water shall satisfy the City, the NPCA and the Niagara Region that the water taking will not have any negative impacts on natural ecosystems or the quantity and quality of water to meet existing and planned uses.

13.2.3. Natural Hazard Lands

Natural Hazard Lands mapping is shown on Schedule F2 of this Plan.

Notwithstanding policies related to Shoreline, Floodplains and Valleylands in Sections 13.2.3.1-3 below, the following policies apply to all Natural Hazard Lands and hazardous sites.

i) Development shall generally be directed to areas outside of Natural Hazard Lands and hazardous sites.

ii) Development, redevelopment and site alteration shall not be permitted:

- within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.

Notwithstanding the above, development, redevelopment and site alteration may be permitted in certain areas identified above where the development is limited to uses which by their nature must locate within the floodplain, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

iii) Development or redevelopment shall not be permitted where the use is:

- an institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion;
- an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion control;
- associated with the disposal, manufacture, treatment or storage of hazardous substances.

3. Significant Valleylands

Along valleylands where the valley bank height is equal to or greater than 3 metres, the following applies:

- i) Development, redevelopment or site alteration shall not be permitted within the valley, being all the lands below the valley long term stable top of bank(s) as determined by the NPCA, except for permitted uses as set out in Part D, Section 13.2.2.1 and subject to the applicable policies of this Plan.
- ii) Unless otherwise directed by the NPCA, development, redevelopment or site alteration on lands within the adjacent 15 metres of land above the valley long term stable top of banks, must demonstrate through an approved EIS, that erosion and adverse impacts to water quality and quantity, slope stability, wildlife habitat, existing vegetation and drainage shall be minimized, and valley slopes not disturbed.
- iii) No development, redevelopment or site alteration on lands adjacent to the valley long term stable top of bank(s) is permitted unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the valley or on its ecological functions.
- iv) A minimum 7.5 metre setback from the valley stable top of bank(s) shall be required for all development, redevelopment or site alteration.
Subject to review by the NPCA, a reduced valley top of bank setback may be considered on sites within the Urban Area, where:
 - an existing lot provides insufficient depth to accommodate the required setback;
 - a proposed development or redevelopment does not result in the creation of generally more than two new lots, and where there is adequate municipal water and sewer capacity available on the existing road frontage, and no construction of new public or private roads are required.
 - the ecological function of the lands adjacent to the valley top of bank has been evaluated and it has been demonstrated that there will be no negative impacts on the valley or on its ecological functions.
 - subject to a geotechnical investigation, the reduced setback, with any required mitigating measures, will result in no adverse long term environmental impacts
- v) Where the NPCA finds evidence of slope instability, the angle of the valley slope exceeds 3:1 (horizontal distance: vertical distance), or where evaluation demonstrates negative impact on natural features or ecological functions, a greater setback from valley top of bank may be required to address site specific issues subject to a geotechnical report prepared by a qualified engineer at the cost of the proponent and to the satisfaction of the NPCA.
- vi) Where possible, existing vegetation should be maintained within the defined valley top of bank adjacent land setbacks. Vegetation below the top of bank shall not be disturbed, and where already impacted, the applicant may be required to rehabilitate and revegetate the valleylands as a condition of

development approval.

13.2.4. Natural Heritage

Natural Heritage mapping is shown on Schedule F3 and F4 of this Plan.

2. Significant Woodlands

- i) To be identified as significant, a woodland must meet one or more of the following criteria:
 - contains threatened or endangered species;
 - contains interior woodland habitat at least 100 metres in from the woodland boundaries;
 - overlap or contain one or more other natural area features identified in Section 13.2;
 - be a minimum of 2 hectares in size, and may be crossed by a watercourse.

Notwithstanding the above, for lands within the Provincial Greenbelt Plan, significant woodlands are identified pursuant to the Greenbelt Plan and its related technical guides.

- ii) Development, redevelopment or site alteration shall not be permitted within a significant woodland unless it has been demonstrated that there will be no negative impacts on the woodland or its ecological functions.
- iii) Development, redevelopment or site alteration shall not be permitted within the required adjacent land buffer zone from the significant woodland, which shall generally be a minimum of 10 metres measured from the drip line of the significant woodland, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the significant woodland or its ecological functions. The final width of the required adjacent land buffer zone shall be established through an approved EIS or Subwatershed Study.
- iv) Unless otherwise directed by the NPCA, development, redevelopment or site alteration proposed on lands within 50 metres of a significant woodland shall require approval of an EIS to demonstrate that there will be no negative impacts on the significant woodland or their ecological function.

7. Regional Natural Heritage Corridors

Where development, redevelopment or site alteration is proposed in or near a Regional Natural Heritage Corridor, as generally illustrated on Schedule F3, the corridor shall be considered in the development review process. An EIS may be required to demonstrate that there will be no negative impact to the natural features and ecological functions within the corridor, and to the system and linkages within and between natural features and processes within the corridor.



CITY OF
ST. CATHARINES

Corporate Report

Report from Planning and Building Services, Planning Services

Date of Report: June 13, 2018

Date of Meeting: June 25, 2018

Report Number: PBS-139-2018

File: 60.46.439

Subject: *Planning Act Continuation of Public Meeting - Recommendation Report*
Application for Draft Plan of Vacant Land Condominium; 45 Dorchester Boulevard; Owner: 1346704 Ontario Inc.; Agent: Upper Canada Consultants

Recommendation

That Council approve the Draft Plan of Vacant Land Condominium for the lands located at 45 Dorchester Boulevard, showing 49 townhouse dwelling units and common element areas, as illustrated in Appendix 1 of this report, subject to the Conditions of Draft Plan of Condominium Approval, as outlined in Appendix 2 of this report; and

That the Notice of Decision required by the Planning Act, R.S.O. 1990, c.P. 13, as amended, be processed by staff; and

That the Notice of Decision include a statement that public input has been received, considered, and has informed the decision of Council; and

That upon expiration of the appeal period, staff be directed to forward any appeals to the Provincial Local Planning Appeals Tribunal (LPAT) (formerly the Ontario Municipal Board) for consideration and final approval; and

That after notice of Council's decision has been given, the Clerk be authorized to endorse the plan as "Draft Approved" on the day after the appeal period has expired, in accordance with the Planning Act, provided that no appeals have been lodged; and

Further, that the Clerk be directed to make all necessary notifications. FORTHWITH

Summary

This application seeks Draft Plan of Vacant Land Condominium approval for a 49-unit private road townhouse development, as illustrated in Appendix 1 of this report. Condominium approval will allow each of the townhouses to be sold individually.

Staff is recommending approval of this Draft Plan of Vacant Land Condominium, subject to the Conditions of Draft Plan Approval outlined in Appendix 2 of this report. The proposal conforms to the relevant Provincial, Regional and local land use policies.

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, in accordance with the Planning Act. The second step is for Council to consider a Recommendation Report at a subsequent Council meeting.

On June 11, 2018, Council received an [Information Report](#) (linked here and copy available upon request) on this Application for Draft Plan of Condominium Approval, which provided an overview of the proposed development, location and site description, planning context and policies, and circulation comments and concerns that arose from public consultation.

This Recommendation Report provides Council with a planning analysis and staff recommendation on the application.

Report Proposal

The applicant proposes vacant land condominium tenure – a form of property ownership – for 49 townhouses, as well as a common element areas for a private road, visitor parking, sidewalks, landscaping and servicing. Draft plan of condominium approval will allow each of the 49 townhouses to be sold individually.

Draft Plan of Condominium

Section 51[24] of the Planning Act guides staff in assessing plans of condominium, as described in the Information Report, which was considered at a Public Meeting under the Planning Act on June 11, 2018 and located [here](#) for Council's reference. To that end, the following analysis is provided.

This 49-unit condominium townhouse will add to the range of housing opportunities in the City, which is timely and in the interest of the community. The redevelopment of this vacant site makes efficient use of existing services and utilities. The design of the project is compatible with neighbouring residential uses which are similarly developed for condominium townhouses and street townhouses. The proposal conforms to Provincial policy and complies with the policies of the Garden City Plan and Zoning By-law 2013-283. The proposal is also consistent with Provincial Land Use Plan, Places to Grow. In addition, existing utilities and services are adequate to support the development. Staff is satisfied that the proposed vacant land condominium development fulfills the criteria outlined in the Planning Act, subject to the Conditions of Draft Plan Approval outlined in Appendix 2 of this report.

Given that the Public Meeting for this application was held at least 14 days prior to the date when Council gives consideration to the recommendations herein, in accordance with Section 51(20)(b) of the Planning Act, Council may make its decision on the application forthwith.

Site Plan Approval

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 twelve blocks of townhouses, with a total of 49 units. A row of ten two-storey townhouses are proposed along the west property boundary, adjacent to the neighbouring commercial plaza. The remaining townhouses are all one-storey units, grouped in blocks of three to five units. The site design also includes room for fifteen visitor parking spaces, sidewalks, an emergency access point, and a walkway connection to the neighbouring Berkley Park. The current proposed site plan is included as Appendix 3 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. Staff recommends that this requirement, which is also outlined in the site plan agreement, be included as a Condition of Draft Plan Approval (Appendix 2).

Public Meeting

In accordance with the Planning Act, a Public Meeting was held by Council on June 11, 2018. Staff from Planning and Building Services presented an Information Report. The agent for the application was in attendance and spoke in favour of the application. No members of the public spoke to the application.

The Mayor expressed an interest in how affordable housing might be included within this and other residential development projects. It is staff's understanding that the owner of the property does not intend to develop the site for "affordable housing", which is defined in the City's Official Plan as being "housing for which the purchase price is at least 10% below the average purchase of a resale unit in the regional market area". While the Garden City Plan does support the inclusion of affordable housing units within development projects, the City cannot presently require the provision of affordable units based on our existing by-laws, which do not include inclusionary zoning provisions. The draft plan of condominium application for 45 Dorchester Boulevard proposes only to establish a condominium ownership structure for the 49 new townhouse units and cannot place restriction on how these units may be sold. Staff will be pursuing affordable housing initiatives for future Council consideration, in keeping with the City's Housing Action Plan. These initiatives include an analysis of the merits of inclusionary zoning policies, which can require that a certain proportion of dwelling units within a development project be affordable housing units. Appendix 4 contains information on Inclusionary Zoning from the Ministry of Municipal Affairs and Ministry of Housing. This particular application does not represent an opportunity for the City to require the provision of affordable housing units.

Second Planning Opinion Advisory

Should Council consider not supporting the staff Recommendation provided in this report, Council is advised to defer its decision until such time as a second planning opinion from an outside consultant can be obtained. In the event the second planning opinion is supported by Council, and Council makes a decision based on that second planning opinion, and if and when the matter should be heard before the Ontario Municipal Board, then the planner who has provided the second opinion shall be retained for the purpose of a hearing before the Ontario Municipal Board.

Financial Implications

There are no costs to the City should this application be approved. All costs incurred by the proposed development are the responsibility of the developer.

Relationship to Strategic Plan

Economic Sustainability

Draft approval of this standard condominium will support the goals of economic sustainability by:

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

Potential Appeals

Council should be aware that, effective April 3, 2018, certain land use appeals in Ontario are subject to new legislation. For draft plan of condominium applications, the appeal process has not been significantly revised and largely reflects the process in effect prior to April 3, 2018. Any appeals to draft plans of condominium are submitted to the Local Planning Appeal Tribunal (LPAT) which replaces the former Ontario Municipal Board (OMB).

Conclusion

In summary, staff recommends that approval be granted to this Draft Plan of Vacant Land Condominium, as illustrated in Appendix 1, subject to the Conditions of Draft Plan Approval outlined in this report and included as Appendix 2. A plan of condominium will allow each of the proposed townhouse dwellings to be sold individually. The proposal is consistent with Provincial, Regional and local Official Plan policies.

Notification

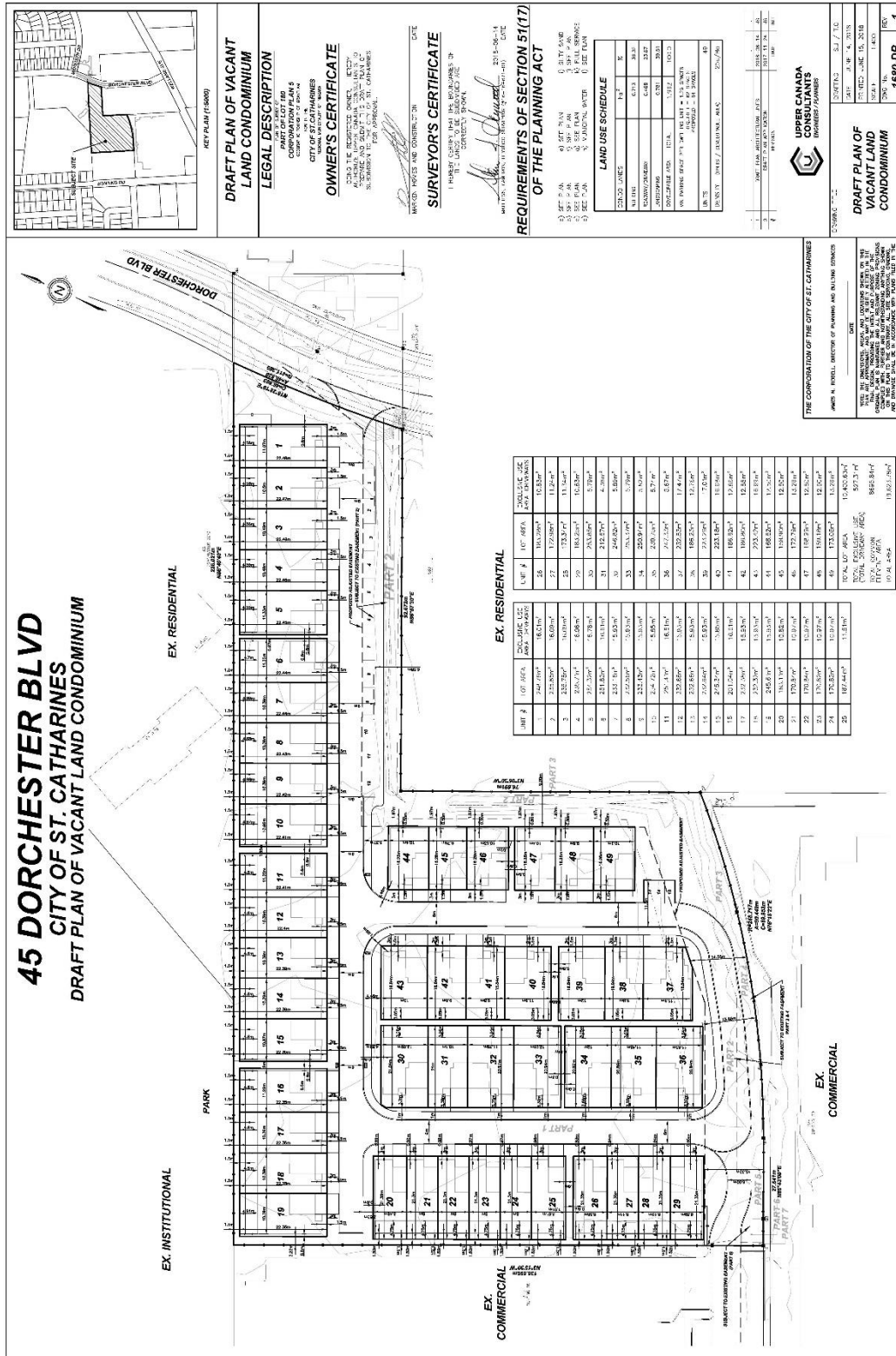
It is in order to advise William Heikoop c/o Upper Canada Consultants, 261 Martindale Road, Unit 1, St. Catharines, ON, L9W 1A1, the owner's agent.

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

PROPOSED DRAFT PLAN OF CONDOMINIUM



2

CONDITIONS OF DRAFT PLAN APPROVAL
45 DORCHESTER ROAD

General Approval

1. That this approval applies to lands described as PART OF LOT 180, CORPORATION PLAN 5; CITY OF ST. CATHARINES, municipally known as 45 Dorchester Boulevard, for a draft plan of vacant land condominium prepared by Upper Canada Consultants, dated March 13, 2018, and showing a 49-unit private road townhouse development.

Site Plan Agreement

1. That prior to final approval of the plan of condominium, the owner shall enter into a Site Plan Agreement with the City of St. Catharines, which shall be registered against the title of the lands. The Site Plan Agreement shall address certain matters including, but not limited to landscaping, parking, lighting, waste collection, emergency access, architectural design, sidewalks, and servicing.

(City of St. Catharines)

2. The site plan agreement shall require, prior to final approval of the plan of condominium, that the Owner shall deposit securities in the amount of 100% of the estimated cost of all works that are incomplete and which comprise part of a common element.

(City of St. Catharines)

Administration

3. That if final approval is not given within three years of the approval date and no extension has been granted, draft approval shall lapse. If the owner wishes to request an extension to the draft approval period, a written explanation with reasons why the extension is required must be received by the City prior to the lapsing date. An updated review and revisions to the conditions of approval may be necessary at that time.

Prior to granting approval to the final plan of condominium, the City of St. Catharines shall be satisfied that all conditions herein have been satisfactorily met.

[illegible]

**Ministry of Municipal Affairs and Ministry of Housing**

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Inclusionary zoning

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Inclusionary zoning (IZ) is a land-use planning tool that a municipality may use to require affordable housing units (IZ units) to be included in residential developments of 10 units or more.

Creating affordable housing

This tool is typically used to create affordable housing for low-and moderate-income households. In Ontario, this means families and individuals in the lowest 60% of the income distribution for the regional market area, as defined in the Provincial Policy Statement, 2014.

Generally, housing is considered "affordable" when households do not pay more than 30% of gross income on annual accommodation costs, or when the purchase price for housing is at least 10% below average market value or when households do not pay more than 30% of gross annual household income for rent or when the rent is at or below the average market rent.

[Learn more about affordable housing in Ontario](#)

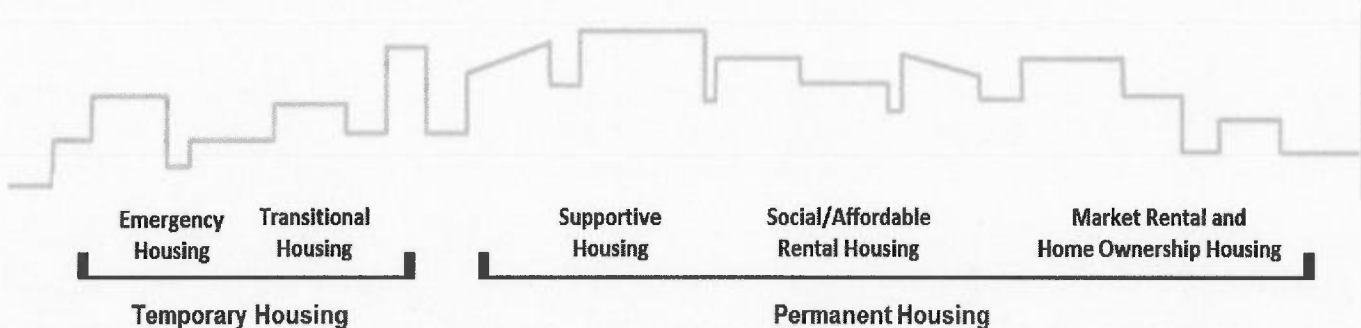
Why is inclusionary zoning important?

IZ is about helping to create more housing options for people who cannot find a place to live because the cost of housing is more than their incomes can afford.

IZ cannot address all affordable housing needs, but it is one important tool among a suite of tools that municipalities can use. IZ gives municipalities the opportunity to implement policies and provisions to help produce a better range and mix of affordable housing types needed in their communities and to achieve modest but meaningful affordable housing outcomes.

Filling the market gap

Housing generated through this tool usually falls within the “market rental and home ownership” category of Ontario’s range of housing choices that include temporary housing (emergency housing and transitional housing) and permanent housing (supportive housing, social/affordable rental housing, market rental and home ownership housing).



Depending on how IZ is implemented, it can be positioned to serve households, families and/or individuals that don’t earn enough to afford market-rate housing, but earn too much to qualify for social assistance. A municipal council may decide to help fill this “market gap” using IZ. Depending on the circumstances, municipalities could also consider other criteria in addition to income to determine who qualifies for IZ units. For example, they may gear the housing towards groups such as seniors or those with special needs.

Information for municipalities

IZ tends to work best in locations experiencing rapid population growth and high demand for housing, accompanied by strong economies and housing markets. It is a tool that can be adapted to a wide range of local circumstances but it may not be suitable for all communities. Municipal councils should carefully assess whether IZ is the best tool to meet local affordable housing needs.

Flexibility based on local needs

Municipalities can tailor IZ to suit local needs and contexts. If a municipality intends to establish IZ, the parameters must be included in the local official plan (OP), zoning by-laws (ZBL) and related agreements. Through these OP policies and ZBL, municipalities have the flexibility to establish IZ on matters including:

- **threshold**–IZ can be applied only to residential developments containing 10 units or more –municipalities can set higher thresholds;

- **affordability period(s)**—municipalities set the length of time in which an affordable housing unit (IZ unit) must be maintained as affordable;
- **unit set aside(s)**—municipalities determine the number of units per development, to be set aside as IZ units;
- **requirements and standards**—municipalities set the standards for IZ units;
- **administration and monitoring**—municipalities set the procedures for the stewardship of IZ units to ensure long-term affordability (for example, eligibility requirements, pricing of units (ownership and rental), enforcement of requirements).

How to implement inclusionary zoning

In order to implement inclusionary zoning, a municipality will undertake a series of steps, including an assessment report to understand local housing supply and demand, as well as potential impacts which might arise from IZ, and then implement official plan policies and pass ZBL guiding where and how inclusionary zoning will be implemented. Once implemented, the municipality is responsible for monitoring the affordable housing units and reporting on outcomes.

Assessment report

The *Planning Act* requires municipalities that choose to develop IZ to begin with an assessment report (AR) which is to be used to inform decisions for OP policies. ARs must be updated within 5 years after IZ OP policies come into effect and after that every 5 years to determine whether any IZ OP policies should be amended. Municipal councils must make ARs publicly available.

Section 2 of the Inclusionary Zoning regulation sets out the information requirements to be considered when developing IZ OP policies. Municipalities must analyze:

- demographics and population;
- household incomes;
- housing supply by housing type that is both existing and planned for in the OP;
- housing types and sizes needed as IZ units;
- current average market price and rent for each housing type, taking into account location;
- potential impacts on the housing market and potential financial viability of development or redevelopment from IZ by-laws on unit set asides, affordability period, measures and incentives and price or rent of an affordable unit, taking into account value of land, cost of construction, market price, market rent and housing demand and supply. The analysis must also take into account provincial policies and plans and official plan policies related to growth and development;
- written opinion of the impact analysis from a person independent of the municipality.

Official plan policies

The information in the ARs must be taken into account when developing OP policies. The *Planning Act* requires municipalities to amend their OPs to include policies that:

- authorize the use of inclusionary zoning;
- provide for affordable housing units to be maintained over time;
- include goals and objectives and how they are to be achieved.

Section 3 of the Inclusionary Zoning regulation requires official plan policies authorizing IZ to set out the approach to the following:

- the minimum size of a development, not to be less than 10 units, to which IZ requirements apply;
- location and areas where IZ units are to be directed (site specific or area wide);
- range of household incomes for which IZ units would be provided;
- range of housing types and sizes to be authorized as IZ units;
- unit or gross floor area set aside requirements for affordable housing units;
- affordability periods;
- how measures and incentives would be determined;
- how affordable price or rent would be determined;
- criteria for permitting offsite construction of IZ units;
- circumstances in which IZ units would be considered "in proximity" to the development from which they are being transferred to another site;
- percentage of net proceeds from the sale of an IZ unit and how net proceeds would be determined.

Section 5 of the Inclusionary Zoning regulation requires offsite units to be:

- Transferred to a location where IZ requirements are applicable, and;
- Not included towards the IZ obligations of the development to which the IZ units is being transferred.

Zoning by-laws

Once IZ OP policies are in effect, municipalities intending to implement IZ must pass a ZBL under section 34 of the *Planning Act* to implement their IZ OP policies. IZ ZBLs shall or may include:

- number of units to be set aside as affordable housing units;
- length of time in which affordable housing units are to be kept as affordable;
- requirements and standards relating to the affordable housing units (for example, external design standards, number of bedrooms);
- incentives to be provided to offset the costs of making housing units affordable;
- price at which an affordable housing unit is sold or rented;
- agreements between the owner of any lands, buildings or structures that are to be developed under the ZBL, with terms determined by municipalities.

Section 4 of the Inclusionary Zoning regulation addresses the sharing of net proceeds from the sale of an IZ unit that may be included in an IZ ZBL. Zoning by-laws may:

- require a portion of net proceeds from the sale of an IZ unit to be distributed to the municipality, although the percentage of net proceeds distributed to the municipality may not exceed 50% of net proceeds of the sale;
- a share of net proceeds requirement in the IZ by-law must be reflected in an agreement between the owner and the municipality.

Agreements

Agreements are required between the owner of IZ units and municipalities dealing with matters set out in subsection 35.2 (2) of the *Planning Act*. Agreements may be registered against land, and the municipality is entitled to enforce the provisions against the owner and all subsequent owners of the land.

Reports of council

Reporting on the status of an IZ program is required.

Section 7 of the Inclusionary Zoning regulation requires the report to be prepared and made public at least every two years, containing the following information:

- number, type and location of IZ units;
- range of household incomes for which IZ units were provided;
- number of IZ units that were converted to units at market value;
- proceeds that a municipality received from the sale of IZ units.

Exemptions

The following are exempt from the application of IZ:

- developments containing fewer than 10 residential units;
- developments proposed by a non-profit housing provider or a partnership where a non-profit housing provider has a 51% or more interest and where a minimum of 51% of units are intended as affordable housing. Despite this exemption, an inclusionary zoning by-law applies to any offsite units;
- on or before the day IZ OP policies are adopted that include an OP amendment, if required and a ZBL amendment, along with an application for approval of either a plan of subdivision under section 51 of the *Planning Act*, or a description or an amendment to a description under section 9 of the *Condominium Act*, 1998;
- on or before the day an IZ ZBL is passed, applications for a building permit, a development permit, a community planning permit or approval of a site plan.

For more information:

Provincial Policy Statement, 2014

Planning Act

Inclusionary Zoning Regulation O.Reg 232/18

Community Planning Permits O.Reg 234/18



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- LAST MODIFIED:TUESDAY, APRIL 17, 2018



CITY OF
ST. CATHARINES

Corporate Report

Report from Planning and Building Services, Planning Services

Date of Report: June 5, 2018

Date of Meeting: June 25, 2018

Report Number: PBS-141-2018

File: 60.35.1037

Subject: *Planning Act Continuation of Public Meeting – Recommendation 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 approve an amendment to the City of St. Catharines Zoning By-law 2013-283, for the lands municipally known as 50 Gale Crescent, as follows:

- a) That Section 15.1, Schedule A (A15), Zoning Maps, be amended by changing the zoning of the subject lands from Medium Density Mixed Use (M1-107) to Medium-High Density Mixed Use (M2-107-147), as shown in Appendix 3 of this report; and
- b) That Section 13.1, List of Special Provisions, be amended to add an additional special provision, as follows:

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
147	M2	15		50 Gale Crescent	2018-
a.	Minimum Front Yard			3 m	
b.	Minimum Width of a Landscape Buffer Along the North Lot Line not Abutting a Public Road for a Parking Area with more than 20 parking spaces but fewer than 100			0 m	
c.	Minimum Width of a Landscape Buffer Along the West Lot Line not Abutting a Public Road for a Parking Area with more than 20 parking spaces but fewer than 100			0 m	
d.	Total Cumulative Size of a Home Based Business or Businesses within a Principal Dwelling Unit			More than one home based business may exist within a principal dwelling unit provided the combined size does not exceed 50% of GFA, up to a max of 50 m ²	
e.	No outdoor activities be permitted for permitted home based businesses.				

That the Mayor and City Clerk be authorized to execute the necessary By-law to give effect to Council's decision; and

That the Notice of Decision required by the Planning Act, R.S.O. 1990, c.P. 13, as amended, be processed by staff; and

That the Notice of Decision include a statement that public input has been received, considered and has informed the decision of Council; and

That upon expiration of the appeal period, staff be directed to forward any appeals to the Provincial Local Planning Appeals Tribunal (LPAT) (formerly the Ontario Municipal Board) for consideration and final approval; and

Further, that the Clerk be directed to make all necessary notifications. FORTHWITH

Summary

This Recommendation Report is a follow-up to the [Information Report](#) (linked here and copy available upon request) that was received by Council at the May 28, 2018, Public Meeting, in accordance with the requirements of the Planning Act, to receive input on the proposed Zoning By-law Amendment at 50 Gale Crescent. Council did not close but rather adjourned the public meeting at that time.

This Recommendation Report considers the proposal to rezone the lands municipally known as 50 Gale Crescent (Appendix 1) from Medium Density Mixed Use (M1-107) to Medium-High Density Mixed Use (M2-107-147) 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 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 is attached as Appendix 2 for Council's reference. A new Special Provision is requested to allow for an increase to the maximum amount of space permitted for home based businesses within the principal dwelling unit, allow for reduced landscape buffer widths along the northerly and westerly lot lines, as well as a reduced front yard setback. Staff are recommending approval of the zoning by-law amendment.

The following items are appended for Council's reference:

- Appendix 1: Location Map
- Appendix 2: Concept Site Plan
- Appendix 3: Proposed Amendment to Zoning By-law 2013-283
- Appendix 4: Land Use Planning Framework
- Appendix 5: Relevant City Official Plan Policies

Background

On May 8, 2017, Council approved procedural changes for planning applications requiring a Public Meeting whereby they are now subject to a two-step process. The first step is for Council to receive an Information Report together with public input at the

Public Meeting, in accordance with the Planning Act. The second step is for Council to consider a Recommendation Report at a subsequent Council meeting.

On May 28, 2018, Council received an Information Report on this Application for Zoning By-law Amendment, which provided an overview of the application, location and site description, planning context and policies, and circulation comments received.

This Recommendation Report provides Council with a planning analysis and staff recommendation.

Report

The subject lands are located on the north side of Gale Crescent, between Frank Street and Oakdale Avenue, in the City's Downtown Planning District (see location map attached as Appendix 1). Details of the site and surrounding area can be found in the previous Information Report on this matter.

Proposed Development

The Applicant is requesting a Zoning Amendment to permit a mixed use building with increased residential density permissions to facilitate the redevelopment of the lands for a six-storey mixed-use building with ground floor commercial space and residential apartment units on upper storeys. Ground floor commercial space totals 80 square metres and includes common areas for loading, lobby and bike storage. Increased space permissions for home based businesses, already permitted in the zoning by-law, is an additional request of the applicant. The proposed site plan is attached as Appendix 2 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.

The applicant also requests that a Special Provision be applied to the subject lands to allow for reduced landscape buffer widths abutting the easterly and westerly lot lines, reduced front yard setback, and an increase in permitted ground floor area to be used as a home based business, as summarized below. These requests have been considered by staff and reflected in the accompanying recommendations:

Provision	Required	Requested	Comment
Minimum Front Yard	5.0 metres	3.0 metres	Applies to the street frontage along Gale Crescent
Minimum Width of a Landscape Buffer not Abutting a Public Road for a Parking Area with more than 20 parking spaces but fewer than 100	3.0 metres	0 metres	Applies to the northerly lot line abutting the parking area

Minimum Width of a Landscape Buffer not Abutting a Public Road for a Parking Area with more than 20 parking spaces but fewer than 100	3.0 metres	0 metres	Applies to the westerly lot line abutting the existing right of way to the west and the first floor parking area of the building
Total Cumulative Size of a Home Based Business or Businesses within a Principal Dwelling Unit	25% of GFA to a maximum of 40m ²	50% of GFA	More than one home based business may exist within a principal dwelling unit, as long as the cumulative total of the GFA does not exceed 50% to a maximum of 50m ²

Circulation of Application

The application was circulated to all relevant departments and agencies in accordance with the Planning Act. The previous Information Report summarized comments received relating to the most recent submissions at the time of the Public Meeting.

Planning Analysis

Recent changes to Provincial planning legislation require that Council's decision on a planning application must be consistent with the Provincial Policy Statement (2014), and must conform to Provincial Land Use Plans (in this case the Growth Plan), upper-tier official plans (The Region of Niagara Official Plan) and lower-tier official plans (The City's Garden City Plan). For Council's reference, Appendix 4 outlines the land use planning framework relevant to this application. Accordingly, planning staff will evaluate this Application for Zoning By-law Amendment against these policies, and staff recommendations have been 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 5.

Provincial Policy Statement

The Provincial Policy Statement (PPS), 2014 provides direction on matters of provincial interest related to land use planning and development. The Planning Act stipulates that decisions of Council "shall be consistent with" the PPS.

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 projected 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.

The policies regarding settlement areas require these areas to be the focus of growth and development, with land use patterns that efficiently use land and resources, efficiently use infrastructure and support transit, among other matters. A range of uses and opportunities for intensification are to be provided, with planning authorities having the ability to identify appropriate locations for growth, with appropriate development standards. Minimum intensification targets and redevelopment within built-up areas are to be established.

The City's Official Plan and Zoning By-law provide for all forms of housing, through intensification and other forms of development. Through this application, the City has the ability to help meet the housing needs of current and future residents within its

current land use planning framework. The proposed number of units can be accommodated by existing infrastructure in the area.

The PPS stresses the importance of official plans and zoning by-laws in implementing the policies of the province. Land use designations and policies of official plans, along with development standards of zoning by-laws, are important tools to protect provincial interests and direct development to suitable areas.

The existing Zoning By-law, as it pertains to the subject lands, is consistent with the PPS in that matters of provincial interest related to intensification, growth, housing and infrastructure are being upheld. The site exists in a planning context at the municipal level that achieves the policies of the PPS; the policies and regulations in place support the proposed density. Staff are of the opinion that the proposed Amendment is consistent with the PPS in that policies related to intensification, growth, housing and infrastructure are upheld.

Growth Plan for the Greater Golden Horseshoe

The revised Growth Plan for the Greater Golden Horseshoe, 2017 (Growth Plan) came into effect on July 1, 2017. The Growth Plan stresses compact and well-designed development and prioritizes intensification in built-up areas. The Growth 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.”

In accordance with the section 3 of the Planning Act, a decision of Council of a municipality “shall conform with... or shall not conflict with” the Growth Plan, “as the case may be.” The subject lands are located within the built-up area inside of a settlement area, as defined by the Growth Plan.

The Growth Plan specifically sets out that each municipality will have an intensification strategy identifying the appropriate type and scale of development and transition of built form to adjacent areas, to be implemented through official plan policies and designations, zoning and other documents.

The City’s Official Plan and Zoning By-law set out the policies and standards to achieve the level of intensification and growth intended to occur within the City’s built-up area, to support the development of complete communities. The Growth Plan provides a policy framework that is intended to be achieved within the context of each individual community, sensitive to adjacent areas. The City’s Official Plan and Zoning By-law currently implement this framework for St. Catharines.

Regional Official Plan

Within 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, which will be the focus of both residential and employment intensification and redevelopment.

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 this 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 use aligns 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 undertaking a Municipal Comprehensive Review (MCR) of its 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 Greenbelt Plan (GB), Niagara Escarpment Plan (NEP) and Places to Grow (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 the PPS and conforms with, and does not conflict with or Provincial Land Use 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.

1. 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 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. 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. The proposal falls within the density permissions of these policies, being 166 units per hectare, well within the 60-198 units per hectare permitted by the applicable land use designation. The proposal includes ground floor commercial uses, in conformity with these policies.

The “intent of this Plan (GCP) is to ensure the downtown continues to evolve as a compact, multi-functional activity center”, is a focal point for a variety of uses for employment, enterprise, activity and residential accommodation, and remains a prominent area for public and private investment and infrastructure. “The Downtown designation is meant to ensure that the highest concentration, density, range and mix of commercial, institutional, recreational, and cultural and employment uses, and residential accommodation, are directed to this area of the municipality”. Section 2 of the GCP states that development should strive for more compact built form and density of developments, for the reuse, intensification and enhancement of the built environment, and for redevelopment and build out of underutilized properties. The establishment of new housing should emphasize the efficient use of vacant and occupied lands with intensification and higher density of developments, and should include mixed-use development. The proposal accomplishes these policies as well as provides for a more integrated mix of uses, activity and functions.

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 determined that the subject property is located on the boundary of the UGC. Staff have interpreted the lands to be within the UGC. The UGC area is intended to attract and accommodate the highest 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. If a minimum of 1 person resided in each unit, this proposal would generate 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. Notwithstanding, the applicant requests an increase in the maximum space allocated to home base businesses within a dwelling unit, from 25% to 50% of the gross floor area of the dwelling unit. Staff are satisfied that the mixed use context of the site and the surrounding area is able to support the increase in home base business permissions. The application, as recommended by staff, complies with the policies of the Garden City Plan.

Staff is satisfied the application conforms to the City’s Official Plan and that no amendment is required.

Zoning By-law

Zoning By-law 2013-283 zones the subject lands as Medium Density Mixed Use with Special Provision 107 (M1-107). 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. Because the proposed density at 166 units per hectare exceeds the limit of 100 units per hectare within the existing zoning, the application requires an amendment to the zoning by-law.

Proposed Zoning By-law Amendment

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 3).

While the mixed-use building is permitted within the M1 zone, 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. Permitting an M2 zoning on the subject property is appropriate for the proposed development and maintains the established residential and commercial character of the surrounding area.

Zoning deficiencies also have been identified through review of the preliminary site plan submitted. These deficiencies will be addressed in the zoning by-law amendment as a Special Provision.

Reduced Front Yard Setback

The applicant proposes a reduction to the required minimum 5.0 metre wide front yard setback from the street frontage. This provision cannot be met once the required road widening of 1.0 metre is dedicated to the City. Alternatively, the applicant is proposing a 3.0 metre front yard setback. The purpose of the front yard depth setback of a zoning by-law is to ensure a building is setback a sufficient distance from the street to provide landscaping, amenity space, and to not overwhelm the street especially in regards to multi storey buildings. The proposed 3.0 metre setback is a result of the building entrance and vehicular access being to the east of the building, and from a design perspective the reduction allows the building façade to better engage the streetscape while providing an increase of landscaping at the rear of the site. Staff are supportive that a 3.0 metre setback from the frontage of the property would be a sufficient front yard depth for the building.

Reduced Landscape Buffer Widths

The zoning by-law requires that a landscape buffer shall be provided between the edge of any parking area and an abutting lot line or zone boundary. In the current case, a 3.0 metre landscape buffer is required for any parking area with more than 20 parking spaces but fewer than 100. This provision affects the northerly and westerly boundaries of the lot. The applicant is proposing a 0 metre landscape buffer along both affected lot

lines. The landscape buffer requirements of the by-law are intended to ensure that a development does not overwhelm surrounding properties, so as to guarantee that sufficient green space and amenity areas are provided to balance the overall site versus the building and parking area. The reason for the reductions are a result of the existing conditions of the site and the required parking necessary to be provided for the scale of the development.

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. As a result, the landscape buffer is unable to be provided along the west lot line as the laneway is mutually shared between the subject site and adjacent property. The northerly boundary of the site contains 12 parking spaces, along with landscaping that falls short of the minimum 3.0 metre required in the zoning by-law. The irregular configuration of the site together with the need to supply adequate parking triggers landscaping that staff consider to be adequate. The site plan approval will ensure that the proposed landscaping is constructed. Staff are supportive of the amount of landscaping that is being proposed on the site.

Increased GFA for Home Based Businesses

The Special Provision is also requested to contain a specific amendment to Section 2.2.4 of the Zoning By-Law 2013-283 for Home Based Businesses. The purpose of this amendment is to accommodate an increase in the maximum gross floor area for home based businesses, already a permitted use within a dwelling unit. The requested increase is from 25% to 50% of the gross floor area of a dwelling unit to be the maximum allocation for all home based businesses. 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”, the term used by the applicant to describe the type of residential unit proposed in the building. In this context, a “live-work unit” is considered to be a home based business for the purposes of the zoning by-law.

Staff are satisfied with the proposed increase in the maximum gross floor area for total home based businesses within any of the dwelling units in the proposed building, providing certain conditions apply as follows:

- the maximum gross floor area for home based businesses be a cumulative of 50% of the dwelling unit up to a maximum of 50 square metres
- no outdoor activities associated with the home based businesses be permitted
- all other provisions relating to the operation of home based businesses, as outlined in the zoning by-law, continue to apply

This site is located in an existing mixed use area where residential and commercial uses have existed together for many years. The mixed use intent for this new building (ground floor commercial with residential uses on upper stories, with the option of home based businesses within any dwelling unit) is a compatible use within the neighbourhood. The nature of home based businesses is that they blend with the primary residential use and do not generate impacts that would conflict with residential uses. Given the mixed use nature of the proposed building together with the recommended conditions, as outlined above, staff are confident minimal impacts will be triggered by increasing the space permissions for home based businesses.

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 Meeting

In accordance with the Planning Act, a Public Meeting was held by Council on May 28, 2018. Staff from Planning and Building Services presented an Information Report. The applicant's agent was in attendance. No members of the public spoke to the application and the Public Meeting was adjourned.

Public Notice

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

Second Planning Opinion Advisory

Should Council consider not supporting the Staff Recommendation, Council is advised to defer its decision until such time as a second planning opinion from an outside consultant can be obtained. In the event the second planning opinion is supported by Council, and Council makes a decision based on that second planning opinion, and if and when the matter should be heard before the Local Planning Appeals Tribunal, then the planner who has provided the second opinion shall be retained for the purpose of a hearing.

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.

Relationship to Strategic Plan

The approval of this mixed use development proposal will serve to support the goals of the Strategic Plan through the pillars of Economic and Social Sustainability by:

Economic Sustainability

- Goal 1: Attract public and private investment, support local businesses and provide excellent customer service to demonstrate we are open for business.

- Goal 3: Develop partnerships to enhance the economic vitality of the community.

Social Sustainability

- Goal 4: Strive for the highest quality of life for all citizens.
- Goal 5: Connect people, places and neighbourhoods.

Potential Appeals

Council should be aware that, effective April 3, 2018, certain land use appeals in Ontario are subject to new legislation. For zoning by-law amendment applications, any appeals are submitted to the Local Planning Appeal Tribunal (LPAT) which replaces the former Ontario Municipal Board (OMB).

Conclusion

In summary, Staff are recommending approval of this zoning by-law amendment. This Recommendation Report provides the planning context and justification for staff recommendation to support 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. The site-specific zoning provisions are appropriate given the context of the area and the concept site plan submitted. The proposal meets the spirit and intent of the Zoning By-law and is consistent with Provincial policies, and Regional and local official plan policies.

Notification

It is in order to advise Victor Tarnoy Architect, c/o Victor Tarnoy, 18 Wilberforce Avenue, PO Box 1045, Niagara-on-the-Lake, ON L0S 1J0, the owner's agent.

Prepared by:

Kirstin Jensen, Planner I

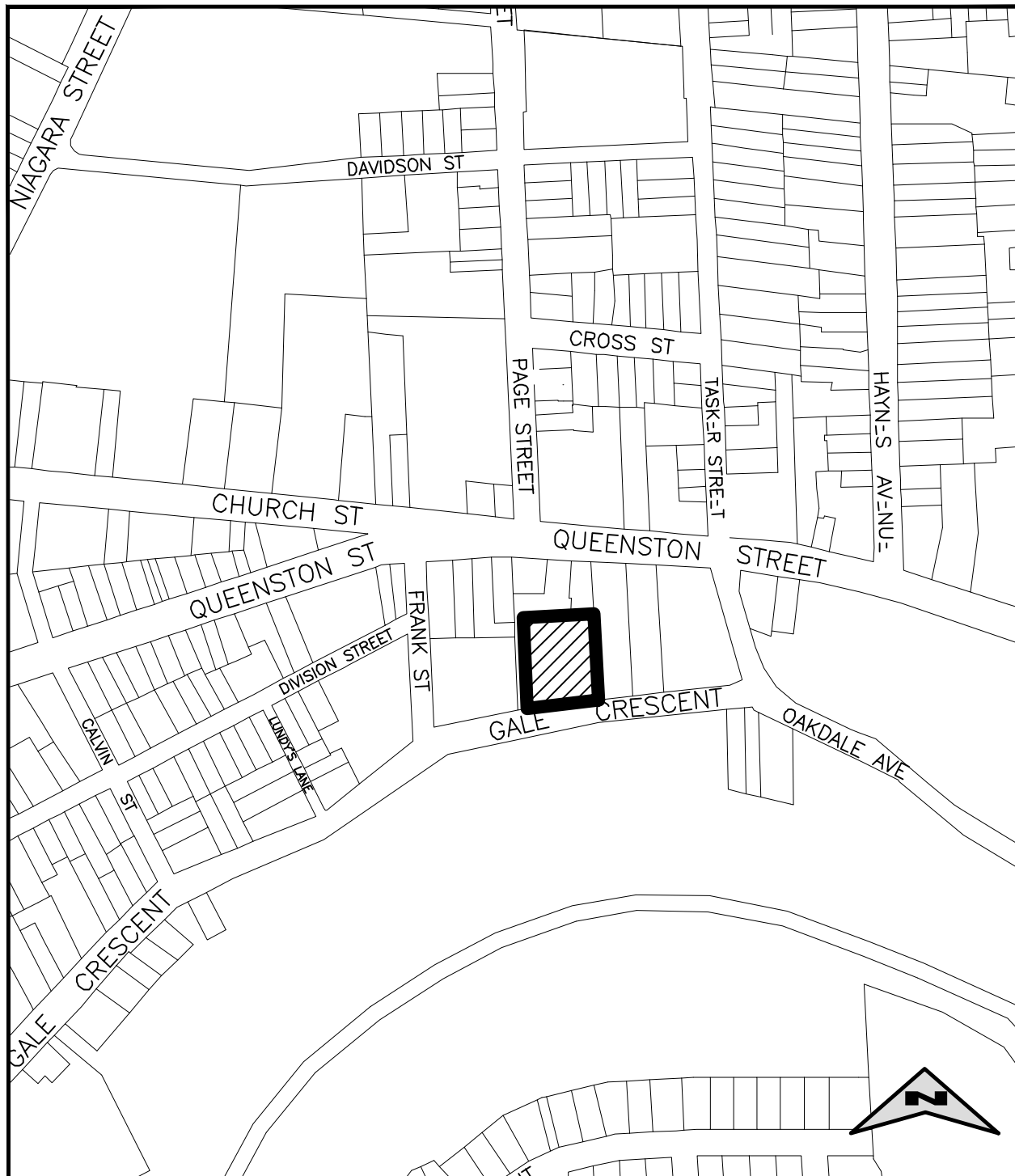
Submitted by:

Judy Pihach, MCIP, RPP
Manager of Planning Services

Approved by:

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

Location Map



 Subject Lands

50 Gale Crescent

File: 60.35.1037

PROPOSED MIXED-USE SIX STOREY BUILDING
 50 GALE CRES. ST. CATHARINES, ONTARIO L2M 5L2
 REVISED OCTOBER 2017
AGENDA ITEM #6.4
2
SITE DATA & FLOOR AREA CALCULATIONS

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 676.5m² 7,275sf
 % SITE COVERAGE 32%
 TOTAL BUILDING AREA 4,055.5m² 43,650sf
 NUMBER OF UNITS 35 UNITS
 REQUIRED PARKING 35 CARS (SEE PLANNING REPORT)
 PROPOSED PARKING 37 CARS
 LOADING ONE

TYPICAL FLOOR AREA
 GROSS 676.5m² 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
 304/404 110.8m² 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 1133sf
 503/603 76.8m² 828sf
 504/604 110.8m² 1193sf
 505/605 115.2m² 1239sf
 506/606 77.7m² 837sf
 508/608 105.2m² 1133sf
 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 4,055.5m² 43,650sf

SITE PLAN



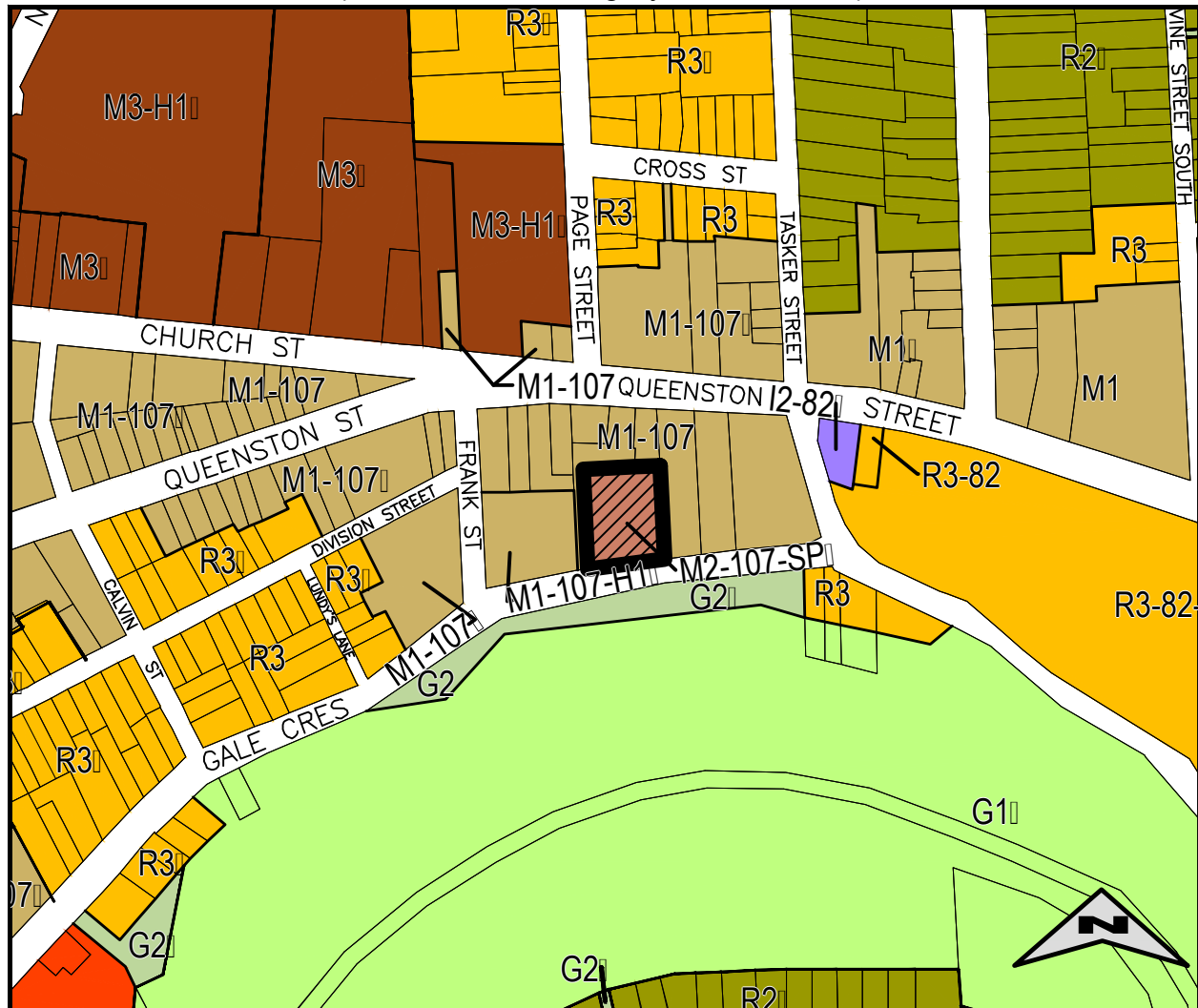
STUDIO @ 50 GALE
 ST. CATHARINES ON
 SCALE 1:125M APRIL 2017
 REVISED APRIL 2018
 VICTOR TARNOW ARCHITECT



GALE CRESCENT

CENTENNIAL GARDENS EXISTING PARKLAND

Proposed Amendment to Existing 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)

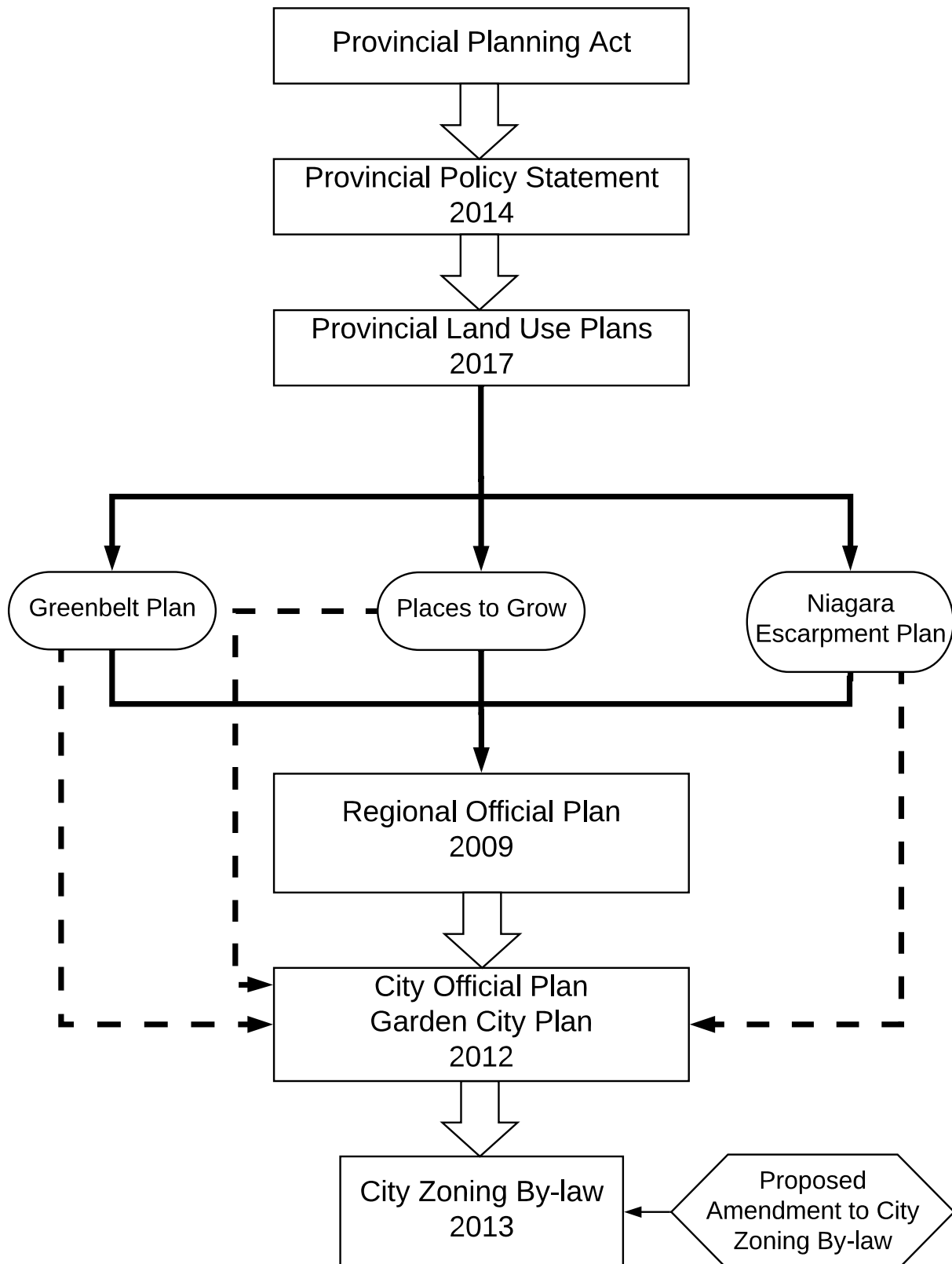
Zones

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

Ontario Land Use Planning Framework



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: June 7, 2018

Date of Meeting: June 25, 2018

Report Number: PBS-140-2018

File: 60.46.436

Subject: *Planning Act Continuation of Public Meeting – Recommendation Report*
Application for Draft Plan of Vacant Land Condominium; 24 Grapeview Drive; Owner: Lucchetta Homes Ltd.; Agent: Upper Canada Consultants

Recommendation

That Council approve the Draft Plan of Vacant Land Condominium for the lands described in Appendix 1 known as 24 Grapeview Drive, showing 2 semi-detached dwelling units and 14 townhouse dwellings, subject to the Conditions of Draft Plan of Vacant Land Condominium Approval, as outlined in Appendix 2 of this report; and

That the Notice of Decision required by the Planning Act, R.S.O. 1990, c.P. 13, as amended, be processed by staff; and

That the Notice of Decision include a statement that public input has been received, considered, and has informed the decision of Council; and

That upon expiration of the appeal period, staff be directed to forward any appeals to the Provincial Local Planning Appeals Tribunal (LPAT) (formerly the Ontario Municipal Board) for consideration and final approval; and

That after notice of Council's decision has been given, the Clerk be authorized to endorse the plan as "Draft Approved" on the day after the appeal period has expired, in accordance with the Planning Act, provided that no appeals have been lodged; and

Further, that the Clerk be directed to make all necessary notifications. FORTHWITH

Summary

This application seeks approval of a Draft Plan of Vacant Land Condominium for a sixteen-unit private road development including common element areas containing the private road, visitor parking, landscaping and servicing, as illustrated in Appendix 1 of this report. Condominium approval will allow each of the dwelling units to be sold individually.

Staff is recommending approval of this Draft Plan of Vacant Land Condominium, subject to the Conditions of Draft Plan Approval outlined in Appendix 2 of this report. The proposal conforms to the relevant Provincial land use policies, and Regional and local Official Plan policies.

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, in accordance with the Planning Act. The second step is for Council to consider a Recommendation Report at a subsequent Council meeting.

On May 23, 2018, Council received an [Information Report](#) (linked here and available upon request) on this Application for Draft Plan of Vacant Land Condominium Approval, which provided an overview of the proposed development, location and site description, planning context and policies, circulation, and concerns that arose from public consultation.

This Recommendation Report provides Council with a planning analysis and staff recommendation on the application.

Report Proposal

The applicant proposes standard condominium tenure – a form of property ownership – for 16 dwelling units within a private road development accessed from Grapeview Drive. There are two semi-detached units situated at the entrance to the site, and 14 townhouse units situated along both sides of the proposed private road. Common element areas are provided for the private road, visitor parking, landscaping, and servicing, as illustrated in Appendix 1 of this report. Draft plan of vacant land condominium approval will allow each of the 16 units to be sold individually.

The proposed private road is 6 metres wide which is sufficient as per the requirements of Fire Services. The Draft Plan is attached as Appendix 1.

Draft Plan of Condominium

Section 51[24] of the Planning Act guides staff in assessing plans of condominium, as described in the Information Report, which was considered at a Public Meeting under the Planning Act on May 23, 2018. To that end, the following analysis is provided.

This 16-unit condominium townhouse will add to the range of housing opportunities in the City, which is timely and in the interest of the community. The redevelopment of this vacant site makes efficient use of existing services and utilities. The design of the project is compatible with neighbouring residential uses which are similarly low-density dwelling types (detached and semi-detached dwellings). The proposal complies with the policies of the Garden City Plan and Zoning By-law 2013-283 and is consistent with Provincial land use policies. In addition, existing utilities and services are adequate to support the development. Staff is satisfied that the proposed vacant land condominium development fulfills the criteria outlined in the Planning Act, subject to the Conditions of Draft Plan Approval outlined in Appendix 2 of this report.

Given that the Public Meeting for this application was held more than 14 days prior to the date when Council gives consideration to the recommendations herein, in accordance with Section 51(20)(b) of the Planning Act, Council may make its decision on the application forthwith.

Site Plan Approval

As outlined in the Information Report, a site plan agreement is required to be registered against the title of the lands and security deposits are collected to ensure the terms of that agreement are adhered to. For condominium developments such as this one, the future Condominium Corporation will assume the responsibilities of the site plan agreement.

The proposed site plan (Appendix 3) shows one entrance from Grapeview Drive. There are sixteen dwellings located along a private road. Two of the proposed units are single-storey semi-detached dwellings located at the front of the site, with one side wall facing onto Grapeview Drive. Special attention will be given to the design and treatment of the street facing façade of this dwelling to ensure compatibility with the existing streetscape. The remaining fourteen units are townhouse dwellings along the proposed private road. The units range in width from 7 metres to 14 metres and are proposed to be two-storeys. The plan includes driveways to accommodate the required parking for each unit, as well as four additional parking spaces for visitors within the proposed common area.

In accordance with Council's direction, detailed designs reviewed through the site plan process were presented to the public at an open house hosted by Planning and Building Services on March 22, 2018. Three members of the public attended the open house. Concerns relating to traffic were raised, and were outlined in the Information Report. As further outlined in the Information Report, staff have no concerns with traffic impacts of the proposed development since Grapeview Drive has sufficient capacity to accommodate the traffic generated by this proposed development. There are no required nor recommended changes to the submitted plans, nor to Grapeview Avenue related to traffic impacts.

The site plan approval process for the subject development is ongoing. Staff recommends that the requirement for the owner to enter into a site plan agreement be included as a Condition of Draft Plan Approval (Appendix 2). 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. Staff recommends that this requirement, which is also outlined in the site plan agreement, be included as a Condition of Draft Plan Approval (Appendix 2).

Public Meeting

In accordance with the Planning Act, a Public Meeting was held by Council on May 23, 2018. Staff from Planning and Building Services presented an Information Report. The agent for the application was in attendance. No members of the public spoke to the application.

Second Planning Opinion Advisory

Should Council consider not supporting the staff Recommendation provided in this report, Council is advised to defer its decision until such time as a second planning opinion from an outside consultant can be obtained. In the event the second planning opinion is supported by Council, and Council makes a decision based on that second planning opinion, and if and when the matter should be heard before the Ontario Municipal Board, then the planner who has provided the second opinion shall be retained for the purpose of a hearing before the Ontario Municipal Board.

Financial Implications

There are no financial costs to the City should this application be approved. All costs incurred by the approval of this development are attributed to the developer.

Relationship to Strategic Plan

Economic Sustainability

Draft approval of this vacant land condominium will support the goals of economic sustainability by:

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

Potential Appeals

Council should be aware that, effective April 3, 2018, certain land use appeals in Ontario are subject to new legislation. For draft plan of condominium applications, the appeal process has not been significantly revised and largely reflects the process in effect prior to April 3, 2018. Any appeals to draft plans of condominium are submitted to the Local Planning Appeal Tribunal (LPAT) which replaces the former Ontario Municipal Board (OMB).

Conclusion

In summary, staff recommends that approval be granted to this Draft Plan of Vacant Land Condominium, as illustrated in Appendix 1, subject to the Conditions of Draft Plan Approval outlined in this report and included as Appendix 2. A plan of condominium will allow each of the proposed dwellings to be sold individually. The proposal is consistent with Provincial, Regional and local Official Plan policies.

Notification

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

Prepared by: Charlotte McEwan, Planner I

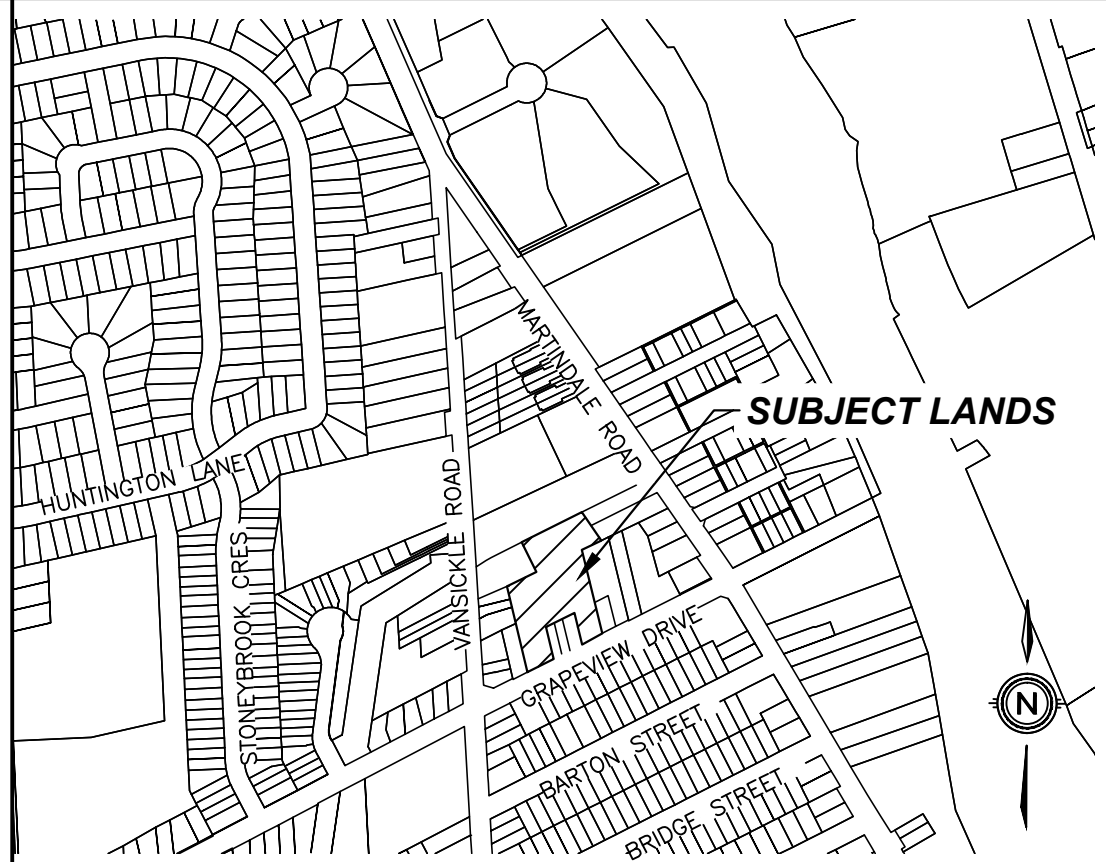
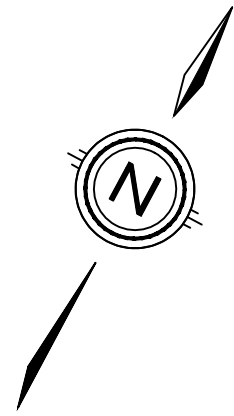
Submitted by: Judy Pihach, MCIP, RPP, Manager of Planning Services

Approved by:

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

GRAPEVIEW COMMON

CITY OF ST. CATHARINES



KEY PLAN

N.T.S.

DRAFT PLAN OF VACANT LAND CONDOMINIUM

LEGAL DESCRIPTION

PART OF LOT 22 CONCESSION 4
TOWNSHIP OF GRANTHAM,
NOW IN THE
CITY OF ST. CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA
OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY
AUTHORIZE UPPER CANADA CONSULTANTS TO
PREPARE AND SUBMIT THIS VACANT LAND
CONDOMINIUM TO THE CITY OF ST.
CATHARINES FOR APPROVAL.

OWNER'S NAME _____ DATE _____

SURVEYOR'S CERTIFICATE

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

SURVEYOR'S NAME _____ DATE _____

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

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

LAND USE SCHEDULE

CONDO LANDS	m ²	%
BUILDING	2153.35	31.95
ROADWAY/DRIVEWAY	1732.06	25.70
LANDSCAPING	2854.76	42.35
DEVELOPABLE AREA TOTAL	6740.17	100.0
MIN PARKING SPACE PER DWELLING UNIT = 1.25 SPACES REQUIRED = 20 SPACES PROPOSED = 24 SPACES		
UNITS	16	
DENSITY (UNITS / DEVELOPABLE AREA)	10.72u/Ha	

ISSUED FOR	YYYY-MM-DD	
REVISION	DATE	INIT

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

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

DRAWING TITLE

**DRAFT PLAN OF
VACANT LAND
CONDOMINIUM**

DRAFTING M.C.
DATE NOVEMBER 21, 2017
PRINTED NOVEMBER 21, 2017
SCALE 1:250
DWG No. **1223-DP** REV **0**

**Conditions of Draft Approval
24 Grapeview Drive
File No. 60.46.436**

General Approval

1. That this approval applies to lands described as Part Lot 22 Concession 4 Grantham as in R0688363, R0632745 & Part 2, 30R19155 except parts 1 & 3 ON 30R19231, City of St. Catharines municipally known as 24 Grapeview Drive, for a draft plan of vacant land condominium prepared by Upper Canada Consultants, dated November 21, 2017, and showing a 16-unit private road development.

Site Plan Agreement

1. That prior to final approval of the plan of condominium, the owner shall enter into a Site Plan Agreement with the City of St. Catharines, which shall be registered against the title of the lands. The Site Plan Agreement shall address certain matters including, but not limited to landscaping, fencing, parking, lighting, waste collection, noise mitigation, and servicing.

(City of St. Catharines)

2. The site plan agreement shall require, prior to final approval of the plan of condominium, that the Owner shall deposit securities in the amount of 100% of the estimated cost of all works that are incomplete and which comprise part of a common element.

(City of St. Catharines)

Administration

3. That if final approval is not given within three years of the approval date and no extension has been granted, draft approval shall lapse. If the owner wishes to request an extension to the draft approval period, a written explanation with reasons why the extension is required must be received by the City prior to the lapsing date. An updated review and revisions to the conditions of approval may be necessary at that time.

Prior to granting approval to the final plan of condominium, the City of St. Catharines shall be satisfied that all conditions herein have been satisfactorily met.





CITY OF
ST. CATHARINES

At the meeting of May 28, 2018, General Committee **AGENDA ITEM #6.6**
approved the **Recommendation** to hold a public meeting
on June 25, 2018, at which time Council will consider the
COMMITTEE RECOMMENDATION.

Corporate Report

Report from Financial Management Services, Director

Date of Report: May 24, 2018

Date of Meeting: May 28, 2018

Report Number: FMS-124-2018

File: 10.57.28

Subject: 2019 Schedule of Rates and Fees

Recommendation

That the report from Financial Management Services, dated May 24, 2018, regarding the 2019 Schedule of Rates and Fees, be referred to City Council for consideration of the Committee Recommendation after the public meeting on June 25, 2018, for which notice will be duly given. FORTHWITH

Committee Recommendation

That City Council approve the 2019 Schedule of Rates and Fees as recommended by the Budget Standing Committee; and

That Council approve the fees for school group tours at the museum as follows:

- School Group Tour Rate (Groups 1-20): \$4.50
- School Group Tour Rate (Groups 21-50): \$4.00
- School Group Tour Rate (Groups 50 or more): \$3.50; and

That the City Clerk be directed to maintain the list of Rates and Fees for public inspection in the Legal Services and Clerks department; and

Further, that the City Solicitor be directed to prepare the necessary by-laws. FORTHWITH

Background

At its meeting of May 23, 2018, the Budget Standing Committee (BSC) received Report FMS-B020-2018 (attached as Appendix 1A), and approved the following motion:

“That the Budget Standing Committee approve the 2019 Schedule of Rates and Fees; and forward the same to Council on May 28, 2018 for consideration after the public meeting on June 25, 2018, for which notice will be duly given; and

That staff be directed to examine the feasibility of a group rate for guided school trips to the museum.”

Resulting from the motion made by Councillor Britton to make staff-led school group tours at the Museum more affordable for larger groups, Parks, Recreation and Culture Services is recommending the addition of two new rates to encourage visits to the Museum by large groups.

The current student rate for a guided tour under “Educational Program (per student)” is \$4.50. The name of the fee and the terms have been changed.

The recommended new fees / changes are as follows:

- School Group Tour Rate (Groups 1-20): \$4.50 (name change)
- School Group Tour Rate (Groups 21-50): \$4.00 (new)
- School Group Tour Rate (Groups 50 or more): \$3.50 (new)

Staff were also directed to exclude showing the fee changes outside the rate of inflation due to rounding. Appendix 2A, attached, has been revised to reflect this direction.

At the meeting of October 30, 2017, Council held a public meeting and approved the following fees for implementation on June 1, 2018. These fees were inadvertently omitted from the 2019 Schedule of Rates and Fees.

	2019			2018		
	Base Fee	Tax	Total	Base Fee	Tax	Total
Permit to Injure or Destroy a City or shared tree (first tree)	\$89.73	\$11.67	\$101.40	\$88.50	\$11.50	\$100.00
Permit to Injure or Destroy a City or shared tree (each additional tree after the first)	\$44.87	\$5.83	\$50.70	\$44.25	\$5.75	\$50.00
* Note: The unit of measure is per tree.						

Prepared by:

Deanna Haine
Council and Committee Coordinator

Submitted and Approved by:

Kristine Douglas, CPA, CMA
Director of Financial Management Services

Note: Appendix 2 has been omitted in this report and a revised Appendix is included with Council Report Number FMS-124-2018

Report from Financial Management Services, Director

Date of Report: May 7, 2018

Date of Meeting: May 23, 2018

Report Number: FMS-B020-2018

File: 10.57.28

Subject: 2019 Schedule of Rates & Fees Recommendations

Recommendation

That the Budget Standing Committee approve the 2019 Schedule of Rates and Fees; and forward the same to Council on May 28, 2018 for consideration after the public meeting on June 25, 2018, for which notice will be duly given.

Background

User Fees are charged by the City of St. Catharines for purchases of publicly provided goods and services. The rationale for charging fees is that those who distinctly benefit from a service should be the ones to pay for it. The legislation primarily governing user fees is Section 391 of the Municipal Act. The Municipal Act requires municipalities to keep a master list of their user fees (Schedule of Rates and Fees) and outlines policy and procedure considerations for establishing, reviewing and implementing user fees.

In October, 2005, City Council delegated the review of the Schedule of Rates and Fees to the Ad Hoc Budget Committee. This development was further added to on May 9, 2011 when Council approved that Rates and Fees be presented for consideration and approval of Council prior to January 1st of each year.

In January, 2015, the Ad Hoc Budget Committee approved Mayor Walter Sendzik's motion to expand the information provided to include:

- An executive summary of Rates and Fees changes
- Revenue implications
- Comparisons with similar municipalities

In September 2016, the Ad Hoc Budget Committee approved that future increases would be set at a minimum of the core rate of inflation.

Report

This report presents proposed changes to the Schedule of Rates and Fees for 2019. Staff review rates and fees annually and adjust fees based on the City's cost to deliver services, local market conditions, comparator municipal information and user demand.

Details to the changes in rates and fees are provided in seven appendices.

Table 1: Appendix Summary

Appendix	Topic
Appendix One	A list of new fees proposed for 2019 and the impact on revenue by department.
Appendix Two	A list of existing fee changes greater than \$0.05 and outside the parameters of core inflation.
Appendix Three	A list of fees to be removed/replaced in 2019.
Appendix Four	A list of existing fee changes and the impact on revenue.
Appendix Five	A list of new fees and fee changes greater than \$0.05 and more than 10% and how they measure to our comparable municipalities.
Appendix Six	The Schedule of Rates and Fees except for the Cemetery and new fees (added once approved).
Appendix Seven	The Schedule of Rates and Fees for the Cemetery.

For 2019, the City of St. Catharines has 1,391 user fees. These fees consist of 110 new fees proposed for 2019. These new fees are mainly for new performing art theater equipment rentals offered in 2019. New fees may also be created from reviewing fees charged by comparator municipalities. When a comparator Municipality is charging a fee for a similar good or service and the City is not charging a fee, a new fee is created. New fees may also be created to recover the cost of new equipment or technology provided to the public.

Appendix Two provides a list of fee changes that are greater than \$0.05 and outside the range of core inflation. The core inflation rate used for the 2019 Schedule of Rates and Fees is 1.4%. The majority (73%) of rates and fees have changed by the core rate of inflation or less. The percentage of rates and fees that have increased by 1.5 to 5% is 25%. Approximately 2% of the 2019 rates and fees have increased by greater than 5%.

Staff anticipates inflation will be approximately 2% in 2019 based on reviews of the Bank of Canada's core inflation measures and the Bank's continued commitment to monetary policy aimed at keeping inflation at 2% within a control range of one to three percent. Fees may increase by more than inflation if the fee has not been increased for a number of years, or the cost of providing the good or service is not being recovered. In addition, a fee may exceed core inflation if the average of our comparator municipalities is significantly higher than the fee currently charged by the City. Details

of how the City's existing fee changes measure to our comparator municipalities can be found in Appendix Five.

For 2019, there are 28 fees being removed from the 2018 Schedule of Rates and Fees mostly due to the Sponsorship and Advertising Policy passed by City Council at the meeting held on September 11, 2017 ([Report No. PRCS-169-2017](#)). The details of the deleted fees can be found in Appendix Three.

A complete list of the fees being recommend by staff for 2019 are include in appendices one, six and seven.

Table 2: Fee Tally for 2018

Category	Number
Total Number of Fees in 2018	1,317
Total Number of Fees to be Removed (deleted) for 2019	(28)
Total Number of Fees to be Consolidated (removed) for 2018	(8)
Total Number of Active Fees (excluding New Fees for 2019)	1,281
Total Number of New Fees for 2019	110
Total Number of Proposed Fees for 2019	1,391

By adopting all of the fee changes above, Staff estimates user fee revenue should increase by \$184,896. This estimate was obtained by multiplying the change in the fee (proposed 2019 before tax fee – 2018 before tax fee) by the forecasted quantities sold.

Table 3: Estimated Revenue for 2019

Category	Amount
Estimated Revenue Increase from Increases to Existing Fees	\$100,948
Estimated Revenue Increase from New Fees	\$83,948
Total Estimated Revenue Increase	\$184,896

Details of the forecasted revenue from new fees is included in Appendix One. The revenue forecasted for existing fees is in Appendix Four.

Transportation and Environmental Services (TES)

For 2019, Transportation and Environmental Services (TES) is proposing the creation of eight new fees which is expected to generate approximately \$7,486 in additional revenue. The fees are designed to recover costs associated with road allowances, sewer upgrades, lateral improvements and inspections not previously charged.

TES is also recommending ten fees associated with water meters be consolidated into two fees. The revised fees will apply to all water meter sizes and will be based on the specific job. By expanding the size limit and changing the base fee, Staff believes the update will be more effective.

For the remainder of the fees in TES, no fees are being removed and all but nine fees are increasing at the core rate of inflation.

TES is recommending eight fees increase at a rate greater than the core rate of inflation and one fee decrease. The fees which are increasing above inflation are associated with road, sewer and drainage improvements and construction plan specifications. The fees are increasing to offset the rising cost of materials, supplies and labour. The fee which is decreasing is the Sanitary Sewer Excluding Laterals fee. This fee is decreasing because in 2018 the fee included the cost of lateral improvements which have been separated into three new fees for 2019.

Parks, Recreation and Culture Services (PRCS)

For 2019, Parks, Recreation and Culture Services (PRCS) is proposing the creation of 14 new fees which include women only swimming rates, daily museum rates and play card rates. Play cards are designed to replace the previous clip cards. The Play cards are volume discounted tickets which would include more activities such as Shinny, Pond and Stick and Puck Hockey. The impact of the new fees is expected to generate approximately \$8,392 in additional revenue.

PRCS is also recommending all but 15 existing fees increase by approximately 1.4%, the core rate of inflation. Fees differing from the core rate of inflation are mostly due to rounding issues. Based on the information available, existing fee revenue should increase by approximately \$45,917 in 2019 from the inflationary increase.

Finally, PRCS is recommending the removal of 22 fees mostly associated with facility advertising. In September 2017, City Council approved the Sponsorship and Advertising Policy which allowed third party vendors to negotiate advertising revenue on behalf of the City making a system of fees in the Schedule of Rates and Fees unnecessary.

Victoria Lawn Cemetery (VLC)

For 2019, the Victoria Lawn Cemetery (VLC) is not proposing the creation of any new fees or the removal of any existing fees. The 1.4% core inflation increase is being applied to all existing fees except for nine fees. Fees differing from the core rate of inflation are mostly due to the fees being controlled by the Ministry of Government & Consumer Services.

Based on the information available existing fee revenue should increase by approximately \$10,117 in 2019.

FirstOntario Performing Arts Centre (FirstOntario PAC)

For 2019, the FirstOntario Performing Arts Centre (FOPAC) is proposing the creation of 83 new fees which is expected to generate approximately \$1,894 in new revenue. The new fees mostly represent equipment rentals designed to assist artist creation and performance quality. The equipment was purchased utilizing a Canada Cultural Spaces grant.

FirstOntario PAC is also recommending all but 39 existing fees increase by approximately 1.4%, the core rate of inflation. Fees differing from the core rate of inflation are mostly due to rounding or competition issues.

Financial Management Services (FMS)

For 2019, Financial Management Services (FMS) is proposing the creation of three new fees which is expected to generate approximately \$62,527 in additional revenue. The majority of the new revenue is for express services associated with processing tax certificates. There is also a new fee for Monthly Parking Lot Permit Fee – Type D of \$85. This new fee is being added for the Ice Dogs Way Lot based on requests by users in the area. In addition, staff are recommending that the Meridian Centre Lot have a monthly permit amount as a Type B lot, which currently has a rate of \$65. This addition will provide flexibility to provide for the monthly permit option for this lot, which currently is a pay and display lot. Both of these parking rates are to be effective September 1, 2018.

In addition, FMS is recommending all but 28 existing fees increase by approximately 1.4%, the core rate of inflation. Fees differing from the core rate of inflation include the Tax and Water Certificate Fee and all parking fees. The Tax and Water Certificate Fees are increasing at a rate above inflation to more closely reflect a rate that is comparable to our municipal comparator fees. Fees associated with parking in 2019 will remain the same as in 2018. However, there are recommendations for rate changes in the Downtown Parking Study. Therefore, changes to parking rates for 2019 will be considered with the entity of the Parking Study recommendations. It is anticipated the Parking Study recommendations will be coming forward to Council in June 2018.

Based on the information available, existing fee revenue should increase by approximately \$19,335.

Finally, FMS is recommending the removal of the Property Tax Status - Verbal Request Fee. In 2018 an internal review determine the process of the Property Tax Status - Verbal Request Fee and Tax Certificate Fee were very similar and recommended that this fee be consolidated into the Tax Certificate Fee.

Legal and Clerks Services (LCS)

For 2019, Legal and Clerks Services (LCS) is not proposing the creation of any new fees or the removal of any existing fees. The 1.4% core inflation increase is being

applied to all existing fees except for the Body Rub Parlour Operator Fee. The Body Rub Parlour Operator Fee is increasing at a rate above inflation to more closely reflect a price to our municipal comparator fees.

Based on the information available, existing fee revenue should increase by approximately \$2,776.

Planning and Building Services (PBS)

For 2019, Planning and Building Services (PBS) is proposing the creation of a new Development Agreement for New Lots Fee which is estimate to generate approximately \$3,500 in additional revenue.

PBS is also recommending a 1.9% increase for all building fees, as per report [PBS-063-2018](#) and a 1.4% increase for most planning fees. The exception, is the Heritage Permit Application Fee which is increasing above inflation in order to maximize revenue goals.

Based on the information available the increases to existing fees are expected to generate approximately \$22,228 in additional revenue.

Finally, PBS is recommending the removal of the Condominium Conversion Agreements Fee because the Ontario Land Registry Office no longer provides services which can support the fee.

Fire and Emergency Management Services (FEMS)

For 2019, Fire and Emergency Management Services (FEMS) is proposing the elimination of two fees. The fees are the Non Notified False Alarm - 3 Vehicles Fee and the Propane - Licence Application Review - Existing - greater than 5000 USWG Fee. By eliminating these fees, Staff believes the process of updating future rates and fees will be more efficient and provide greater clarity to users interpreting the fee structure.

The 1.4% core inflation increase is being applied to most existing fees except for the Preventable False Alarms - 3 vehicles 2nd false alarm within 12 month calendar year Fee which is controlled by the Ministry of Transportation.

Economic Development and Tourism Services (EDT)

For 2019, Economic Development and Tourism Services (EDT) is proposing the creation of the Film Permit Fee. The Film Permit Fee is designed to offset some of the administrative costs associated with the growing demand for coordinated services on City property during film production. A preliminary estimate of \$150 is forecasted for 2019. Large and complex filming requests requiring a formal contract will be referred to LCS.

All departments and sections have provided an estimate of the increase in expected revenue for 2019, by adopting all of the fee changes above, Staff estimates user fee revenue should generate an additional \$184,896.

Table 4: Estimated Revenue for 2019

Category	Amount
Estimated Revenue Increase from Increases to Existing Fees	\$100,948
Estimated Revenue Increase from New Fees	\$83,948
Total Estimated Revenue Increase	\$184,896

Relationship to Strategic Plan

Review of rates and fees addresses the Strategic Plan goal, under the economic sustainability pillar, to be an affordable city for young people, families and retired adults.

Specifically, rates and fees has implications for action items:

- Updating financial controls and debt management strategy to better manage escalating costs of City operations and services
- And assist the City with working to achieve a budgetary tax rate increase at or below the rate of inflation by 2019.

Conclusion

Staff recommends the 2019 Schedule of Rates & Fees be accepted and the Budget Standing Committee approve the proposed fee changes as indicated in Appendix One, Three, Six and Seven.

Implementing the proposed changes to rates and fees in this report would allow for sustaining or improved cost recovery for our programs and services. Many of the fee recommendations in this report are intended to maximize revenue while taking into account changes in demand, cost and our goal of realigning our fee structure to be closer to our comparable municipalities.

Attachments:

Appendix 1 – A list of new fees proposed for 2019 and the impact on revenue by department

Appendix 2 – A list of existing fee changes greater than \$0.05 and outside the parameters of core inflation.

Appendix 3 – A list of fees to be removed/replaced in 2019

Appendix 4 – A list of existing fee changes and the impact on revenue

Appendix 5 – A list of new fees and fee changes greater than \$0.05 and more than 10% and how they measure to our comparable municipalities

Appendix 6 – The Schedule of Rates and Fees except for the Cemetery and new fees (added once approved)

Appendix 7 – The Schedule of Rates and Fees for the Cemetery

Prepared and Submitted by:

Michael Patterson

Process Review Analyst

Approved by:

Kristine Douglas, CPA, CMA

Director of Financial Management Services

Proposed New Fees 2019

Reference	Fee Title	Department or Division	Unit of Measure	Base Fee	Tax	Total Fee Paid by Customer	Estimated Quantity Sold per Year	Estimated Revenue after Tax
1	Rush Tax Certificates	FMS	Per Request	\$85.00	\$0.00	\$85.00	600	\$51,000
2	35 Day Meter Test Data Fee	FMS	Per Request	\$50.00	\$0.00	\$50.00	50	\$2,500
3	Monthly Parking Lot Permit - Type D	FMS	Per Month	\$75.22	\$9.78	\$85.00	120	\$9,027

Financial Management Services: Estimated New Fees Revenue Subtotal \$62,527

4	Countryman Style Lapel	FOPAC	Per Device	\$25.50	\$3.32	\$28.82	1	\$26
5	Yamaha Absolute Maple Hybrid Drums (Black - 5 Piece Kit)	FOPAC	Per Device	\$90.00	\$11.70	\$101.70	1	\$90
6	1-20X18 Bass Drum	FOPAC	Per Device	\$15.00	\$1.95	\$16.95	1	\$15
7	1-22X18 Bass Drum	FOPAC	Per Device	\$15.00	\$1.95	\$16.95	1	\$15
8	1-8X7 Tom	FOPAC	Per Device	\$15.00	\$1.95	\$16.95	1	\$15
9	1-10X9 Tom	FOPAC	Per Device	\$15.00	\$1.95	\$16.95	1	\$15
10	1-12X10 Tom	FOPAC	Per Device	\$15.00	\$1.95	\$16.95	1	\$15
11	1-14X14 Floor Tom	FOPAC	Per Device	\$15.00	\$1.95	\$16.95	1	\$15
12	1-16X15 Floor Tom	FOPAC	Per Device	\$15.00	\$1.95	\$16.95	1	\$15
13	1-14X6 Wood Snare Drum	FOPAC	Per Device	\$10.00	\$1.30	\$11.30	1	\$10
14	1-Yamaha 14"X 4 Brass Snare Drum Model: Sd4440	FOPAC	Per Device	\$10.00	\$1.30	\$11.30	1	\$10
15	1-Yamaha Dfp9500D Direct Drive Dbl Kick Pedal	FOPAC	Per Device	\$12.00	\$1.56	\$13.56	1	\$12
16	1-Hw880 Yamaha 800 Series Hw Pack (2 Boom, Single Pedal, Snr Stand, Hh Stand	FOPAC	Per Device	\$20.00	\$2.60	\$22.60	1	\$20
17	6-Yamaha Cs865 Double Braced Cymbal Boom Stand	FOPAC	Per Device	\$5.00	\$0.65	\$5.65	1	\$5
18	2-Yamaha Ss950 Hvy Weight Dbl-Braced Cymbal Boom Stand	FOPAC	Per Device	\$6.00	\$0.78	\$6.78	1	\$6

Proposed New Fees 2019

Reference	Fee Title	Department or Division	Unit of Measure	Base Fee	Tax	Total Fee Paid by Customer	Estimated Quantity Sold per Year	Estimated Revenue after Tax
19	1-Yamaha Ws955A Tom Stand	FOPAC	Per Device	\$2.00	\$0.26	\$2.26	1	\$2
20	1-Yamaha Ds950 DbI Braced Threaded Throne Wide Seat	FOPAC	Per Device	\$6.00	\$0.78	\$6.78	1	\$6
21	1-Yamaha Ds840 Heavy Weight Drumstool	FOPAC	Per Device	\$7.00	\$0.91	\$7.91	1	\$7
22	1-Zildjian A Custom 10" Splash	FOPAC	Per Device	\$6.00	\$0.78	\$6.78	1	\$6
23	1-Zildjian A 14" New Beat Hi-Hats	FOPAC	Per Device	\$7.00	\$0.91	\$7.91	1	\$7
24	1-Zildjian A Custom 15" Fast Crash-Brill	FOPAC	Per Device	\$6.00	\$0.78	\$6.78	1	\$6
25	1-Zildjian A Custom 16" Fast Crash-Brill	FOPAC	Per Device	\$6.00	\$0.78	\$6.78	1	\$6
26	1-Zildjian A Custom 17" Fast Crash-Brill	FOPAC	Per Device	\$6.00	\$0.78	\$6.78	1	\$6
27	1-Zildjian A Custom 18" Fast Crash-Brill	FOPAC	Per Device	\$6.00	\$0.78	\$6.78	1	\$6
28	1-Zildjian A Custom 18" Rezo Crash	FOPAC	Per Device	\$6.00	\$0.78	\$6.78	1	\$6
29	1-Zildjian A Custom 20" Ride	FOPAC	Per Device	\$7.00	\$0.91	\$7.91	1	\$7
30	1-Zildjian A Custom 21" 20Th Anniversary Ride	FOPAC	Per Device	\$7.00	\$0.91	\$7.91	1	\$7
31	1-Zildjian A Custom 18" China-Brill	FOPAC	Per Device	\$8.00	\$1.04	\$9.04	1	\$8
32	1-Roland Spd-Sx Drum Pad	FOPAC	Per Device	\$20.00	\$2.60	\$22.60	1	\$20
33	1-Meinl Mp11Nt Quinto	FOPAC	Per Device	\$10.00	\$1.30	\$11.30	1	\$10
34	1-Meinl Mp1134Nt Conga	FOPAC	Per Device	\$11.00	\$1.43	\$12.43	1	\$11
35	1-Meinl Mp1212Nt Tumba	FOPAC	Per Device	\$12.00	\$1.56	\$13.56	1	\$12
36	2-Lpa650 Lp Aspire Universal Basket Conga Stand	FOPAC	Per Device	\$2.00	\$0.26	\$2.26	1	\$2
37	1-Lp201Ax-2Aw Lp Generation II Bongo	FOPAC	Per Device	\$5.00	\$0.65	\$5.65	1	\$5

Proposed New Fees 2019

Reference	Fee Title	Department or Division	Unit of Measure	Base Fee	Tax	Total Fee Paid by Customer	Estimated Quantity Sold per Year	Estimated Revenue after Tax
38	1-M-245 Matador Strap-Lock Bongo Stand	FOPAC	Per Device	\$2.00	\$0.26	\$2.26	1	\$2
39	1-Lp257-B Lp 14-15" Tito Puente Brass Timbales	FOPAC	Per Device	\$7.00	\$0.91	\$7.91	1	\$7
40	1-Lp760A Lp Percussion Table	FOPAC	Per Device	\$5.00	\$0.65	\$5.65	1	\$5
41	1-Treeworks Tre35/Lg24 35 Bar Chimes	FOPAC	Per Device	\$5.00	\$0.65	\$5.65	1	\$5
42	1-Lp236D Lp Mount All Bracket	FOPAC	Per Device	\$3.00	\$0.39	\$3.39	1	\$3
43	1-Lp472 Lp Mini Everything Rack	FOPAC	Per Device	\$10.00	\$1.30	\$11.30	1	\$10
44	1-Lp328 Lp Sliding Bass Percussion Mount	FOPAC	Per Device	\$2.00	\$0.26	\$2.26	1	\$2
45	1-Lp579 Lp Dry Agogo Bells Large	FOPAC	Per Device	\$5.00	\$0.65	\$5.65	1	\$5
46	1-Lp571 Lp Agogo Bell Holder	FOPAC	Per Device	\$2.00	\$0.26	\$2.26	1	\$2
47	1-Lp261 Lp Grenadilla Wood Clave	FOPAC	Per Device	\$3.00	\$0.39	\$3.39	1	\$3
48	1-Pearl Ptm-10Sh Tambourine	FOPAC	Per Device	\$2.00	\$0.26	\$2.26	1	\$2
49	1-Lp243B Lp Super Guiro Scraper	FOPAC	Per Device	\$4.00	\$0.52	\$4.52	1	\$4
50	1-Lp243 Lp Super Guiro	FOPAC	Per Device	\$4.00	\$0.52	\$4.52	1	\$4
51	1-Meini Hcaj1Awa Headliner Cajon	FOPAC	Per Device	\$7.00	\$0.91	\$7.91	1	\$7
52	2-Meini Sh4Bk Luis Conte Live Shaker	FOPAC	Per Device	\$5.00	\$0.65	\$5.65	1	\$5
53	1-Lp234B Afuche/Cabasa Large Wood	FOPAC	Per Device	\$5.00	\$0.65	\$5.65	1	\$5
54	1-Lp150 Lp Cyclops Hand Held Tambourine	FOPAC	Per Device	\$5.00	\$0.65	\$5.65	1	\$5
55	1-Lp009 Lp Rock Classic Ridge Rider Cowbell	FOPAC	Per Device	\$5.00	\$0.65	\$5.65	1	\$5
56	1-Lp206A Lp Bongo Cowbell	FOPAC	Per Device	\$5.00	\$0.65	\$5.65	1	\$5

Proposed New Fees 2019

Reference	Fee Title	Department or Division	Unit of Measure	Base Fee	Tax	Total Fee Paid by Customer	Estimated Quantity Sold per Year	Estimated Revenue after Tax
57	1-Es-5 Lp Salsa Timbale Cowbell	FOPAC	Per Device	\$5.00	\$0.65	\$5.65	1	\$5
58	1-Es-2 Lp Salsa Cha Cha Cowbell	FOPAC	Per Device	\$5.00	\$0.65	\$5.65	1	\$5
59	1-Es-12 Lp Cowbell Salsa Deep Pitch-Cha Cha	FOPAC	Per Device	\$5.00	\$0.65	\$5.65	1	\$5
60	4- Meinl Egg Shaker	FOPAC	Per Device	\$4.00	\$0.52	\$4.52	1	\$4
61	1-Lp462B Lp Rock Shaker	FOPAC	Per Device	\$5.00	\$0.65	\$5.65	1	\$5
62	1-Lp1205 Lp Jam Block W/Bracket	FOPAC	Per Device	\$5.00	\$0.65	\$5.65	1	\$5
63	1-Lp1207 Lp Jam Block W/Bracket	FOPAC	Per Device	\$5.00	\$0.65	\$5.65	1	\$5
64	1-Lp592 Lp Small Claw Body	FOPAC	Per Device	\$3.00	\$0.39	\$3.39	1	\$3
65	24-Mighty Bright Encore 6 Led Music Stand Light	FOPAC	Per Device	\$5.10	\$0.66	\$5.76	1	\$5
66	24-M-91 Maestro Stand Outs (Pair)	FOPAC	Per Device	\$3.05	\$0.40	\$3.45	1	\$3
67	1-Manhasset M5401 Regal Conductor'S Stand	FOPAC	Per Device	\$5.00	\$0.65	\$5.65	1	\$5
68	23-M48S Manhasset Symphony Stand	FOPAC	Per Device	\$3.05	\$0.40	\$3.45	1	\$3
69	2-Hercules Ds510Bb Trumpet Stand	FOPAC	Per Device	\$3.05	\$0.40	\$3.45	1	\$3
70	2-Hercules Gs523B Three Pcs Folding Guitar Rack	FOPAC	Per Device	\$3.05	\$0.40	\$3.45	1	\$3
71	2-Hercules Gs525B Five Pcs Folding Guitar Rack	FOPAC	Per Device	\$3.05	\$0.40	\$3.45	1	\$3
72	1-Hercules Ds530Bb Alto/Tenor Sax Stand	FOPAC	Per Device	\$3.05	\$0.40	\$3.45	1	\$3
73	1-Hercules Ds535Bb Baritone Sax Stand	FOPAC	Per Device	\$3.05	\$0.40	\$3.45	1	\$3
74	6-Boss Tu-3 Tuner Pedal	FOPAC	Per Device	\$3.05	\$0.40	\$3.45	1	\$3
75	6-Boss Psa-120 9-Volt Regulated Ac Adaptor	FOPAC	Per Device	\$2.00	\$0.26	\$2.26	1	\$2

Proposed New Fees 2019

Reference	Fee Title	Department or Division	Unit of Measure	Base Fee	Tax	Total Fee Paid by Customer	Estimated Quantity Sold per Year	Estimated Revenue after Tax
76	24- 20Ft ¼ Inch Patch Cable	FOPAC	Per Device	\$1.00	\$0.13	\$1.13	1	\$1
77	12-20Ft Right Angled ¼ Inch Patch Cable	FOPAC	Per Device	\$1.00	\$0.13	\$1.13	1	\$1
78	12- 3Ft ¼ Inch Patch Cable	FOPAC	Per Device	\$1.00	\$0.13	\$1.13	1	\$1
79	6-3Ft Midi Cable	FOPAC	Per Device	\$3.00	\$0.39	\$3.39	1	\$3
80	12" Cocktail/Highboy Tables 42"Height Max	FOPAC	Per Device	\$5.00	\$0.65	\$5.65	1	\$5
81	120" Round Black Linen	FOPAC	Per Device	\$10.00	\$1.30	\$11.30	1	\$10
82	Catering	FOPAC	-	Job specific costing			-	-
83	In-House Catering	FOPAC	-	Job specific costing			-	-
84	External Catering	FOPAC	-	Job specific costing			-	-
85	General Rate Includes 1 Technician For Up To 8 Hours	FOPAC	Per Day	\$1,040.00	\$135.20	\$1,175.20	1	\$1,040
86	Chandelier Package Minimum 5 - Includes Installation And Strike	FOPAC	per device	\$250.00	\$32.50	\$282.50	1	\$250

First Ontario Performing Arts Center: Estimated New Fees Revenue Subtotal \$1,894

87	Play Card - Children	PRCS	Per Card	\$28.50	\$0.00	\$28.50	Replacing an Existing Fee	-
88	Play Card - Youth	PRCS	Per Card	\$28.32	\$3.68	\$32.00	Replacing an Existing Fee	-

Proposed New Fees 2019

Reference	Fee Title	Department or Division	Unit of Measure	Base Fee	Tax	Total Fee Paid by Customer	Estimated Quantity Sold per Year	Estimated Revenue after Tax
89	Play Card - Older Adult	PRCS	Per Card	\$29.65	\$3.85	\$33.50	Replacing an Existing Fee	-
90	Play Card - Adult	PRCS	Per Card	\$38.94	\$5.06	\$44.00	Replacing an Existing Fee	-
91	Play Card - Family	PRCS	Per Card	\$102.65	\$13.35	\$116.00	Replacing an Existing Fee	-
92	Women Only Swimming Adult	PRCS	Per Entry	\$6.64	\$0.86	\$7.50	470	\$3,119
93	Women Only Swimming Child	PRCS	Per Entry	\$4.00	\$0.00	\$4.00	470	\$1,880
94	Women Only Swimming Family	PRCS	Per Entry	\$11.50	\$1.50	\$13.00	141	\$1,622
95	In-School Outreach Program	PRCS	Per Person	\$3.98	\$0.52	\$4.50	100	\$398
96	Seniors Travelling Museum	PRCS	Per Group	\$17.70	\$2.30	\$20.00	10	\$177
97	Day at the Museum (half day)	PRCS	Per Person	\$8.41	\$1.09	\$9.50	50	\$420
98	Day at the Museum (full day)	PRCS	Per Person	\$12.83	\$1.67	\$14.50	50	\$642
99	Curated Exhibit Program	PRCS	Per Group	\$44.25	\$5.75	\$50.00	1	\$44
100	Curated Exhibit Program - frame/print rental	PRCS	Per Image	\$8.85	\$1.15	\$10.00	10	\$88
101	Play Card - Shinny Hockey	PRCS	Per Card	\$74.78	\$9.72	\$84.50	-	-
102	Paly Card - Shinny Hockey - Student	PRCS	Per Card	\$28.32	\$3.68	\$32.00	-	-
103	Pond Hockey	PRCS	Per Card	\$37.61	\$4.89	\$42.50	-	-
104	Play Card - Shinny Hockey	PRCS	Per Card	\$61.06	\$7.94	\$69.00	-	-
105	Play Card - Stick & Puck	PRCS	Per Card	\$70.35	\$9.15	\$79.50	-	-

Parks, Recreation and Culture Services: Estimated New Fees Revenue Subtotal

\$8,392

Proposed New Fees 2019

Reference	Fee Title	Department or Division	Unit of Measure	Base Fee	Tax	Total Fee Paid by Customer	Estimated Quantity Sold per Year	Estimated Revenue after Tax
106	Development Agreement for New Lots	PBS	Per Agreement	\$350.00	\$0.00	\$350.00	10	\$3,500
107	Final Condominium Approval Agreement Application	PBS	Per Application	\$2,417.85	\$0.00	\$2,417.85	Replacing an Existing Fee	-

Planning and Building Services: Estimated New Fees Revenue Subtotal \$3,500

108	Request for inspection by MOECC Certified Water Operator	TES	-	Job specific costing			5	-
109	Road Allowance Occupancy / Cut Permit	TES	Per Application	\$106.19	\$13.81	\$120.00	10	\$1,062
110	Paper / magazine vending box	TES	Per Location	\$13.27	\$1.73	\$15.00	50	\$664
111	Main Sewer Clearing Resulting from Fats,Oil or Grease	TES	Per Sewer clearing	Job specific costing			3	-
112	Upgrade Service from 19mm to 25mm	TES	Per Meter	\$288.00	\$0.00	\$288.00	20	\$5,760
113	100 mm Storm Lateral	TES	Per 10 Metres	\$4,485.00	\$0.00	\$4,485.00	-	-
114	100 mm Sanitary Lateral	TES	Per 10 Metres	\$7,119.00	\$0.00	\$7,119.00	-	-
115	25 mm Water Service	TES	Per 10 Metres	\$5,923.00	\$0.00	\$5,923.00	-	-

Transportation and Environmental Services: Estimated New Fees Revenue Subtotal \$7,486

116	Film Permit Fee	EDT	Per	\$50.00	\$6.50	\$56.50	3	\$150
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Economic Development and Tourism Services: Estimated New Fees Revenue Subtotal \$150

New Fees Revenue: Grand Total \$83,948

Proposed Rates and Fees Outside Inflation Parameter - Fee Change is Greater than \$0.05 and Outside 1.4% +/- 0.5%

Appendix 2 of the original Budget Standing Committee Report (Number FMS-B020-2018) that was considered by the Committee at its meeting held on May 23, 2018, has been omitted here. The appendix has been revised to reflect the Committee's direction and can be found in the Council Report (Number FMS-124-2018) as Appendix 2A.

Proposed Fees to be Removed for 2019

Reference	Fee Title	Department or Division	Total Fee Paid by Customer
1	Property Tax Status - Verbal Request (Law Firms Only)	FMS	\$20.85
2	Non Notified False Alarm - 3 Vehicles	FEM	\$1,587.15
3	Propane - Licence Application Review - Existing - greater than 5000 USWG	FEM	\$169.85
4	Front House Services - Lead Usher General Rate (minimum 3 hours)	FOPAC	\$34.58
5	Front House Services - Lead Usher Not for Profit/Charitable Rate (minimum 4 hours)	FOPAC	\$0.00
6	Children's swim or skating passes, 10 entries	PRCS	\$20.40
7	Clip Card - Children	PRCS	Replacing an Existing Fee
8	Clip Card - Youth	PRCS	Replacing an Existing Fee
9	Clip Card - Older Adult	PRCS	Replacing an Existing Fee
10	Clip Card - Adult	PRCS	Replacing an Existing Fee
11	Clip Card - Family	PRCS	Replacing an Existing Fee
12	Recreation Programs - Clip Card (12 Entries) - Youth	PRCS	\$31.85
13	Rinkboard - Seymour-Hannah Sports and Entertainment Centre, Rink 1	PRCS	\$1,410.80
14	Rinkboard - All other arena locations	PRCS	\$1,175.65
15	Lobby Advertising per square foot, per year	PRCS	\$117.60

Proposed Fees to be Removed for 2019

Reference	Fee Title	Department or Division	Total Fee Paid by Customer
16	Washroom Advertising (11" x 17")	PRCS	\$164.60
17	24" x 36" Backlit Sign	PRCS	\$1,175.65
18	Score Board- Seymour-Hannah Sports and Entertainment Centre, Rink 1	PRCS	\$1,410.80
19	Score Board or Clock - All other arena rinks	PRCS	\$823.00
20	Ice Resurfacer whole wrap	PRCS	\$4,702.65
21	Seat Plaques	PRCS	\$293.95
22	Ice Logo Centre Ice (Plus production and installation)	PRCS	\$2,939.15
23	Ice Logo - All other locations (Plus production and installation)	PRCS	\$1,469.60
24	Rink Naming Annual Fee	PRCS	\$9,405.20
25	Waste Container Boards (1 side)	PRCS	\$940.55
26	Kiwanis Field Score Board Panel	PRCS	\$1,410.80
27	Dog bag dispenser sign year 1 (plus installation costs)	PRCS	\$352.75
28	Digital Ads - Per Year	PRCS	\$1,175.65
29	Digital Ads - Per Month	PRCS	\$117.60
30	Multi-year agreements - 100% first year, 10% discount for each additional year	PRCS	Job Specific Costing

Proposed Fees to be Removed for 2019

Reference	Fee Title	Department or Division	Total Fee Paid by Customer
31	First Friday Museum Event	PRCS	\$12.00
32	Ticket Ice - coach	PRCS	\$0.00
33	Condominium Conversion Agreement	PBS	\$4,768.90
34	Condominium Assumption Agreement	PBS	Replacing an Existing Fee
35	Sanitary Sewer Including Laterals	TES	Replacing an Existing Fee
36	Roads and Drainage Improvements on Local Streets, including Storm Sewers	TES	Replacing an Existing Fee

Estimated Revenue Generation - Existing Fees

Reference	Fee Title	Department or Division	2018 Fee without Taxes	2019 Fee without Taxes	Change in Fee	Estimated Quantity Sold	Estimated Additional Revenue
1	Advise Interested Parties	FMS	\$101.90	\$103.35	\$1.45	55	\$80
2	Search Title	FMS	\$101.90	\$103.35	\$1.45	100	\$145
3	Property Tax Account Administration Fee	FMS	\$31.25	\$31.70	\$0.45	2,800	\$1,260
4	Annual Fee on Final Payment Listing	FMS	\$15.65	\$15.85	\$0.20	10,500	\$2,100
5	Water Account Administration Fee	FMS	\$31.25	\$31.70	\$0.45	2,000	\$900
6	Water Certificates	FMS	\$41.65	\$65.00	\$23.35	636	\$14,851

Financial Management Services: Estimated Revenue Generation Subtotal \$19,335

7	Residential - Single Family Dwelling (Home Share Programs)	FEM	\$150.27	\$152.39	\$2.12	2	\$4
8	Legalized Marijuana Grow Ops Inspection first 185.81 m2 (2,000 ft ²)	FEM	\$368.27	\$373.45	\$5.18	3	\$16
9	Private Home Day Care Inspection - 5 children or less	FEM	\$150.27	\$152.39	\$2.12	9	\$19
10	Business License Inspection Fee	FEM	\$75.18	\$76.24	\$1.06	75	\$80
11	Inspection Fee Per Hour Outside Normal Working Hours - (Actual Application Fee to be added to this amount)	FEM	\$37.61	\$38.14	\$0.53	5	\$3
12	Rooming Boarding and Lodging	FEM	\$300.62	\$304.82	\$4.20	5	\$21
13	Fire Prevention Officers Request for Assistance - Hourly	FEM	\$75.18	\$76.24	\$1.06	2	\$2

Estimated Revenue Generation - Existing Fees

Reference	Fee Title	Department or Division	2018 Fee without Taxes	2019 Fee without Taxes	Change in Fee	Estimated Quantity Sold	Estimated Additional Revenue
14	Fire Extinguisher Tudor Rental - min. 1/2 day (4 hrs.)	FEM	\$326.64	\$331.19	\$4.56	4	\$18
15	Fire Extinguisher Tudor Rental - full day - max 8 hrs.	FEM	\$627.21	\$635.97	\$8.76	2	\$18
16	Vulnerable Occupancy 2nd and Subsequent Fire Drill	FEM	\$300.62	\$304.82	\$4.20	5	\$21
17	Life Safety Study, Alternative Solutions Submittal & Ontario Fire Code Part 4 Audit	FEM	\$225.49	\$228.63	\$3.14	6	\$19
18	Consumer Fireworks Sales Permit	FEM	\$300.62	\$304.82	\$4.20	20	\$84
19	Preventable False Alarms - 3 vehicles 2nd false alarm within 12 month calendar year	FEM	\$1,404.56	\$1,404.55	-\$0.01	5	\$0
20	Fire Safety Plan - Translation to/from English	FEM	\$73.63	\$74.65	\$1.02	2	\$2
21	Propane Licence - Existing - 5000 USWG or less	FEM	\$150.31	\$152.43	\$2.12	2	\$4
22	Propane Licence - Existing - greater than 5000 USWG	FEM	\$150.31	\$152.43	\$2.12	2	\$4
23	Emergency Gas Line Response 1st hour or part thereof per apparatus	FEM	\$458.55	\$465.40	\$6.85	2	\$14
24	Emergency Gas Line Response each additional 1/2 hour per apparatus	FEM	\$229.25	\$232.70	\$3.45	2	\$7

Fire and Emergency Services: Estimated Revenue Generation Subtotal

\$335

Estimated Revenue Generation - Existing Fees

Reference	Fee Title	Department or Division	2018 Fee without Taxes	2019 Fee without Taxes	Change in Fee	Estimated Quantity Sold	Estimated Additional Revenue
25	Burial Permits	LCS	\$26.00	\$26.35	\$0.35	1,152	\$403
26	Legal Agreement (Simple)	LCS	\$509.50	\$516.65	\$7.15	30	\$214
27	Legal Agreement (Complex)	LCS	\$866.15	\$878.30	\$12.15	3	\$36
28	Registration of Agreement or By-law	LCS	\$305.70	\$310.00	\$4.30	40	\$172
29	Release of Agreements	LCS	\$305.70	\$310.00	\$4.30	10	\$43
30	Marriage Licences	LCS	\$156.05	\$158.25	\$2.20	800	\$1,760
31	Civil Ceremony, Off Site	LCS	\$299.25	\$303.45	\$4.20	35	\$147

Legal and Clerk Services: Estimated Revenue Generation Subtotal **\$2,776**

32	Registered Pool Programs Dynamite Drop-in Lessons - per class	PRCS	\$5.10	\$5.15	\$0.05	613	\$31
33	Registered Pool Programs Dynamite Drop-in Play Card	PRCS	\$27.50	\$25.75	-\$1.75	35	-\$61
34	Registered Pool Programs Adult Water Safety Lessons	PRCS	\$8.10	\$8.23	\$0.13	44	\$6
35	Registered Pool Programs Teen Water Safety Lessons	PRCS	\$7.43	\$7.52	\$0.09	54	\$5
36	Red Cross Preschool and Swim Kids Level 1-6 at Kiwanis Aquatics	PRCS	\$6.90	\$7.00	\$0.10	2,026	\$203
37	Level 7 - 10, Swim Patrol and Jr. Lifeguard Club AT Kiwanis Aquatics	PRCS	\$7.65	\$7.75	\$0.10	292	\$29
38	Level 7-10, Swim Patrol and Jr. Lifeguard Club at outdoor pools	PRCS	\$7.40	\$7.50	\$0.10	82	\$8

Estimated Revenue Generation - Existing Fees

Reference	Fee Title	Department or Division	2018 Fee without Taxes	2019 Fee without Taxes	Change in Fee	Estimated Quantity Sold	Estimated Additional Revenue
39	Private Instruction - Child	PRCS	\$24.45	\$24.80	\$0.35	544	\$190
40	Semi Private Instruction - Child	PRCS	\$17.15	\$17.40	\$0.25	96	\$24
41	Drop in Programs - Pool - Older Adult	PRCS	\$2.92	\$2.96	\$0.04	3,151	\$139
42	Drop in Programs - Pool - Adult	PRCS	\$3.85	\$3.89	\$0.04	10,455	\$463
43	Drop in Programs - Pool - Family	PRCS	\$10.13	\$10.27	\$0.13	1,907	\$253
44	Drop in Programs - Pool - Loonie Swim	PRCS	\$1.00	\$1.00	\$0.00	128	\$0
45	Day Camp Leisure Swim Child	PRCS	\$2.05	\$2.10	\$0.05	2,000	\$100
46	Day Camp Lesson Child	PRCS	\$5.10	\$5.15	\$0.05	200	\$10
47	Pool - Youth 3 Month Pass	PRCS	\$50.49	\$51.19	\$0.71	150	\$106
48	Pool - Youth 6 Month Pass	PRCS	\$83.85	\$85.04	\$1.19	150	\$179
49	Pool - Older Adult 3 Month Pass	PRCS	\$42.92	\$43.54	\$0.62	126	\$78
50	Pool - Older Adult 6 Month Pass	PRCS	\$68.81	\$69.78	\$0.97	65	\$63
51	Pool - Older Adult 1 Year Pass	PRCS	\$86.50	\$87.70	\$1.19	65	\$78
52	Pool - Adult 3 Month Pass	PRCS	\$67.88	\$68.81	\$0.93	141	\$131
53	Pool - Adult 6 Month Pass	PRCS	\$114.96	\$116.55	\$1.59	44	\$70
54	Pool - Family 3 Month Pass	PRCS	\$182.61	\$185.18	\$2.57	12	\$31
55	Pool - Family 6 Month Pass	PRCS	\$304.34	\$308.58	\$4.25	1	\$4

Estimated Revenue Generation - Existing Fees

Reference	Fee Title	Department or Division	2018 Fee without Taxes	2019 Fee without Taxes	Change in Fee	Estimated Quantity Sold	Estimated Additional Revenue
56	Summer Leisure Swim, Skate and Swim Activity Pass - Youth	PRCS	\$36.06	\$36.55	\$0.49	200	\$97
57	Summer Leisure Swim, Skate and Swim Activity Pass - Older Adult	PRCS	\$31.50	\$31.95	\$0.44	3	\$1
58	Summer Leisure Swim, Skate and Swim Activity Pass - Adult	PRCS	\$47.35	\$48.01	\$0.66	10	\$7
59	Summer Leisure Swim, Skate and Swim Activity Pass - Family	PRCS	\$116.81	\$118.45	\$1.64	16	\$26
60	Pay As You Go Fitness	PRCS	\$6.11	\$6.19	\$0.09	981	\$87
61	3 Month Fitness Pass	PRCS	\$142.74	\$144.73	\$1.99	89	\$177
62	6 Month Fitness Pass	PRCS	\$264.73	\$268.45	\$3.72	16	\$59
63	Adult Private Fitness	PRCS	\$17.35	\$17.57	\$0.22	20	\$4
64	Adult Semi Private Fitness	PRCS	\$14.42	\$14.65	\$0.22	20	\$4
65	Older Adult - Pay As You Go Fitness	PRCS	\$4.07	\$4.12	\$0.04	1,279	\$57
66	Older Adult - 3 Month Fitness Pass	PRCS	\$87.30	\$88.54	\$1.24	251	\$311
67	Older Adult - 6 Month Fitness Pass	PRCS	\$163.10	\$165.40	\$2.30	41	\$94
68	Older Adult - Older Adult Private Fitness	PRCS	\$16.46	\$16.68	\$0.22	20	\$4
69	Older Adult - Older Adult Semi Private Fitness	PRCS	\$13.54	\$13.72	\$0.18	20	\$4
70	Masters Swim Program per class	PRCS	\$9.20	\$9.34	\$0.13	108	\$14

Estimated Revenue Generation - Existing Fees

Reference	Fee Title	Department or Division	2018 Fee without Taxes	2019 Fee without Taxes	Change in Fee	Estimated Quantity Sold	Estimated Additional Revenue
71	Lost Swim Pass Replacement Fee (available only with proof of payment)	PRCS	\$5.53	\$5.62	\$0.09	6	\$1
72	Additional Lifeguard Fee	PRCS	\$16.68	\$16.90	\$0.22	10	\$2
73	Affiliate Rental 1 Lane Rental, per hour, 10 people maximum	PRCS	\$11.50	\$11.68	\$0.18	4,073	\$721
74	Special Olympics - 1 Lane rental, per hour, 10 people maximum	PRCS	\$11.46	\$11.64	\$0.18	62	\$11
75	Large Gym/Hall Rental (Capacity of Over 150) - Per	PRCS	\$45.09	\$45.71	\$0.62	241	\$149
76	Large Meeting Rooms (Capacity of 56 to 150) - Per	PRCS	\$31.55	\$31.99	\$0.44	253	\$112
77	Small Meeting Rooms (Capacity of 55 or Less) - Per	PRCS	\$19.82	\$20.09	\$0.27	329	\$87
78	Large Meeting Room - Per Hour	PRCS	\$17.52	\$17.79	\$0.27	400	\$106
79	Small Meeting Room - Per Hour	PRCS	\$12.65	\$12.83	\$0.18	150	\$27
80	Market Square - Daily Rate	PRCS	\$28.32	\$28.72	\$0.40	1	\$0
81	Attending 1 day a week	PRCS	\$30.00	\$30.40	\$0.40	17	\$7
82	Attending 2 days a week minus 15%	PRCS	\$25.00	\$25.35	\$0.35	17	\$6
83	MyPick Verified Farmer minus 45%	PRCS	\$20.00	\$20.27	\$0.27	3	\$1
84	Recreation Programs - Per Hour Multiplied by the Number of Sessions	PRCS	\$8.10	\$8.23	\$0.13	500	\$66
85	Children Programs - Per Hour Multiplied by the Number of Sessions	PRCS	\$6.10	\$6.20	\$0.10	1,700	\$170

Estimated Revenue Generation - Existing Fees

Reference	Fee Title	Department or Division	2018 Fee without Taxes	2019 Fee without Taxes	Change in Fee	Estimated Quantity Sold	Estimated Additional Revenue
86	Teen Programs	PRCS	\$6.33	\$6.42	\$0.09	100	\$9
87	Dog bag dispenser sign year 1 (plus installation costs)	PRCS	\$312.17	\$316.55	\$4.38	2	\$9
88	St. Catharines Arts Award Program Ads - Half Page - 6.5" x 4"	PRCS	\$182.08	\$185.84	\$3.76	1	\$4
89	St. Catharines Arts Award Program Ads - Full Page - 6.5" x 8"	PRCS	\$286.15	\$292.04	\$5.88	1	\$6
90	St. Catharines Arts Award Program Ads - Back Full Page - 6.5" x 8"	PRCS	\$364.16	\$371.68	\$7.52	1	\$8
91	Art Award - Single Ticket Per Person - Purchased in Advance of the Event	PRCS	\$10.71	\$11.06	\$0.35	180	\$64
92	Art Award - Single Ticket Per Person - Purchased Day of the Event	PRCS	\$15.80	\$16.37	\$0.58	40	\$23
93	Arenas - Adults/Private - Prime (20 yrs. plus) all arenas	PRCS	\$192.30	\$195.00	\$2.70	2,575	\$6,950
94	Arenas - Youth Groups - Prime (19 years and under)	PRCS	\$157.08	\$159.29	\$2.21	10,600	\$23,451
95	Arenas - Youth Groups - Non-prime (19 years and under)	PRCS	\$66.90	\$67.83	\$0.93	3,170	\$2,946
96	Arenas - Adult/Private-Non-prime	PRCS	\$112.48	\$114.07	\$1.59	1,500	\$2,389
97	Mini Practice Rink - Prime Time Rate	PRCS	\$22.92	\$23.23	\$0.31	116	\$36
98	Mini Practice Rink - Non-Prime Time Rate	PRCS	\$17.92	\$18.19	\$0.27	388	\$103
99	Youth Games and Practices/Non Profit Event	PRCS	\$65.58	\$66.50	\$0.93	907	\$843

Estimated Revenue Generation - Existing Fees

Reference	Fee Title	Department or Division	2018 Fee without Taxes	2019 Fee without Taxes	Change in Fee	Estimated Quantity Sold	Estimated Additional Revenue
100	Storage Areas - Per square foot per annum	PRCS	\$11.81	\$11.99	\$0.18	46	\$8
101	Public Skating Sponsor - per hour (includes staff costs)	PRCS	\$198.27	\$201.06	\$2.79	2	\$6
102	Memorial Bench - Port Dalhousie Style	PRCS	\$3,486.00	\$3,534.80	\$48.80	11	\$537
103	Memorial Bench - Parkway Style	PRCS	\$2,601.50	\$2,637.90	\$36.40	1	\$36
104	Memorial Bench - Elizabethan Style	PRCS	\$3,226.15	\$3,271.30	\$45.15	1	\$45
105	Memorial Bench - Maglin Bench	PRCS	\$2,601.50	\$2,637.90	\$36.40	1	\$36
106	Memorial Bench - Standard Bench	PRCS	\$832.50	\$844.15	\$11.65	4	\$47
107	General/Basic Reservation - 0-49 People	PRCS	\$81.15	\$82.30	\$1.15	85	\$98
108	General/Basic Reservation - 50-149 people	PRCS	\$153.32	\$155.49	\$2.17	15	\$33
109	Pavillion Reservation Fee - 0-49 People	PRCS	\$108.23	\$109.73	\$1.50	130	\$196
110	Pavillion Reservation Fee - 50-149 people	PRCS	\$216.42	\$219.42	\$3.01	15	\$45
111	Pavillion Reservation Fee - Hydro usage in Pavillion during reservation (small events under 149)	PRCS	\$31.68	\$32.12	\$0.44	25	\$11
112	Pavillion Reservation Fee - Instructional Class - For Profit (fees charged)	PRCS	\$22.52	\$22.83	\$0.31	20	\$6
113	Pavillion Reservation Fee - Service Club Sign	PRCS	\$112.70	\$114.29	\$1.59	5	\$8
114	Special Event - Non-profit, charitable organization	PRCS	\$334.12	\$338.81	\$4.69	54	\$253

Estimated Revenue Generation - Existing Fees

Reference	Fee Title	Department or Division	2018 Fee without Taxes	2019 Fee without Taxes	Change in Fee	Estimated Quantity Sold	Estimated Additional Revenue
115	Special Event - Commercial - for profit, business (Daily rate, plus out-of-pocket expenses ie: extra staff equipment, park reinstatement, garbage etc.)	PRCS	\$590.22	\$598.50	\$8.27	1	\$8
116	Playing Fields A - Adults	PRCS	\$44.73	\$45.35	\$0.62	223	\$138
117	Playing Fields A - Minors	PRCS	\$13.01	\$13.19	\$0.18	308	\$55
118	Playing Fields B - Adults	PRCS	\$41.24	\$41.81	\$0.58	578	\$332
119	Playing Fields B - Minors	PRCS	\$10.58	\$10.71	\$0.13	7,464	\$991
120	Artificial Turf Youth Group Prime	PRCS	\$63.19	\$64.07	\$0.88	750	\$664
121	Artificial Turf Youth Group Non-Prime	PRCS	\$50.53	\$51.24	\$0.71	215	\$152
122	Artificial Turf Adults Prime	PRCS	\$97.17	\$98.54	\$1.37	95	\$130
123	Soccer Dressing Room	PRCS	\$15.97	\$16.19	\$0.22	300	\$66
124	Football Dressing Room	PRCS	\$23.41	\$23.72	\$0.31	807	\$250
125	Lighting per hour	PRCS	\$15.84	\$16.06	\$0.22	100	\$22
126	Food and Beverage Services in Park	PRCS	\$54.12	\$54.87	\$0.75	20	\$15
127	Reproduction of high resolution digital image of an existing scan	PRCS	\$15.66	\$15.88	\$0.22	70	\$15
128	A Walk Through History Cemetery Tours	PRCS	\$9.73	\$10.62	\$0.88	360	\$319

Parks, Recreation and Culture Services: Estimated Revenue Generation Subtotal

\$45,917

Estimated Revenue Generation - Existing Fees

Reference	Fee Title	Department or Division	2018 Fee without Taxes	2019 Fee without Taxes	Change in Fee	Estimated Quantity Sold	Estimated Additional Revenue
129	Adult/Space - Preferred - Flat Marker Only	PRCS - CEM	\$1,299.12	\$1,317.52	\$18.41	25	\$460
130	Adult 2 Grave Lot with Foundation - Lot	PRCS - CEM	\$2,765.84	\$2,805.31	\$39.47	40	\$1,579
131	Cremation Grave - Flat Marker Only - 3' x 3'	PRCS - CEM	\$649.38	\$658.41	\$9.03	20	\$181
132	Cremation Grave With Foundation	PRCS - CEM	\$1,362.30	\$1,381.77	\$19.47	15	\$292
133	Regular Earth Adult Opening	PRCS - CEM	\$1,290.27	\$1,308.85	\$18.58	230	\$4,274
134	Regular Earth Infant Opening	PRCS - CEM	\$645.13	\$653.98	\$8.85	5	\$44
135	Regular Earth Cremation Opening	PRCS - CEM	\$507.08	\$514.16	\$7.08	290	\$2,053
136	Cremation Inurnment Garden	PRCS - CEM	\$507.08	\$514.16	\$7.08	2	\$14
137	Extra Depth on Sales Prior to April 1, 1986 Only	PRCS - CEM	\$645.13	\$653.98	\$8.85	1	\$9
138	Regular Niche Opening	PRCS - CEM	\$461.95	\$469.03	\$7.08	75	\$531
139	Crypt End Opening	PRCS - CEM	\$599.12	\$607.96	\$8.85	25	\$221
140	Crypt Side Opening	PRCS - CEM	\$691.15	\$700.88	\$9.73	1	\$10
141	Monday to Friday - Each Half-Hour	PRCS - CEM	\$184.07	\$186.73	\$2.65	1	\$3
142	Late Arrivals Each Half Hour	PRCS - CEM	\$184.07	\$186.73	\$2.65	40	\$106
143	Saturday Burial (9:00 a.m. to 11:00 a.m.)	PRCS - CEM	\$368.14	\$373.45	\$5.31	60	\$319
144	Granite Tree Memorial	PRCS - CEM	\$530.97	\$538.05	\$7.08	3	\$21

Victoria Lawn Cemetery: Estimated Revenue Generation Subtotal

\$10,117

Estimated Revenue Generation - Existing Fees

Reference	Fee Title	Department or Division	2018 Fee without Taxes	2019 Fee without Taxes	Change in Fee	Estimated Quantity Sold	Estimated Additional Revenue
145	School, church, restaurant over 30 persons, library, club, outdoor patio, hall and occupancies of a similar nature - Per ft ²	PBS	\$1.95	\$2.00	\$0.05	72,289	\$3,614
146	Single, semi, duplex, triplex, row house and multiple dwelling - Per ft ²	PBS	\$1.30	\$1.35	\$0.05	155,267	\$7,763
147	Office, medical, financial institution and occupancies of a similar nature - 6 storey building or less - Per ft ²	PBS	\$1.75	\$1.80	\$0.05	44,593	\$2,230
148	Mercantile - Building over 50,000 sq. ft. - Per ft ²	PBS	\$1.30	\$1.35	\$0.05	58,896	\$2,945
149	Greenhouse - Per ft ²	PBS	\$0.50	\$0.50	\$0.00	58,500	\$0
150	Zoning Compliance or Information Letter (Inspection And No Permit)	PBS	\$196.60	\$200.35	\$3.75	190	\$713
151	Site Plan Agreement	PBS	\$7,061.65	\$7,160.50	\$98.85	20	\$1,977
152	Extension of Site Plan Agreement for up to 2 years	PBS	\$1,638.55	\$1,661.50	\$22.95	5	\$115
153	Site Plan - Minor (Registered Agreement)	PBS	\$3,000.00	\$3,042.00	\$42.00	5	\$210

Estimated Revenue Generation - Existing Fees

Reference	Fee Title	Department or Division	2018 Fee without Taxes	2019 Fee without Taxes	Change in Fee	Estimated Quantity Sold	Estimated Additional Revenue
154	Consent Application - New Lots	PBS	\$1,773.05	\$1,797.85	\$24.80	36	\$893
155	Variance Application	PBS	\$1,434.75	\$1,454.85	\$20.10	88	\$1,769

Planning and Building Services: Estimated Revenue Generation Subtotal \$22,228

156	Road Closure - For Profit Special Event	TES	\$509.50	\$516.65	\$7.15	3	\$21
157	Road Closure - Not-for-Profit Special Event	TES	\$254.75	\$258.30	\$3.55	3	\$11

Transportation and Environmental Services: Estimated Revenue Generation Subtotal \$32

158	Robertson Theatre - Not for Profit / Charitable / Regional Dance School rate per week	FOPAC	\$3,567.00	\$3,625.00	\$58.00	2	\$116
159	Music Stand	FOPAC	\$3.05	\$3.10	\$0.05	50	\$2
160	Music Stand Light	FOPAC	\$5.10	\$5.15	\$0.05	50	\$3
161	Music Light and Stand (Combo)	FOPAC	\$5.10	\$5.15	\$0.05	25	\$1
162	Stage Riser (4' x 4') including set up and skirting	FOPAC	\$17.65	\$18.00	\$0.35	10	\$3
163	Production/Judges Tables	FOPAC	\$50.95	\$52.00	\$1.05	5	\$5
164	Projection System Use	FOPAC	\$458.55	\$465.00	\$6.45	5	\$32
165	Flower lights coloured bulbs	FOPAC	\$5.00	\$5.15	\$0.15	2	\$0
166	LED Uplights	FOPAC	\$25.00	\$26.00	\$1.00	12	\$12
167	Black Tension Easel	FOPAC	\$10.00	\$10.00	\$0.00	6	\$0

Estimated Revenue Generation - Existing Fees

Reference	Fee Title	Department or Division	2018 Fee without Taxes	2019 Fee without Taxes	Change in Fee	Estimated Quantity Sold	Estimated Additional Revenue
168	Metal Decorative Easel	FOPAC	\$20.00	\$20.00	\$0.00	6	\$0
169	Security Guard (minimum 4 hours)	FOPAC	\$35.00	\$35.00	\$0.00	2	\$0
170	Digital Signage - in venue Partridge Hall	FOPAC	\$226.00	\$226.00	\$0.00	4	\$0
171	Digital Signage Package - in venue Partridge Hall	FOPAC	\$565.00	\$565.00	\$0.00	4	\$0
172	Laser Pointer	FOPAC	\$10.00	\$10.00	\$0.00	6	\$0
173	Lobby Piano (includes tuning)	FOPAC	\$255.00	\$260.00	\$5.00	4	\$20
174	Upright Piano (includes tuning)	FOPAC	\$255.00	\$260.00	\$5.00	2	\$10
175	Merchandise Seller	FOPAC	\$15.30	\$15.50	\$0.20	10	\$2
176	Film Dining Guide - Outside Back Cover	FOPAC	\$1,250.00	\$1,250.00	\$0.00	6	\$0
177	Film Dining Guide - Inside Front Cover	FOPAC	\$1,000.00	\$1,000.00	\$0.00	6	\$0
178	Film Dining Guide - Inside Back Cover	FOPAC	\$875.03	\$875.03	\$0.00	6	\$0
179	Film Dining Guide - Full Page	FOPAC	\$625.00	\$625.00	\$0.00	6	\$0
180	Film Dining Guide - ½ Page	FOPAC	\$375.00	\$375.00	\$0.00	6	\$0
181	Poster Distribution	FOPAC	\$150.00	\$150.00	\$0.00	4	\$0
182	Joy H. Williams Upper Lobby - General Rate	FOPAC	\$80.00	\$80.00	\$0.00	4	\$0
183	Joy H. Williams Upper Lobby - Not For	FOPAC	\$60.00	\$60.00	\$0.00	4	\$0
184	Cogeco Community Lobby - General Rate	FOPAC	\$80.00	\$80.00	\$0.00	4	\$0

Estimated Revenue Generation - Existing Fees

Reference	Fee Title	Department or Division	2018 Fee without Taxes	2019 Fee without Taxes	Change in Fee	Estimated Quantity Sold	Estimated Additional Revenue
185	Cogeco Community Lobby - Not For	FOPAC	\$60.00	\$60.00	\$0.00	4	\$0

First Ontario Performing Arts Center: Estimated Revenue Generation Subtotal \$208

Estimated Revenue Generation: Grand Total \$100,948

Appendix

Municipal Comparators		St. Catharines			Comparator Average	Rates and Fees (Before Taxes) for Single-Tier Municipalities					Rates and Fees (Before Taxes) for Lower-Tier Municipalities				
Median total income of households		\$59,256				\$77,904	\$77,984	\$67,485	\$66,163	\$55,450	\$77,757	\$70,774	\$60,727	\$70,211	\$83,045
Population		133,113				141,434	131,794	123,798	107,909	217,188	129,920	233,222	88,071	159,458	104,986
Reference	Fee Title	Department or Division	Fee Without Taxes		\$63.60	Barrie	Guelph	Kingston	Thunder Bay	Windsor	Cambridge	Kitchener	Niagara Falls	Oshawa	Waterloo
			2018	2019											
1	Property Tax Certificates (Includes Local Improvement Search)	FMS	\$41.65	\$65.00		\$73.00	\$60.00	\$69.00	\$60.00	\$75.00	\$60.00	\$60.00	\$50.00	\$65.00	\$64.00
				Per Request		Per Request	Per Request	Per Request	Per Request	Per Request	Per Request	Per Request	Per Request	Per Request	Per Request
2	Rush Tax Certificates	FMS	-	\$85.00	\$86.75	\$109.50	\$75.00	-	-	-	-	\$80.00	-	\$85.00	\$84.25
				Per Request		Per Request	Per Request	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Per Request	Does Not Exist	Per Request	Per Request
3	Water Certificates	FMS	\$41.65	\$65.00	\$61.33	\$70.00	-	-	-	-	-	-	\$50.00	-	\$64.00
				Per Request		Per Request	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Per Request	Does Not Exist	Per Request
4	35 Day Meter Test Data Fee	FMS	-	\$50.00	-	-	-	-	-	-	-	-	-	-	-
				Per Request		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
5	Body Rub Parlour - Operato	LCS	\$114.45	\$1,160.45	\$1,065.00	-	-	-	-	-	\$1,065.00	-	-	-	\$503.00
				Per Location		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Per Location	Does Not Exist	Does Not Exist	Does Not Exist	Per New Application
6	Countryman Style Lapel	FOPAC	-	\$25.50	-	-	-	-	-	-	-	-	-	-	-
						Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
7	Yamaha Absolute Maple Hybrid Drums (Black - 5 Piece Kit)	FOPAC	-	\$90.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
8	1-20X18 Bass Drum	FOPAC	-	\$15.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
9	1-22X18 Bass Drum	FOPAC	-	\$15.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist

Municipal Comparators		St. Catharines			Comparator Average	Rates and Fees (Before Taxes) for Single-Tier Municipalities					Rates and Fees (Before Taxes) for Lower-Tier Municipalities					
Median total income of households		\$59,256				\$77,904	\$77,984	\$67,485	\$66,163	\$55,450	\$77,757	\$70,774	\$60,727	\$70,211	\$83,045	
Population		133,113				141,434	131,794	123,798	107,909	217,188	129,920	233,222	88,071	159,458	104,986	
Reference	Fee Title	Department or Division	Fee Without Taxes 20182019		-	Barrie	Guelph	Kingston	Thunder Bay	Windsor	Cambridge	Kitchener	Niagara Falls	Oshawa	Waterloo	
10	1-8X7 Tom	FOPAC	-	\$15.00		-	-	-	-	-	-	-	-	-	-	-
			Per Device			Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
11	1-10X9 Tom	FOPAC	-	\$15.00	-	-	-	-	-	-	-	-	-	-	-	
			Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	
12	1-12X10 Tom	FOPAC	-	\$15.00	-	-	-	-	-	-	-	-	-	-	-	
			Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	
13	1-14X14 Floor Tom	FOPAC	-	\$15.00	-	-	-	-	-	-	-	-	-	-	-	
			Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	
14	1-16X15 Floor Tom	FOPAC	-	\$15.00	-	-	-	-	-	-	-	-	-	-	-	
			Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	
15	1-14X6 Wood Snare Drum	FOPAC	-	\$10.00	-	-	-	-	-	-	-	-	-	-	-	
			Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	
16	1-Yamaha 14"X 4 Brass Snare Drum Model:	FOPAC	-	\$10.00	-	-	-	-	-	-	-	-	-	-	-	
			Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	
17	1-Yamaha Dfp9500D Direct Drive Dbl Kick Pedal	FOPAC	-	\$12.00	-	-	-	-	-	-	-	-	-	-	-	
			Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	
18	1-Hw880 Yamaha 800 Series Hw Pack (2 Boom, Single Pedal, Snr Stand, Hh Stand	FOPAC	-	\$20.00	-	-	-	-	-	-	-	-	-	-	-	
			Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	

Municipal Comparators		St. Catharines			Comparator Average	Rates and Fees (Before Taxes) for Single-Tier Municipalities					Rates and Fees (Before Taxes) for Lower-Tier Municipalities				
Median total income of households		\$59,256				\$77,904	\$77,984	\$67,485	\$66,163	\$55,450	\$77,757	\$70,774	\$60,727	\$70,211	\$83,045
Population		133,113				141,434	131,794	123,798	107,909	217,188	129,920	233,222	88,071	159,458	104,986
Reference	Fee Title	Department or Division	Fee Without Taxes		Comparator Average	Barrie	Guelph	Kingston	Thunder Bay	Windsor	Cambridge	Kitchener	Niagara Falls	Oshawa	Waterloo
			2018	2019											
19	6-Yamaha Cs865 Double Braced Cymbal Boom Stand	FOPAC	-	\$5.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
20	2-Yamaha Ss950 Hvy Weight Dbl-Braced Cymbal Boom Stand	FOPAC	-	\$6.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
21	1-Yamaha Ws955A Tom Stand	FOPAC	-	\$2.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
22	1-Yamaha Ds950 Dbl Braced Threaded Throne Wide Seat	FOPAC	-	\$6.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
23	1-Yamaha Ds840 Heavy Weight Drumstool	FOPAC	-	\$7.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
24	1-Zildjian A Custom 10" Splash	FOPAC	-	\$6.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
25	1-Zildjian A 14" New Beat Hi-Hats	FOPAC	-	\$7.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
26	1-Zildjian A Custom 15" Fast Crash-Brill	FOPAC	-	\$6.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
27	1-Zildjian A Custom 16" Fast Crash-Brill	FOPAC	-	\$6.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist

Municipal Comparators		St. Catharines			Comparator Average	Rates and Fees (Before Taxes) for Single-Tier Municipalities					Rates and Fees (Before Taxes) for Lower-Tier Municipalities				
Median total income of households		\$59,256				\$77,904	\$77,984	\$67,485	\$66,163	\$55,450	\$77,757	\$70,774	\$60,727	\$70,211	\$83,045
Population		133,113				141,434	131,794	123,798	107,909	217,188	129,920	233,222	88,071	159,458	104,986
Reference	Fee Title	Department or Division	Fee Without Taxes		-	Barrie	Guelph	Kingston	Thunder Bay	Windsor	Cambridge	Kitchener	Niagara Falls	Oshawa	Waterloo
			2018	2019											
28	1-Zildjian A Custom 17" Fast Crash-Brill	FOPAC	-	\$6.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
29	1-Zildjian A Custom 18" Fast Crash-Brill	FOPAC	-	\$6.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
30	1-Zildjian A Custom 18" Rezo Crash	FOPAC	-	\$6.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
31	1-Zildjian A Custom 20" Ride	FOPAC	-	\$7.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
32	1-Zildjian A Custom 21" 20Th Anniversary Ride	FOPAC	-	\$7.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
33	1-Zildjian A Custom 18" China-Brill	FOPAC	-	\$8.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
34	1-Roland Spd-Sx Drum Pad	FOPAC	-	\$20.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
35	1-Meintl Mp11Nt Quinto	FOPAC	-	\$10.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
36	1-Meintl Mp1134Nt Conga	FOPAC	-	\$11.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
37	1-Meintl Mp1212Nt Tumba	FOPAC	-	\$12.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist

Municipal Comparators		St. Catharines			Comparator Average	Rates and Fees (Before Taxes) for Single-Tier Municipalities					Rates and Fees (Before Taxes) for Lower-Tier Municipalities				
Median total income of households		\$59,256				\$77,904	\$77,984	\$67,485	\$66,163	\$55,450	\$77,757	\$70,774	\$60,727	\$70,211	\$83,045
Population		133,113				141,434	131,794	123,798	107,909	217,188	129,920	233,222	88,071	159,458	104,986
Reference	Fee Title	Department or Division	Fee Without Taxes		-	Barrie	Guelph	Kingston	Thunder Bay	Windsor	Cambridge	Kitchener	Niagara Falls	Oshawa	Waterloo
			2018	2019		-	-	-	-	-	-	-	-	-	-
38	2-Lpa650 Lp Aspire Universal Basket Conga Stand	FOPAC	-	\$2.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
39	1-Lp201Ax-2Aw Lp Generation II Bongo	FOPAC	-	\$5.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
40	1-M-245 Matador Strap- Lock Bongo Stand	FOPAC	-	\$2.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
41	1-Lp257-B Lp 14-15" Tito Puente Brass Timbales	FOPAC	-	\$7.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
42	1-Lp760A Lp Percussion Table	FOPAC	-	\$5.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
43	1-Treeworks Tre35/Lg24 35 Bar Chimes	FOPAC	-	\$5.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
44	1-Lp236D Lp Mount All Bracket	FOPAC	-	\$3.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
45	1-Lp472 Lp Mini Everything Rack	FOPAC	-	\$10.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
46	1-Lp328 Lp Sliding Bass Percussion Mount	FOPAC	-	\$2.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
47	1-Lp579 Lp Dry Agogo Bells Large	FOPAC	-	\$5.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist

Municipal Comparators		St. Catharines			Comparator Average	Rates and Fees (Before Taxes) for Single-Tier Municipalities					Rates and Fees (Before Taxes) for Lower-Tier Municipalities				
Median total income of households		\$59,256				\$77,904	\$77,984	\$67,485	\$66,163	\$55,450	\$77,757	\$70,774	\$60,727	\$70,211	\$83,045
Population		133,113				141,434	131,794	123,798	107,909	217,188	129,920	233,222	88,071	159,458	104,986
Reference	Fee Title	Department or Division	Fee Without Taxes		-	Barrie	Guelph	Kingston	Thunder Bay	Windsor	Cambridge	Kitchener	Niagara Falls	Oshawa	Waterloo
			2018	2019											
48	1-Lp571 Lp Agogo Bell Holder	FOPAC	-	\$2.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
49	1-Lp261 Lp Grenadilla Wood Clave	FOPAC	-	\$3.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
50	1-Pearl Ptm-10Sh Tambourine	FOPAC	-	\$2.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
51	1-Lp243B Lp Super Guiro Scraper	FOPAC	-	\$4.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
52	1-Lp243 Lp Super Guiro	FOPAC	-	\$4.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
53	1-Meini Hcaj1Awa Headliner Cajon	FOPAC	-	\$7.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
54	2-Meini Sh4Bk Luis Conte Live Shaker	FOPAC	-	\$5.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
55	1-Lp234B Afuche/Cabasa Large Wood	FOPAC	-	\$5.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
56	1-Lp150 Lp Cyclops Hand Held Tambourine	FOPAC	-	\$5.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
57	1-Lp009 Lp Rock Classic Ridge Rider Cowbell	FOPAC	-	\$5.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist

Municipal Comparators		St. Catharines			Comparator Average	Rates and Fees (Before Taxes) for Single-Tier Municipalities					Rates and Fees (Before Taxes) for Lower-Tier Municipalities				
Median total income of households		\$59,256				\$77,904	\$77,984	\$67,485	\$66,163	\$55,450	\$77,757	\$70,774	\$60,727	\$70,211	\$83,045
Population		133,113				141,434	131,794	123,798	107,909	217,188	129,920	233,222	88,071	159,458	104,986
Reference	Fee Title	Department or Division	Fee Without Taxes		-	Barrie	Guelph	Kingston	Thunder Bay	Windsor	Cambridge	Kitchener	Niagara Falls	Oshawa	Waterloo
			2018	2019		-	-	-	-	-	-	-	-	-	-
58	1-Lp206A Lp Bongo Cowbell	FOPAC	-	\$5.00	-	-	-	-	-	-	-	-	-	-	-
			Per Device			Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
59	1-Es-5 Lp Salsa Timbale Cowbell	FOPAC	-	\$5.00	-	-	-	-	-	-	-	-	-	-	-
			Per Device			Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
60	1-Es-2 Lp Salsa Cha Cha Cowbell	FOPAC	-	\$5.00	-	-	-	-	-	-	-	-	-	-	-
			Per Device			Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
61	1-Es-12 Lp Cowbell Salsa Deep Pitch-Cha Cha	FOPAC	-	\$5.00	-	-	-	-	-	-	-	-	-	-	-
			Per Device			Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
62	4- Meinel Egg Shaker	FOPAC	-	\$4.00	-	-	-	-	-	-	-	-	-	-	-
			Per Device			Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
63	1-Lp462B Lp Rock Shaker	FOPAC	-	\$5.00	-	-	-	-	-	-	-	-	-	-	-
			Per Device			Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
64	1-Lp1205 Lp Jam Block W/Bracket	FOPAC	-	\$5.00	-	-	-	-	-	-	-	-	-	-	-
			Per Device			Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
65	1-Lp1207 Lp Jam Block W/Bracket	FOPAC	-	\$5.00	-	-	-	-	-	-	-	-	-	-	-
			Per Device			Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
66	1-Lp592 Lp Small Claw Body	FOPAC	-	\$3.00	-	-	-	-	-	-	-	-	-	-	-
			Per Device			Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
67	24-Mighty Bright Encore 6 Led Music Stand Light	FOPAC	-	\$5.10	-	-	-	-	-	-	-	-	-	-	-
			Per Device			Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist

Municipal Comparators		St. Catharines			Comparator Average	Rates and Fees (Before Taxes) for Single-Tier Municipalities					Rates and Fees (Before Taxes) for Lower-Tier Municipalities				
Median total income of households		\$59,256				\$77,904	\$77,984	\$67,485	\$66,163	\$55,450	\$77,757	\$70,774	\$60,727	\$70,211	\$83,045
Population		133,113				141,434	131,794	123,798	107,909	217,188	129,920	233,222	88,071	159,458	104,986
Reference	Fee Title	Department or Division	Fee Without Taxes		-	Barrie	Guelph	Kingston	Thunder Bay	Windsor	Cambridge	Kitchener	Niagara Falls	Oshawa	Waterloo
			2018	2019											
68	24-M-91 Maestro Stand Outs (Pair)	FOPAC	-	\$3.05	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
69	1-Manhasset M5401 Regal Conductor'S Stand	FOPAC	-	\$5.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
70	23-M48S Manhasset Symphony Stand	FOPAC	-	\$3.05	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
71	2-Hercules Ds510Bb Trumpet Stand	FOPAC	-	\$3.05	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
72	2-Hercules Gs523B Three Pcs Folding Guitar Rack	FOPAC	-	\$3.05	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
73	2-Hercules Gs525B Five Pcs Folding Guitar Rack	FOPAC	-	\$3.05	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
74	1-Hercules Ds530Bb Alto/Tenor Sax Stand	FOPAC	-	\$3.05	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
75	1-Hercules Ds535Bb Baritone Sax Stand	FOPAC	-	\$3.05	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
76	6-Boss Tu-3 Tuner Pedal	FOPAC	-	\$3.05	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
77	6-Boss Psa-120 9-Volt Regulated Ac Adaptor	FOPAC	-	\$2.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist

Municipal Comparators		St. Catharines			Comparator Average	Rates and Fees (Before Taxes) for Single-Tier Municipalities					Rates and Fees (Before Taxes) for Lower-Tier Municipalities				
Median total income of households		\$59,256				Barrie	Guelph	Kingston	Thunder Bay	Windsor	Cambridge	Kitchener	Niagara Falls	Oshawa	Waterloo
Population		133,113				141,434	131,794	123,798	107,909	217,188	129,920	233,222	88,071	159,458	104,986
Reference	Fee Title	Department or Division	Fee Without Taxes		-	-	-	-	-	-	-	-	-	-	-
			2018	2019											
78	24- 20Ft ¼ Inch Patch Cable	FOPAC	-	\$1.00	-	-	-	-	-	-	-	-	-	-	-
			Per Device			Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
79	12-20Ft Right Angled ¼ Inch Patch Cable	FOPAC	-	\$1.00	-	-	-	-	-	-	-	-	-	-	-
			Per Device			Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
80	12- 3Ft ¼ Inch Patch Cable	FOPAC	-	\$1.00	-	-	-	-	-	-	-	-	-	-	-
			Per Device			Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
81	6-3Ft Midi Cable	FOPAC	-	\$3.00	-	-	-	-	-	-	-	-	-	-	-
			Per Device			Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
82	12" Cocktail/Highboy Tables 42"Height Max	FOPAC	-	\$5.00	-	-	-	-	-	-	-	-	-	-	-
			Per Device			Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
83	120" Round Black Linen	FOPAC	-	\$10.00	-	-	-	-	-	-	-	-	-	-	-
			Per Device			Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
84	Catering	FOPAC	-	Job specific costing	-	-	-	-	-	-	-	-	-	-	-
			-			Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
85	In-House Catering	FOPAC	-	Job specific costing	-	-	-	-	-	-	-	-	-	-	-
			-			Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
86	External Catering	FOPAC	-	Job specific costing	-	-	-	-	-	-	-	-	-	-	-
			-			Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
87	General Rate Includes 1 Technician For Up To 8 Hours	FOPAC	-	\$1,040.00	-	-	-	-	-	-	-	-	-	-	-
			Per Day			Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist

Municipal Comparators		St. Catharines			Comparator Average	Rates and Fees (Before Taxes) for Single-Tier Municipalities					Rates and Fees (Before Taxes) for Lower-Tier Municipalities				
Median total income of households		\$59,256				\$77,904	\$77,984	\$67,485	\$66,163	\$55,450	\$77,757	\$70,774	\$60,727	\$70,211	\$83,045
Population		133,113				141,434	131,794	123,798	107,909	217,188	129,920	233,222	88,071	159,458	104,986
Reference	Fee Title	Department or Division	Fee Without Taxes		-	Barrie	Guelph	Kingston	Thunder Bay	Windsor	Cambridge	Kitchener	Niagara Falls	Oshawa	Waterloo
			2018	2019											
88	Chandelier Package Minimum 5 - Includes Installation And Strike	FOPAC	-	\$250.00	-	-	-	-	-	-	-	-	-	-	-
				Per Device	-	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
89	Women Only Swimming Adult	PRCS	-	\$6.64	-	-	-	-	-	-	-	-	-	-	-
				Per Entry	-	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
90	Women Only Swimming Child	PRCS	-	\$4.00	-	-	-	-	-	-	-	-	-	-	-
				Per Entry	-	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
91	Women Only Swimming Family	PRCS	-	\$11.50	-	-	-	-	-	-	-	-	-	-	-
				Per Entry	-	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
92	Program Drop in Fee (Per Person Per Activity) - Adult	PRCS	\$6.19	\$8.85	\$2.50	-	\$5.00	-	-	-	-	-	-	-	\$0.00
				Per Person	-	Does Not Exist	Per Person	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Per Person
93	Play Card - Shinny Hockey 18+ (12 visits)	PRCS	-	\$74.78	\$93.50	-	-	\$93.50	-	-	-	-	-	-	-
				Per Card	-	Does Not Exist	Does Not Exist	Per Card	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
94	Play Card - Shinny Hockey Student (12 visits)	PRCS	-	\$28.32	-	-	-	-	-	-	-	-	-	-	-
				Per Card	-	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
95	Play Card - Pond Hockey 65+ (12 visits)	PRCS	-	\$37.61	-	-	-	-	-	-	-	-	-	-	-
				Per Card	-	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
96	Play Card - Ticket Ice (12 visits)	PRCS	-	\$61.06	-	-	-	-	-	-	-	-	-	-	-
				Per Card	-	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
97	Play Card - Stick & Puck (12 visits)	PRCS	-	\$70.35	-	-	-	-	-	-	-	-	-	-	-
				Per Card	-	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist

Municipal Comparators		St. Catharines			Comparator Average	Rates and Fees (Before Taxes) for Single-Tier Municipalities					Rates and Fees (Before Taxes) for Lower-Tier Municipalities				
Median total income of households		\$59,256				\$77,904	\$77,984	\$67,485	\$66,163	\$55,450	\$77,757	\$70,774	\$60,727	\$70,211	\$83,045
Population		133,113				141,434	131,794	123,798	107,909	217,188	129,920	233,222	88,071	159,458	104,986
Reference	Fee Title	Department or Division	Fee Without Taxes		-	Barrie	Guelph	Kingston	Thunder Bay	Windsor	Cambridge	Kitchener	Niagara Falls	Oshawa	Waterloo
			2018	2019											
98	Book and Brews Program	PRCS	\$30.97	\$26.55	-	-	-	-	-	-	-	-	-	-	-
				Per Person		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
99	In-School Outreach Program	PRCS	-	\$3.98	-	-	-	-	-	-	-	-	\$221.24	-	-
				Per Person		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Per Day	Does Not Exist	Does Not Exist
100	Seniors Travelling Museum	PRCS	-	\$17.70	\$40.00	-	\$40.00	-	-	-	-	-	-	-	-
				Per Group		Does Not Exist	Per Group	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
101	Day at the Museum (half day)	PRCS	-	\$8.41	\$7.21	-	-	\$7.21	-	-	-	-	-	-	-
				Per Person		Does Not Exist	Does Not Exist	Per Person	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
102	Day at the Museum (full day)	PRCS	-	\$12.83	\$10.90	-	\$7.50	\$14.29	-	-	-	-	-	-	-
				Per Person		Does Not Exist	Per Person	Per Person	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
103	Curated Exhibit Program	PRCS	-	\$44.25	-	-	-	-	-	-	-	-	-	-	-
				Per Group		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
104	Curated Exhibit Program - frame/print rental	PRCS	-	\$8.85	-	-	-	-	-	-	-	-	-	-	-
				Per Image		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
105	Development Agreement for New Lots	PBS	-	\$350.00	-	\$2,522.28	\$1,899.00	-	\$1,000.00	-	-	-	-	-	-
				Per Agreement		Flat Fee	Flat Fee	Does Not Exist	Flat Fee	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
106	Heritage Permit Application Fee	PBS	\$152.85	\$250.00	-	-	-	-	-	-	-	-	-	-	-
				Per Application		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
107	Road Allowance Occupancy / Cut Permit	TES	-	\$106.19	\$275.38	\$310.00	\$1,000.00	\$250.00	-	-	\$80.00	\$110.00	\$300.00	\$33.00	\$120.00
				Per Application		Per Application	Per Application	Per Application	Does Not Exist	Does Not Exist	Per Application	Per Application	Per Application	Per Application	Per Application

Municipal Comparators		St. Catharines			Comparator Average	Rates and Fees (Before Taxes) for Single-Tier Municipalities					Rates and Fees (Before Taxes) for Lower-Tier Municipalities				
Median total income of households		\$59,256				\$77,904	\$77,984	\$67,485	\$66,163	\$55,450	\$77,757	\$70,774	\$60,727	\$70,211	\$83,045
Population		133,113				141,434	131,794	123,798	107,909	217,188	129,920	233,222	88,071	159,458	104,986
Reference	Fee Title	Department or Division	Fee Without Taxes		\$14.00	Barrie	Guelph	Kingston	Thunder Bay	Windsor	Cambridge	Kitchener	Niagara Falls	Oshawa	Waterloo
			2018	2019											
108	Paper / magazine vending box	TES	-	\$13.27		-	-	-	-	-	-	-	-	\$15.00	\$13.00
				Per Location		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Per Location	Per Location
109	Main Sewer Clearing Resulting from Fats,Oil or Grease	TES	-	Job specific costing	-	\$270.00	-	-	-	-	-	\$367.88	-	-	-
				Per Sewer clearing		Per Hour	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Per Hour	Does Not Exist	Does Not Exist	Does Not Exist
110	Upgrade Service from 19mm to 25mm	TES	-	\$288.00	-	-	-	-	-	-	-	-	-	-	-
				Per Meter		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
111	Storm Sewers Excluding Laterals	TES	\$347.50	\$544.00	-	-	-	-	-	-	-	-	-	-	-
				Per Metre of Frontage		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
112	Watermain Excluding Services	TES	\$319.40	\$560.00	\$95.00	-	-	-	-	-	\$95.00	-	-	-	-
				Per Metre of Frontage		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Per Metre of Frontage	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
113	Roads and Drainage Improvements on Local Streets, assuming existing Storm Sewers	TES	\$392.25	\$439.00	-	-	-	-	-	-	-	-	-	-	-
				Per Metre of Frontage		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
114	Roads and Drainage Improvements on Local Streets, including Storm Sewers and excluding Laterals	TES	\$702.25	\$848.00	-	-	-	-	-	-	-	-	-	-	-
				Per Metre of Frontage		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
115	Concrete Sidewalk on Low Traffic Local Streets	TES	\$190.40	\$244.00	-	-	-	-	-	-	-	-	-	-	-
				Per Metre of Frontage		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist

Municipal Comparators		St. Catharines			Comparator Average	Rates and Fees (Before Taxes) for Single-Tier Municipalities					Rates and Fees (Before Taxes) for Lower-Tier Municipalities				
Median total income of households		\$59,256				\$77,904	\$77,984	\$67,485	\$66,163	\$55,450	\$77,757	\$70,774	\$60,727	\$70,211	\$83,045
Population		133,113				141,434	131,794	123,798	107,909	217,188	129,920	233,222	88,071	159,458	104,986
Reference	Fee Title	Department or Division	Fee Without Taxes		Comparator Average	Barrie	Guelph	Kingston	Thunder Bay	Windsor	Cambridge	Kitchener	Niagara Falls	Oshawa	Waterloo
			2018	2019											
116	100 mm Storm Lateral	TES	-	\$4,485.00	-	-	-	-	-	-	-	-	-	-	-
				Per 10 Metres		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
117	100 mm Sanitary Lateral	TES	-	\$7,119.00	-	-	-	-	-	-	-	-	-	-	-
				Per 10 Metres		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
118	25 mm Water Service	TES	-	\$5,923.00	-	-	-	-	-	-	-	-	-	-	-
				Per 10 Metres		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist
119	Film Permit Fee	EDT	-	\$50.00	\$60.00	-	-	-	-	-	\$60.00	-	-	-	-
				Per Permit		Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist	Per Permit	Does Not Exist	Does Not Exist	Does Not Exist	Does Not Exist

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Policies

The rates and fees contained within this document represent costs for specific activities. The total cost for a project, permit or application may involve multiple activities and therefore may be higher than listed. For guidance on the total cost of a project, permit or application, please contact the appropriate municipal staff.

Financial Management Services

City Documents

Assessment Roll

- 3 pages	Per Page	\$2.15	\$0.00	\$2.15	\$2.10	\$0.00	\$2.10	2.4%
- 6 pages	Per Page	\$3.20	\$0.00	\$3.20	\$3.15	\$0.00	\$3.15	1.6%
7 - 10 pages	Per Page	\$4.25	\$0.00	\$4.25	\$4.20	\$0.00	\$4.20	1.2%

Budget

Capital	Per Document Package	\$5.71	\$0.74	\$6.45	\$5.62	\$0.73	\$6.35	1.6%
Financial Statements	Per Document Package	\$19.07	\$2.48	\$21.55	\$18.81	\$2.44	\$21.25	1.4%
Financial Statements and Information Return	Per Document Package	\$23.81	\$3.09	\$26.90	\$23.50	\$3.05	\$26.55	1.3%
Operating (Summary)	Per Document Package	\$23.81	\$3.09	\$26.90	\$23.50	\$3.05	\$26.55	1.3%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Other Rates

Accounts Receivable Collection Fee	Per Cheque	\$23.36	\$3.04	\$26.40	\$23.05	\$3.00	\$26.05	1.3%
S.F. Cheques (Service Charge)	Per Property	\$41.15	\$5.35	\$46.50	\$40.58	\$5.27	\$45.85	1.4%

Registration of Tax Arrears Certificate

Advise Interested Parties	Per Property	\$103.35	\$0.00	\$103.35	\$101.90	\$0.00	\$101.90	1.4%
Preliminary work to expiry of redemption period	Per Property	\$1,054.95	\$0.00	\$1,054.95	\$1,040.40	\$0.00	\$1,040.40	1.4%
Preparation of Extension Agreement	Per Property	\$527.50	\$0.00	\$527.50	\$520.20	\$0.00	\$520.20	1.4%
Sale by Tender	Per Property	\$1,898.90	\$0.00	\$1,898.90	\$1,872.70	\$0.00	\$1,872.70	1.4%
Search Title	Per Property	\$103.35	\$0.00	\$103.35	\$101.90	\$0.00	\$101.90	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Property Taxes								
Property Tax Account Statement or Duplicate Copy of Tax Bill	Per Property	\$9.38	\$1.22	\$10.60	\$9.25	\$1.20	\$10.45	1.4%
Property Tax Certificates (Includes Local Improvement Search)	Per Request	\$65.00	\$0.00	\$65.00	\$41.65	\$0.00	\$41.65	56.1%
Refund credit balances on accounts	Per Request	\$22.43	\$2.92	\$25.35	\$22.12	\$2.88	\$25.00	1.4%
Transfer Incorrect payments from accounts	Per Request	\$22.43	\$2.92	\$25.35	\$22.12	\$2.88	\$25.00	1.4%

Property Taxes - Additions to the Roll

External Request	Per Property	\$46.68	\$6.07	\$52.75	\$46.02	\$5.98	\$52.00	1.4%
Internal Request	Per Property	\$32.70	\$4.25	\$36.95	\$32.26	\$4.19	\$36.45	1.4%
Property Tax Account Administration Fee	Per Property	\$31.70	\$0.00	\$31.70	\$31.25	\$0.00	\$31.25	1.4%
Set up New Roll Number	Per Property	\$44.87	\$5.83	\$50.70	\$44.25	\$5.75	\$50.00	1.4%

Property Tax Billing For Mortgage Company

Annual Fee on Final Payment Listing - Per Roll Number	Per Roll Number	\$15.85	\$0.00	\$15.85	\$15.65	\$0.00	\$15.65	1.3%
Property Tax/Water Title Insurance - Confirmation Letter	Per Request	\$26.40	\$0.00	\$26.40	\$26.05	\$0.00	\$26.05	1.3%

Proposed Rates and Fees 2019

Pursuant to Notice by-law 114

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Fire Emergency Management Services

Fire Safety Inspection

Administrative

Occupant Load Posting	Flat Fee	\$18.67	\$2.43	\$21.10	\$18.41	\$2.39	\$20.80	1.4%
Fire Regulation Compliance Letter (Insurance report, records search)	Per Letter	\$116.73	\$15.17	\$131.90	\$115.13	\$14.97	\$130.10	1.4%
GCO (Alcohol & Gaming Commission Ontario) Letter special Occasion Permit and Clearance Letter for Property	Per Letter	\$116.73	\$15.17	\$131.90	\$115.13	\$14.97	\$130.10	1.4%
Fire Route Application/Administration	Per Application	\$280.04	\$36.41	\$316.45	\$276.19	\$35.91	\$312.10	1.4%

On Site Inspection

Residential

Residential - Single Family Dwelling (Home Share Programs)	Flat Fee	\$152.39	\$19.81	\$172.20	\$150.27	\$19.53	\$169.80	1.4%
Illegal Marijuana Grow Ops or Clandestine Lab inspection first 185.81 m ² (2,000 ft ²)	First 2,000 m ² block	\$373.45	\$48.55	\$422.00	\$368.27	\$47.88	\$416.15	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Legal Marijuana Grow Ops or Illegitimate Lab Inspection each Additional 185.81 m ² (2000 ft ²)	Per 2,000 m ² block	\$49.47	\$6.43	\$55.90	\$48.81	\$6.34	\$55.15	1.4%
Legalized Marijuana Grow Ops Inspection first 185.81 m ² (2,000 ft ²)	First 2,000 m ² block	\$373.45	\$48.55	\$422.00	\$368.27	\$47.88	\$416.15	1.4%
Legalized Marijuana Grow Ops Inspection each additional 185.81 m ² (2,000 ft ²)	Per 2,000 m ² block	\$49.47	\$6.43	\$55.90	\$48.81	\$6.34	\$55.15	1.4%
Residential - Duplex	Flat Fee	\$256.73	\$33.37	\$290.10	\$253.19	\$32.91	\$286.10	1.4%
Residential 3 to 6 units	Flat Fee	\$396.81	\$51.59	\$448.40	\$391.33	\$50.87	\$442.20	1.4%
Residential each additional unit over	Per Unit	\$5.31	\$0.69	\$6.00	\$5.22	\$0.68	\$5.90	1.7%

Commercial

First 450m ² (5,000 sq ft)	First 450 m ² block	\$373.45	\$48.55	\$422.00	\$368.27	\$47.88	\$416.15	1.4%
Each additional 450 m ² (5,000 sq ft)	Per 450 m ² block	\$49.47	\$6.43	\$55.90	\$48.81	\$6.34	\$55.15	1.4%
Legalized Marijuana Grow Ops Inspection first 185.81 m ² (2000 ft ²)	First 2,000 m ² block	\$373.45	\$48.55	\$422.00	\$368.27	\$47.88	\$416.15	1.4%
Legalized Marijuana Grow Ops Inspection each additional 185.81 m ²	Per 2,000 m ² block	\$49.47	\$6.43	\$55.90	\$48.81	\$6.34	\$55.15	1.4%

Proposed Rates and Fees 2019

Pursuant to
Notice Bylaw Financial Management Services

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Industrial								
First 900m ² (10,000 sq. ft)	First 900 m ² block	\$373.45	\$48.55	\$422.00	\$368.27	\$47.88	\$416.15	1.4%
Each additional 450m ² (5000 sq. ft)	Per 450 m ² block	\$49.47	\$6.43	\$55.90	\$48.81	\$6.34	\$55.15	1.4%
Legalized Marijuana Grow Ops Inspection first 185.81 m ² (2000 ft ²)	First 2,000 m ² block	\$373.45	\$48.55	\$422.00	\$368.27	\$47.88	\$416.15	1.4%
Legalized Marijuana Grow Ops Inspection each additional 185.81 m ² (2,000 ft ²)	Per 2,000 m ² block	\$49.47	\$6.43	\$55.90	\$48.81	\$6.34	\$55.15	1.4%
Assembly								
Including AGCO (Alcohol & Gaming Commission of Ontario) Inspection	Flat Fee	\$373.45	\$48.55	\$422.00	\$368.27	\$47.88	\$416.15	1.4%
Including AGCO Inspection over 150 persons	Flat Fee	\$429.42	\$55.83	\$485.25	\$423.50	\$55.05	\$478.55	1.4%
Patio Inspection only for AGCO applications	Per Application	\$144.69	\$18.81	\$163.50	\$142.70	\$18.55	\$161.25	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Fixed Use

Fixed Commercial/Residential Building - (1 Comm. with 5 Apt.)	Flat Fee	\$429.42	\$55.83	\$485.25	\$423.50	\$55.05	\$478.55	1.4%
Each additional commercial unit	Per Unit	\$49.47	\$6.43	\$55.90	\$48.81	\$6.34	\$55.15	1.4%
Each additional residential unit	Per Unit	\$5.31	\$0.69	\$6.00	\$5.22	\$0.68	\$5.90	1.7%

Multi Unit Hotels/Motels

Up to Three (3) Storeys	Flat Fee	\$478.76	\$62.24	\$541.00	\$472.17	\$61.38	\$533.55	1.4%
Each additional Storey	Per Storey	\$66.06	\$8.59	\$74.65	\$65.13	\$8.47	\$73.60	1.4%

Other

Private Home Day Care Inspection - 5 children or less	Flat Fee	\$152.39	\$19.81	\$172.20	\$150.27	\$19.53	\$169.80	1.4%
Day Care Centers - More than 5 children	Flat Fee	\$373.45	\$48.55	\$422.00	\$368.27	\$47.88	\$416.15	1.4%
Day Care Centre -Annual Renewal (located in Schools)	Flat Fee	\$149.38	\$19.42	\$168.80	\$147.30	\$19.15	\$166.45	1.4%
Business License Inspection Fee	Per Permit	\$76.24	\$9.91	\$86.15	\$75.18	\$9.77	\$84.95	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Inspection Fee Per Hour Outside Normal Working Hours - (Actual Application Fee to be added to this amount)	Per Hour	\$38.14	\$4.96	\$43.10	\$37.61	\$4.89	\$42.50	1.4%
Booming Boarding and Lodging	Per Permit	\$304.82	\$39.63	\$344.45	\$300.62	\$39.08	\$339.70	1.4%

Fire Prevention Miscellaneous Fees

Administrative Services - Per Hour	Per Hour	\$74.65	\$9.70	\$84.35	\$73.63	\$9.57	\$83.20	1.4%
Photocopies	Per Page	\$0.35	\$0.05	\$0.40	\$0.35	\$0.05	\$0.40	0.0%
Fire Prevention Officers Request for Assistance - Hourly Rate	Per Hour	\$76.24	\$9.91	\$86.15	\$75.18	\$9.77	\$84.95	1.4%
Smoke Alarm - 9 volt style	Per Device	\$13.98	\$1.82	\$15.80	\$13.81	\$1.79	\$15.60	1.3%
Smoke Alarm - Long Life Lithium Powers	Per Device	\$30.84	\$4.01	\$34.85	\$30.40	\$3.95	\$34.35	1.5%
Carbon Monoxide/Smoke Alarm - 9 volt	Per Device	\$30.84	\$4.01	\$34.85	\$30.40	\$3.95	\$34.35	1.5%
Carbon Monoxide Alarm - Lithium	Per Device	\$35.49	\$4.61	\$40.10	\$35.00	\$4.55	\$39.55	1.4%
Carbon Monoxide /Smoke Alarm - Lithium	Per Device	\$44.82	\$5.83	\$50.65	\$44.20	\$5.75	\$49.95	1.4%
Fire Extinguisher Training - maximum 25 persons	Flat Fee	\$195.13	\$25.37	\$220.50	\$192.43	\$25.02	\$217.45	1.4%
Each Additional Person over 25	Flat Fee	\$5.31	\$0.69	\$6.00	\$5.22	\$0.68	\$5.90	1.7%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Fire Extinguisher Tudor Rental - min. 1/2 day (4 hrs.)	Flat Fee	\$331.19	\$43.06	\$374.25	\$326.64	\$42.46	\$369.10	1.4%
Fire Extinguisher Tudor Rental - full day - max 8 hrs.	Flat Fee	\$635.97	\$82.68	\$718.65	\$627.21	\$81.54	\$708.75	1.4%
1st & Subsequent Property Re-inspection	Per Inspection	\$165.13	\$21.47	\$186.60	\$162.83	\$21.17	\$184.00	1.4%
1st & Subsequent Fire Safety Plan Review	Per Review	\$165.13	\$21.47	\$186.60	\$162.83	\$21.17	\$184.00	1.4%
Vulnerable Occupancy 2nd and Subsequent Fire Drill	Per Drill	\$304.82	\$39.63	\$344.45	\$300.62	\$39.08	\$339.70	1.4%
Life Safety Study, Alternative Solutions Submittal & Ontario Fire Code Part 4 Audit Submittal	Per Review	\$228.63	\$29.72	\$258.35	\$225.49	\$29.31	\$254.80	1.4%
Refreshment Vehicles Inspection	Per Inspection	\$99.12	\$12.88	\$112.00	\$97.74	\$12.71	\$110.45	1.4%
Fire Works Display Approval - New Venue (Site Plan Review & Application)	Per Venue	\$280.71	\$36.49	\$317.20	\$276.81	\$35.99	\$312.80	1.4%
Fire Works Annual Approval - Display Fireworks Application Fee	Per Application	\$35.93	\$4.67	\$40.60	\$35.44	\$4.61	\$40.05	1.4%
Consumer Fireworks Sales Permit	Per Permit	\$304.82	\$39.63	\$344.45	\$300.62	\$39.08	\$339.70	1.4%
Open Air Burning - Permit Application (Agricultural Fire)	Per Application	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%
Open Air Burning - Permit Application (Non Agricultural Fire)	Per Application	\$181.64	\$23.61	\$205.25	\$179.12	\$23.28	\$202.40	1.4%
Improper Burn - minimum charge to extinguish Fire (not in conformance with By-law) or While Prohibited (e.g. Ban)	Flat Fee	\$263.75	\$0.00	\$263.75	\$260.10	\$0.00	\$260.10	1.4%
Extinguish Fire not in conformance with By-law (per hour per vehicle)	Per Hour per apparatus	\$470.25	\$0.00	\$470.25	\$470.25	\$0.00	\$470.25	0.0%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Preventable False Alarms - 3 Vehicles 2nd false alarm within 12 month calendar year	Per Alarm	\$1,404.55	\$0.00	\$1,404.55	\$1,404.56	\$182.59	\$1,587.15	-11.5%
Fire Suppression and Investigation Charges (Invoice plus 15%)	-	Job Specific Costing			Job Specific Costing			-
Copying fee for fire Safety Plans not submitted electronically	Per Safety Plan	\$71.86	\$9.34	\$81.20	\$70.88	\$9.22	\$80.10	1.4%
Fire Safety Plan - Translation to/from English	Per Safety Plan	\$74.65	\$9.70	\$84.35	\$73.63	\$9.57	\$83.20	1.4%

Propane - License Application Review

Existing - Level 1 or Level 2 Review	Flat Fee	\$152.43	\$19.82	\$172.25	\$150.31	\$19.54	\$169.85	1.4%
New/Modified - 5000 USWG or less	Flat Fee	\$527.52	\$68.58	\$596.10	\$520.22	\$67.63	\$587.85	1.4%
New/Modified - greater than 5000 USWG	Flat Fee	\$1,054.96	\$137.14	\$1,192.10	\$1,040.40	\$135.25	\$1,175.65	1.4%
3rd Party Engineer or Firm - if required	-	Job Specific Costing			Job Specific Costing			-
Training Tower Facility - per day	Per Day	\$263.72	\$34.28	\$298.00	\$260.09	\$33.81	\$293.90	1.4%
Emergency Gas Line Response 1st hour or part thereof per apparatus	Per Hour per apparatus	\$465.40	\$0.00	\$465.40	\$458.55	\$0.00	\$458.55	1.5%
Emergency Gas Line Response each additional 1/2 hour per apparatus	Per Hour per apparatus	\$232.70	\$0.00	\$232.70	\$229.25	\$0.00	\$229.25	1.5%

Proposed Rates and Fees 2019

Pursuant to the Notice By-law of Financial Management Services, Inc.

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Legal and Clerk Services								
Funeral Permits	Per Permit	\$26.35	\$0.00	\$26.35	\$26.00	\$0.00	\$26.00	1.3%
City Documents, Photocopies, By-laws, Deeds and Agreements								
3 pages	Per Page	\$2.17	\$0.28	\$2.45	\$2.12	\$0.28	\$2.40	2.1%
3 pages (Certified)	Per Page	\$3.19	\$0.41	\$3.60	\$3.14	\$0.41	\$3.55	1.4%
6 pages	Per Page	\$3.19	\$0.41	\$3.60	\$3.14	\$0.41	\$3.55	1.4%
6 pages (Certified)	Per Page	\$4.03	\$0.52	\$4.55	\$3.98	\$0.52	\$4.50	1.1%
10 pages	Per Page	\$4.03	\$0.52	\$4.55	\$3.98	\$0.52	\$4.50	1.1%
7-10 pages (Certified)	Per Page	\$5.31	\$0.69	\$6.00	\$5.22	\$0.68	\$5.90	1.7%
over 10 pages	Per Page	\$5.31	\$0.69	\$6.00	\$5.22	\$0.68	\$5.90	1.7%
over 10 pages (Certified)	Per Page	\$6.86	\$0.89	\$7.75	\$6.77	\$0.88	\$7.65	1.3%
Condominium Agreement (Executed)	Per Agreement	\$5.31	\$0.69	\$6.00	\$5.22	\$0.68	\$5.90	1.7%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Freedom of Information (Municipal) and Protection to Privacy Act								
Application Fee	Per Application	\$5.00	\$0.00	\$5.00	\$5.00	\$0.00	\$5.00	0.0%
Photocopies	Per Page	\$0.20	\$0.00	\$0.20	\$0.20	\$0.00	\$0.20	0.0%
Manual search	Per 15 Minute time block	\$7.75	\$0.00	\$7.75	\$7.65	\$0.00	\$7.65	1.3%
Preparing a record for disclosure	Per 15 Minute time block	\$7.75	\$0.00	\$7.75	\$7.65	\$0.00	\$7.65	1.3%
Minutes of Council or Committees (Certified)	Per Document	\$2.17	\$0.28	\$2.45	\$2.12	\$0.28	\$2.40	2.1%
Minutes or Reports - (Certified)	Per Document	\$5.31	\$0.69	\$6.00	\$5.22	\$0.68	\$5.90	1.7%
Photocopies (Black and White)	Per Page	\$0.35	\$0.05	\$0.40	\$0.35	\$0.05	\$0.40	0.0%
Voter's List - individual	Per Ward	\$10.55	\$0.00	\$10.55	\$10.40	\$0.00	\$10.40	1.4%
Voter's List - Set (All Wards)	Per Set	\$63.25	\$0.00	\$63.25	\$62.40	\$0.00	\$62.40	1.4%
Ward and Poll Maps - City Wide	Per Set	\$5.09	\$0.66	\$5.75	\$5.00	\$0.65	\$5.65	1.8%
Ward and Poll Maps - Ward Specific	Per Ward	\$2.08	\$0.27	\$2.35	\$2.04	\$0.26	\$2.30	2.2%
Code of Conduct Fee (Processing)	Per Application	\$36.90	\$0.00	\$36.90	\$36.40	\$0.00	\$36.40	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Commissioning of Documents								
Initiating and/or Sealing and/or Signing only of document fully completed condition	Per Document	\$13.98	\$1.82	\$15.80	\$13.81	\$1.79	\$15.60	1.3%
Senior Pension Forms & Student OSAP Forms (No Charge)	Per Document	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%
Dog Licences								
All Spayed or Neutered Dogs	Per Dog	\$36.70	\$0.00	\$36.70	\$36.20	\$0.00	\$36.20	1.4%
All Dogs Under 6 Months Old	Per Dog	\$36.70	\$0.00	\$36.70	\$36.20	\$0.00	\$36.20	1.4%
All Non-spayed or Non-neutered Dogs (Maximum 3 per household)	Per Dog	\$63.10	\$0.00	\$63.10	\$62.25	\$0.00	\$62.25	1.4%
Late Fee	Per Dog	\$15.80	\$0.00	\$15.80	\$15.60	\$0.00	\$15.60	1.3%
Kennel Owner - Registered with Canadian Kennel Club	Per Licence	\$105.50	\$0.00	\$105.50	\$104.05	\$0.00	\$104.05	1.4%
Replacement Dog Tags	Per Tag	\$10.55	\$0.00	\$10.55	\$10.40	\$0.00	\$10.40	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
General Business Licences								
Adult Entertainment Parlour - Owner	Per Location	\$4,219.85	\$0.00	\$4,219.85	\$4,161.60	\$0.00	\$4,161.60	1.4%
Adult Entertainment Parlour - Operator	Per Location	\$1,160.45	\$0.00	\$1,160.45	\$1,144.45	\$0.00	\$1,144.45	1.4%
Amusement arcade (Gross usable floor area)	Per Location per square	\$0.50	\$0.00	\$0.50	\$0.50	\$0.00	\$0.50	0.0%
Auctioneer	Per Person	\$52.75	\$0.00	\$52.75	\$52.00	\$0.00	\$52.00	1.4%
Bill Poster	Per Licence	\$116.05	\$0.00	\$116.05	\$114.45	\$0.00	\$114.45	1.4%
Body Rub Parlour - Owner	Per Location	\$4,219.85	\$0.00	\$4,219.85	\$4,161.60	\$0.00	\$4,161.60	1.4%
Body Rub Parlour - Operator	Per Location	\$1,160.45	\$0.00	\$1,160.45	\$114.45	\$0.00	\$114.45	913.9%
Body Rub Parlour - Body Rubber	Per Person	\$116.05	\$0.00	\$116.05	\$114.45	\$0.00	\$114.45	1.4%
Business Licence Compliance Letter	Per Location	\$15.80	\$0.00	\$15.80	\$15.60	\$0.00	\$15.60	1.3%
Business Licence Refund Fee	Per Licence	\$31.65	\$0.00	\$31.65	\$31.20	\$0.00	\$31.20	1.4%
Drive-in Theatre	Per Screen	\$184.60	\$0.00	\$184.60	\$182.05	\$0.00	\$182.05	1.4%
Hawkers and Peddlers - Resident	Per Location	\$211.00	\$0.00	\$211.00	\$208.10	\$0.00	\$208.10	1.4%
Hawkers and Peddlers - Non-Resident	Per Location	\$648.80	\$0.00	\$648.80	\$639.85	\$0.00	\$639.85	1.4%
Hawkers and Peddlers - Agreement Fee	Per Location per square	\$15.80	\$0.00	\$15.80	\$15.60	\$0.00	\$15.60	1.3%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Lawyers and Peddlers - Minimum Agreement Fee	Per Location	\$527.50	\$0.00	\$527.50	\$520.20	\$0.00	\$520.20	1.4%
Kennel Owner - Registered with Canadian Kennel Club	Per Licence	\$105.50	\$0.00	\$105.50	\$104.05	\$0.00	\$104.05	1.4%
Master Plumber - New Licence	Per Person	\$81.20	\$0.00	\$81.20	\$80.10	\$0.00	\$80.10	1.4%
Master Plumber - Renewal	Per Person	\$58.05	\$0.00	\$58.05	\$57.25	\$0.00	\$57.25	1.4%
Master Plumber/Plumbing Contractor New Licence	Per Company	\$81.20	\$0.00	\$81.20	\$80.10	\$0.00	\$80.10	1.4%
Master Plumber/Plumbing Contractor Renewal	Per Company	\$58.05	\$0.00	\$58.05	\$57.25	\$0.00	\$57.25	1.4%
Public Hall	Per Location	\$163.50	\$0.00	\$163.50	\$161.25	\$0.00	\$161.25	1.4%
Public Hall - Non-profit or charitable	Per Location	\$122.40	\$0.00	\$122.40	\$120.70	\$0.00	\$120.70	1.4%
Refreshment Stand/Booth/Place	Per Location	\$147.70	\$0.00	\$147.70	\$145.65	\$0.00	\$145.65	1.4%
Restaurant	Per Location	\$147.70	\$0.00	\$147.70	\$145.65	\$0.00	\$145.65	1.4%
Second Level Lodging Houses	Per Location	\$211.00	\$0.00	\$211.00	\$208.10	\$0.00	\$208.10	1.4%
Theatre	Per Screen	\$184.60	\$0.00	\$184.60	\$182.05	\$0.00	\$182.05	1.4%
Transfer fee	Per Licence	\$10.55	\$0.00	\$10.55	\$10.40	\$0.00	\$10.40	1.4%
Late Fees (Except Master Plumber & Auctioneers)	Per Licence	\$52.75	\$0.00	\$52.75	\$52.00	\$0.00	\$52.00	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Legal Services and Agreements								
Legal Agreement (Simple)	Per Agreement	\$516.65	\$0.00	\$516.65	\$509.50	\$0.00	\$509.50	1.4%
Legal Agreement (Complex)	Per Agreement	\$878.30	\$0.00	\$878.30	\$866.15	\$0.00	\$866.15	1.4%
Registration of Agreement or By-law	Per Agreement	\$310.00	\$0.00	\$310.00	\$305.70	\$0.00	\$305.70	1.4%
Release of Agreements	Per Agreement	\$310.00	\$0.00	\$310.00	\$305.70	\$0.00	\$305.70	1.4%
Lottery Licences								
Raffles								
Raffles not exceeding \$500	Per Lottery scheme	\$5.25	\$0.00	\$5.25	\$5.20	\$0.00	\$5.20	1.0%
Lottery at bazaar - each time	Per Lottery scheme	\$5.25	\$0.00	\$5.25	\$5.20	\$0.00	\$5.20	1.0%
Bazaar Wheel	Per Wheel per day	\$5.25	\$0.00	\$5.25	\$5.20	\$0.00	\$5.20	1.0%
Break Open Lottery Tickets (per box) - 3% of prizes per box	Per Licence	Job Specific Costing			Job Specific Costing			-
Bingo - 3% of Adjusted Net Gaming Win	Per Event	Job Specific Costing			Job Specific Costing			-

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Marriage Licence Fees								
Marriage Licences	Per Licence	\$158.25	\$0.00	\$158.25	\$156.05	\$0.00	\$156.05	1.4%
Civil Marriage Ceremony	Per Event	\$280.04	\$36.41	\$316.45	\$276.19	\$35.91	\$312.10	1.4%
Civil Ceremony, Off Site	Per Event	\$303.45	\$39.45	\$342.90	\$299.25	\$38.90	\$338.15	1.4%
Witnesses	Per Person	\$23.32	\$3.03	\$26.35	\$23.01	\$2.99	\$26.00	1.3%
Cancellation Fee	Per Event	\$46.68	\$6.07	\$52.75	\$46.02	\$5.98	\$52.00	1.4%
Webstream Civil Marriage Ceremony available	Per Event	\$91.46	\$11.89	\$103.35	\$90.18	\$11.72	\$101.90	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Parks, Recreation and Cultural Services

Department Policies

All facility rentals subject to insurance rates varied by age, group size and activity.

Non-resident program registration will commence 48 hours after online registraton for residents.

No refunds or transfers will be issued after the third class. If the program has started, registration fees will be refunded on a pro-rated basis. A program withdrawal refund request form must be completed and approved.

All aquatic registered programs are subject to a \$2.30 facility surcharge (HST included).

Replacement receipts are subject to a \$6.00 fee (HST included).

The cancellation of scheduled rentals with less than three (3) business days notice are subject to a Non-Rental Fee.

Scheduled rentals with no one in attendance (no-show) is subject to the Non-Rental Fee.

- Program withdrawals are subject to an Administration Fee
- A volunteer/caregiver/personal support worker accompanied with a paying person with the disability enters free of charge.

Non-Rental Fee	Per Rental	\$47.57	\$6.18	\$53.75	\$46.90	\$6.10	\$53.00	1.4%
Administration Fee	Per Withdrawal	\$10.58	\$1.37	\$11.95	\$10.40	\$1.35	\$11.75	1.7%
Replacement Receipt Fee	Per Receipt	\$5.31	\$0.69	\$6.00	\$5.31	\$0.69	\$6.00	0.0%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Play Cards (Valid for 12 Entries)								
Valid for public swimming, public skating programs and drop-in recreation programs. Family rate is for adults and children of an immediate family, living in the same household.								
Children	Per Card	\$28.50	\$0.00	\$28.50	\$28.00	\$0.00	\$28.00	1.8%
Youth	Per Card	\$28.32	\$3.68	\$32.00	\$28.19	\$3.66	\$31.85	0.5%
Older Adult	Per Card	\$29.65	\$3.85	\$33.50	\$29.20	\$3.80	\$33.00	1.5%
Adult	Per Card	\$38.94	\$5.06	\$44.00	\$38.32	\$4.98	\$43.30	1.6%
Family	Per Card	\$102.65	\$13.35	\$116.00	\$101.50	\$13.20	\$114.70	1.1%

Aquatics

Division Policies

- Non-resident program registration will commence 48 hours after online registration for residents.
- Non-resident waiting period will be applied to all Red Cross Swimming lessons for Preschool - SK 10, Swim All Year, Canadian Swim Patrol, private and semi-private lessons.
- No refunds or transfers will be issued after the third class. If the program has started, registration fees will be refunded on a pro-rated basis. A program withdrawal refund request form must be completed and approved.
- All registered programs and rentals are subject to a \$2.30 facility surcharge (HST included).

A volunteer / caregiver / personal support worker accompanying a paying person with a disability enters free of charge.

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Registered Programs								
Dynamite Drop-in Lessons	Per Lesson	\$5.15	\$0.00	\$5.15	\$5.10	\$0.00	\$5.10	1.0%
Dynamite Drop-in Play Card	Per Card	\$25.75	\$0.00	\$25.75	\$27.50	\$0.00	\$27.50	-6.4%
Adult Water Safety Lessons	Per Lesson	\$8.23	\$1.07	\$9.30	\$8.10	\$1.05	\$9.15	1.6%
Teen Water Safety Lessons	Per Lesson	\$7.52	\$0.98	\$8.50	\$7.43	\$0.97	\$8.40	1.2%

Child Water Safety Lessons

Red Cross Preschool and Swim Kids Level 1-6 at Kiwanis Aquatics	Per Lesson	\$7.00	\$0.00	\$7.00	\$6.90	\$0.00	\$6.90	1.4%
Red Cross Preschool and Swim Kids Level 1-6 and Camp Activity Lesson at outdoor pools	Per Lesson	\$6.70	\$0.00	\$6.70	\$6.60	\$0.00	\$6.60	1.5%
Level 7 - 10, Swim Patrol and Jr. Lifeguard Club AT Kiwanis Aquatics	Per Lesson	\$7.75	\$0.00	\$7.75	\$7.65	\$0.00	\$7.65	1.3%
Level 7-10, Swim Patrol and Jr. Lifeguard Club at outdoor pools	Per Lesson	\$7.50	\$0.00	\$7.50	\$7.40	\$0.00	\$7.40	1.4%

Private Instruction

Child	Per Lesson	\$24.80	\$0.00	\$24.80	\$24.45	\$0.00	\$24.45	1.4%
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Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Semi Private Instruction								
Child	Per Lesson	\$17.40	\$0.00	\$17.40	\$17.15	\$0.00	\$17.15	1.5%
Little Water Works, per class								
Little Water Works	Per Lesson	\$7.25	\$0.00	\$7.25	\$7.15	\$0.00	\$7.15	1.4%
Leadership Classes								
For all aquatics leadership programs, refunds will only be issued for withdrawals completed 14 days prior to the start of the program.								
Bronze Medallion	Per Course	\$146.33	\$19.02	\$165.35	\$144.29	\$18.76	\$163.05	1.4%
Bronze Star	Per Course	\$77.70	\$10.10	\$87.80	\$76.64	\$9.96	\$86.60	1.4%
Bronze Cross	Per Course	\$105.18	\$13.67	\$118.85	\$103.72	\$13.48	\$117.20	1.4%
National Lifeguard Service	Per Course	\$260.58	\$33.87	\$294.45	\$256.99	\$33.41	\$290.40	1.4%
National Lifeguard Saving Recertification	Per Course	\$73.14	\$9.51	\$82.65	\$72.12	\$9.38	\$81.50	1.4%
Extended National Lifeguard Service Recertification	Per Course	\$96.02	\$12.48	\$108.50	\$94.69	\$12.31	\$107.00	1.4%
Standard First Aid	Per Course	\$105.53	\$13.72	\$119.25	\$104.07	\$13.53	\$117.60	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Standard First Aid Recertified	Per Course	\$64.03	\$8.32	\$72.35	\$63.14	\$8.21	\$71.35	1.4%
CPR Recertified	Per Course	\$38.41	\$4.99	\$43.40	\$37.88	\$4.92	\$42.80	1.4%
Aquatic Supervisory Training	Per Course	\$77.70	\$10.10	\$87.80	\$76.64	\$9.96	\$86.60	1.4%
Instructor Renewal	Per Course	\$73.14	\$9.51	\$82.65	\$72.12	\$9.38	\$81.50	1.4%
Red Cross Water Safety Instructor (WWSI)	Per Course	\$379.82	\$49.38	\$429.20	\$374.56	\$48.69	\$423.25	1.4%
Lifesaving Society, Bronze Family Instructor	Per Course	\$168.05	\$21.85	\$189.90	\$165.75	\$21.55	\$187.30	1.4%
Lifesaving Society Instructor Transfer Course	Per Course	\$168.05	\$21.85	\$189.90	\$165.75	\$21.55	\$187.30	1.4%

Drop In Programs - Public Skating, Kiwanis Aquatics Centre Leisure Swim and Aquatic Activity

*Admittance fee per session includes Leisure Swim and Aquatic Activities. Family rate is for adults and children of an immediate family, living in the same household.

Day Entry - Large Pool or Arena

Children	Per Day	\$2.85	\$0.00	\$2.85	\$2.80	\$0.00	\$2.80	1.8%
Youth	Per Day	\$2.83	\$0.37	\$3.20	\$2.79	\$0.36	\$3.15	1.6%
Older Adult	Per Day	\$2.96	\$0.39	\$3.35	\$2.92	\$0.38	\$3.30	1.5%
Adult	Per Day	\$3.89	\$0.51	\$4.40	\$3.85	\$0.50	\$4.35	1.1%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Family	Per Day	\$10.27	\$1.33	\$11.60	\$10.13	\$1.32	\$11.45	1.3%
Loonie Swim	Per Entry	\$1.00	\$0.00	\$1.00	\$1.00	\$0.00	\$1.00	0.0%
Day Camp Leisure Swim Child	Per Entry	\$2.10	\$0.00	\$2.10	\$2.05	\$0.00	\$2.05	2.4%
Day Camp Lesson Child	Per Lesson	\$5.15	\$0.00	\$5.15	\$5.10	\$0.00	\$5.10	1.0%

Drop In Programs - Outdoor Pool Leisure Swim and Aquatic Activity

Admittance fee per session includes Leisure Swim and Aquatic Activities. Family rate is for adults and children of an immediate family, living in the same household.

Day Entry - Large Pool

Children	Per Day	\$2.60	\$0.00	\$2.60	\$2.55	\$0.00	\$2.55	2.0%
Youth	Per Day	\$2.57	\$0.33	\$2.90	\$2.52	\$0.33	\$2.85	1.8%
Older Adult	Per Day	\$2.74	\$0.36	\$3.10	\$2.70	\$0.35	\$3.05	1.6%
Adult	Per Day	\$3.67	\$0.48	\$4.15	\$3.63	\$0.47	\$4.10	1.2%
Family	Per Day	\$9.60	\$1.25	\$10.85	\$9.47	\$1.23	\$10.70	1.4%
Loonie Swim	Per Entry	\$1.00	\$0.00	\$1.00	\$1.00	\$0.00	\$1.00	0.0%
Wading and Small Pool Recreational Swim	Per Day	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Day Camp Leisure Swim Child	Per Entry	\$2.10	\$0.00	\$2.10	\$2.05	\$0.00	\$2.05	2.4%
Day Camp Lesson Child	Per Lesson	\$5.15	\$0.00	\$5.15	\$5.10	\$0.00	\$5.10	1.0%

Classes

Leisure Swim and Aquatic Activity Pass. Adult pass gain adults entry into Leisure Swims and Aquatic Activity Swims. Child/Youth Pass gain children/youth entry into Leisure Swims and Any Age Lengths. Family Pass gain families entry into Leisure Swims and Aquatic Activity Swims (adult participants only). Pass cannot be used for Aqua fitness Classes or Therapeutic Aquatics. Family rate is for adults and children of an immediate family, living in the same household.

Children

1 Month Pass	Per Pass	\$42.25	\$0.00	\$42.25	\$41.65	\$0.00	\$41.65	1.4%
6 Month Pass	Per Pass	\$67.20	\$0.00	\$67.20	\$66.25	\$0.00	\$66.25	1.4%

Youth

3 Month Pass	Per Pass	\$51.19	\$6.66	\$57.85	\$50.49	\$6.56	\$57.05	1.4%
6 Month Pass	Per Pass	\$85.04	\$11.06	\$96.10	\$83.85	\$10.90	\$94.75	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Older Adult								
3 Month Pass	Per Pass	\$43.54	\$5.66	\$49.20	\$42.92	\$5.58	\$48.50	1.4%
6 Month Pass	Per Pass	\$69.78	\$9.07	\$78.85	\$68.81	\$8.94	\$77.75	1.4%
One Year	Per Year	\$87.70	\$11.40	\$99.10	\$86.50	\$11.25	\$97.75	1.4%
Adult								
3 Month Pass	Per Pass	\$68.81	\$8.94	\$77.75	\$67.88	\$8.82	\$76.70	1.4%
6 Month Pass	Per Pass	\$116.55	\$15.15	\$131.70	\$114.96	\$14.94	\$129.90	1.4%
Family								
3 Month Pass	Per Pass	\$185.18	\$24.07	\$209.25	\$182.61	\$23.74	\$206.35	1.4%
6 Month Pass	Per Pass	\$308.58	\$40.12	\$348.70	\$304.34	\$39.56	\$343.90	1.4%

Proposed Rates and Fees 2019

Pursuant to Notice by Law Financial Management Services,

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Summer Leisure Swim, Skate and Swim Activity Pass								
Dated for the duration of summer pool (July/Aug) operation. Leisure Swim and Aquatic Activity Pass. Adult Pass gain adults entry into Leisure Swims and Aquatic Activity Swims. Child/Youth Pass gain children/youth entry into Leisure •Swims and any Age Lengths. Family Pass gain families entry into Leisure Swims and Aquatic Activity Swims (adult participants only). Pass cannot be used for Aqua Fitness Classes or Therapeutic Aquatics. Family rate is for adults and children of an immediate family, living in the same household.								
Children	Per Pass	\$31.70	\$0.00	\$31.70	\$31.25	\$0.00	\$31.25	1.4%
Youth	Per Pass	\$36.55	\$4.75	\$41.30	\$36.06	\$4.69	\$40.75	1.3%
Older Adult	Per Pass	\$31.95	\$4.15	\$36.10	\$31.50	\$4.10	\$35.60	1.4%
Adult	Per Pass	\$48.01	\$6.24	\$54.25	\$47.35	\$6.15	\$53.50	1.4%
Family	Per Pass	\$118.45	\$15.40	\$133.85	\$116.81	\$15.19	\$132.00	1.4%

Fitness

- A Fitness Play Card is limited to Drop-In Aquatic Fitness Classes
- A Fitness Play Card gains you 12 entries into the pool. The Fitness Play Card may be used for any Aquatic Fitness that does not require registration or for any Leisure Swim or Aquatic Activity Swim.

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Masters Swim Program

Masters Swim Program per class	Per Class	\$9.34	\$1.21	\$10.55	\$9.20	\$1.20	\$10.40	1.4%
Lost Swim Pass Replacement Fee (available only with proof of payment)	Per Card	\$5.62	\$0.73	\$6.35	\$5.53	\$0.72	\$6.25	1.6%

Pool Rentals

Rentals two (2) hours or longer require an additional lifeguard. An additional lifeguard fee applies.

Additional Lifeguard Fee	Per Hour	\$16.90	\$2.20	\$19.10	\$16.68	\$2.17	\$18.85	1.3%
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Kiwanis Aquatic Centre

Warm Water Pool

Whole Pool Rental, 1-30 people	Per Hour	\$103.32	\$13.43	\$116.75	\$101.90	\$13.25	\$115.15	1.4%
Whole Pool Rental, 31-109 people	Per Hour	\$129.38	\$16.82	\$146.20	\$127.61	\$16.59	\$144.20	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Lane Pool

Lane Leisure Swim Rental, per hour, 10 people maximum	Per Hour	\$18.10	\$2.35	\$20.45	\$17.83	\$2.32	\$20.15	1.5%
Lane Lanes Swim Rental, per hour, 10 people maximum	Per Hour	\$13.76	\$1.79	\$15.55	\$13.58	\$1.77	\$15.35	1.3%

Outdoor Pools

Whole Pool Rental, per hour, 165 people maximum	Per Hour	\$129.38	\$16.82	\$146.20	\$127.61	\$16.59	\$144.20	1.4%
2 Pool Rental, per hour, 82 people maximum	Per Hour	\$103.32	\$13.43	\$116.75	\$101.90	\$13.25	\$115.15	1.4%

All Outdoor Small Pools

Small Pool Rental, per hour, 1-30 people maximum	Per Hour	\$103.32	\$13.43	\$116.75	\$101.90	\$13.25	\$115.15	1.4%
Small Pool Rental, per hour, 31-128 people maximum	Per Hour	\$129.38	\$16.82	\$146.20	\$127.61	\$16.59	\$144.20	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Swim to Survive Program (1 hour, 5 week session)

Per instructor (1 instructor per 8 children)	Per Hour	\$14.80	\$0.00	\$14.80	\$14.60	\$0.00	\$14.60	1.4%
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School Lessons

20 children	Per Program	\$263.75	\$0.00	\$263.75	\$260.10	\$0.00	\$260.10	1.4%
Additional child, per session, maximum 20 additional children	Per Program	\$13.25	\$0.00	\$13.25	\$13.05	\$0.00	\$13.05	1.5%

Affiliate Rental

1 Lane Rental, per hour, 10 people maximum	Per Hour	\$11.68	\$1.52	\$13.20	\$11.50	\$1.50	\$13.00	1.5%
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Special Olympics

1 Lane rental, per hour, 10 people maximum	Per Hour	\$11.64	\$1.51	\$13.15	\$11.46	\$1.49	\$12.95	1.5%
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Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Arena Rentals

Ice Rental Fees

Ice rental rates are subject to an \$11.30 per hour facility surcharge. (HST included)

Ice rental rates on the Mini Rink are subject to a \$3.40 per hour surcharge. (HST included)

Ice rental prices vary by the day of the week and time of day:

Prime Time Hours: Monday to Friday (5:00 p.m. to 11:00 p.m., Saturday and Sunday 7:00 a.m. to 11:00 p.m.)

Non-Prime Hours (September 1 to June 30): Monday to Friday (12:00 a.m. to 5:00 p.m., Saturday and Sunday 12:00 a.m. to 7:00 a.m.)

Daily (11:00 p.m. to 12:00 a.m.)

For statutory holidays, prime time rates apply for the full day

Youth rates only applies to formal youth groups/associations; adult fees apply to all private rentals.

- Adult and private groups are classified as 20 years of age and older.

- Youth groups are classified as 19 years old and under.

- Rates become effective April 1, 2019.

Adults/Private - Prime (20 yrs. plus) all arenas	Per Hour	\$195.00	\$25.35	\$220.35	\$192.30	\$25.00	\$217.30	1.4%
Youth Groups - Prime (19 years and under)	Per Hour	\$159.29	\$20.71	\$180.00	\$157.08	\$20.42	\$177.50	1.4%
Youth Groups - Non-prime (19 years and under)	Per Hour	\$67.83	\$8.82	\$76.65	\$66.90	\$8.70	\$75.60	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Adult/Private-Non-prime	Per Hour	\$114.07	\$14.83	\$128.90	\$112.48	\$14.62	\$127.10	1.4%
Ice Rentals Made under 72 hours in Advance	Per Hour	\$147.70	\$19.20	\$166.90	\$145.66	\$18.94	\$164.60	1.4%

Mini Practice Rink

Prime Time Rate	Per 1/2 Hour	\$23.23	\$3.02	\$26.25	\$22.92	\$2.98	\$25.90	1.4%
Non-Prime Time Rate	Per 1/2 Hour	\$18.19	\$2.36	\$20.55	\$17.92	\$2.33	\$20.25	1.5%

Arena Dry Sports Floor Use (Lacrosse, Ball Hockey, Etc.)

Youth Games and Practices/Non Profit Event	Per Hour	\$66.50	\$8.65	\$75.15	\$65.58	\$8.52	\$74.10	1.4%
Adult Games/Practices or Non-Profit Event	Per Hour	\$82.30	\$10.70	\$93.00	\$81.15	\$10.55	\$91.70	1.4%
Event Rate - Commercial (dry or ice)	Per Hour	\$189.91	\$24.69	\$214.60	\$187.30	\$24.35	\$211.65	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Other Rentals and Uses (Community and Non-Profit Groups)								
Storage Areas - Per square foot per annum	Per Square Foot	\$11.99	\$1.56	\$13.55	\$11.81	\$1.54	\$13.35	1.5%
Arena vendor space - 8 ft table	Per Day	\$23.36	\$3.04	\$26.40	\$23.05	\$3.00	\$26.05	1.3%
Public Skating Sponsor - (includes staff costs)	Per Hour	\$201.06	\$26.14	\$227.20	\$198.27	\$25.78	\$224.05	1.4%
Ticket Ice - per Participant / per Coach	Per Person	\$6.11	\$0.79	\$6.90	\$6.02	\$0.78	\$6.80	1.5%
Adult Shinny Hockey-per person	Per Two Hour Block	\$7.48	\$0.97	\$8.45	\$7.39	\$0.96	\$8.35	1.2%
Older Adults' Pond Hockey	Per Person per hour	\$2.83	\$0.37	\$3.20	\$2.79	\$0.36	\$3.15	1.6%
Stick and Puck (One Youth and One Adult)	Per Hour	\$7.04	\$0.91	\$7.95	\$6.95	\$0.90	\$7.85	1.3%
Stick and Puck Additional Child	Per Hour	\$2.65	\$0.00	\$2.65	\$2.60	\$0.00	\$2.60	1.9%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Carousel								
Carousel Ride	Per Ride	\$0.05	\$0.00	\$0.05	\$0.05	\$0.00	\$0.05	0.0%
Carousel Rental (Private/Exclusive) - per 30 minutes	Per Event	\$73.14	\$9.51	\$82.65	\$72.12	\$9.38	\$81.50	1.4%
Lakeside Park Carousel - Season Pass (per person)	Per Season	\$17.70	\$2.30	\$20.00	\$17.70	\$2.30	\$20.00	0.0%
Courtesy Ride Sponsorship Program Hourly rate	Per Hour	\$144.65	\$0.00	\$144.65	\$142.65	\$0.00	\$142.65	1.4%

Community Rooms in Arenas, Centres, Museum and Pool

After Hours and Late Night Premium Rental Fee	Per Hour	\$25.13	\$3.27	\$28.40	\$24.78	\$3.22	\$28.00	1.4%
Smallware Rental Fee for Small Meeting Rooms	Per Day	\$26.37	\$3.43	\$29.80	\$26.02	\$3.38	\$29.40	1.4%
Smallware Rental Fee for Large Meeting Rooms	Per Day	\$52.74	\$6.86	\$59.60	\$52.04	\$6.76	\$58.80	1.4%
Large Gym/Hall Rental (Capacity of Over 150)	Per Hour	\$45.71	\$5.94	\$51.65	\$45.09	\$5.86	\$50.95	1.4%

•Rooms Include: Port Weller Gymnasium, Russell Ave Assembly Room, Dunlop Drive Large Hall, Merritton Large Hall Upstairs, Jack Gatecliff Upstairs Lounge, Lockview Lounge - Museum, Kiwanis Aquatics Centre - Lawrence Locke and Irene Room Combined (maximum capacity 78)

Large Meeting Rooms (Capacity of 56 to 150)	Per Hour	\$31.99	\$4.16	\$36.15	\$31.55	\$4.10	\$35.65	1.4%
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•Rooms Include: Russell Avenue Meeting Room, Merritton Small Hall-Main Floor, Dunlop Drive Small Hall, Port Dalhousie Hall, Meridian Room - Sheraton, West St. Catharines Main Hall, Jack Gatecliff Community Room, Burgoyne Room-Museum, Kiwanis Aquatics Centre - Irene Room (max capacity 284).

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Small Meeting Rooms (Capacity of 15 or Less)	Per Hour	\$20.09	\$2.61	\$22.70	\$19.82	\$2.58	\$22.40	1.3%
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Rooms include: Dunlop Drive Craft, Port Weller Birthday Party Room, Russell Ave. Craft Room, 1/2 Meridian Room-SH, Kiwanis Aquatics Centre - Lawrence Locke Room

Vendor Space Rental Table Size Lobby Non Profit	Per Event	\$22.83	\$2.97	\$25.80	\$22.52	\$2.93	\$25.45	1.4%
Vendor Space Rental Table Size Lobby Profit	Per Event	\$45.71	\$5.94	\$51.65	\$45.09	\$5.86	\$50.95	1.4%

Youth Arena Room Rental - Tournaments / Off Ice Training

No charge for purposes of a meeting in arena for a youth group who rents facilities regularly with the City of St. Catharines.

Large Meeting Room	Per Hour	\$17.79	\$2.31	\$20.10	\$17.52	\$2.28	\$19.80	1.5%
Small Meeting Room	Per Hour	\$12.83	\$1.67	\$14.50	\$12.65	\$1.65	\$14.30	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Tables and Chairs (Subject to Availability)

Table and chair restrictions may apply where floor damage could occur.

Table and Chair Rental with Delivery	Per Day	\$21.15	\$2.75	\$23.90	\$20.84	\$2.71	\$23.55	1.5%
Additional Table	Per Table	\$2.30	\$0.30	\$2.60	\$2.26	\$0.29	\$2.55	2.0%
Additional Chair	Per Chair	\$1.11	\$0.14	\$1.25	\$1.11	\$0.14	\$1.25	0.0%

Museum Room Specifics

Additional equipment required for rentals will be charged the actual amount paid by the Museum, this could include linens, additional sound and lighting equipment, catering services etc. Museum Room rentals include use of, coffee maker, podium, LCD projector (Burgoyne Room only), chairs and tables, and flip charts.

Portable Sound System	Per Day	\$52.74	\$6.86	\$59.60	\$52.04	\$6.76	\$58.80	1.4%
Setup and Take Down - Per Hour (by Museum staff)	Per Hour	\$21.15	\$2.75	\$23.90	\$20.84	\$2.71	\$23.55	1.5%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Garden City Municipal Golf Course

Loyalty cards 10 rounds played entitles user to bring 1 guest for free round of 18 holes

Loyalty card policy 20 rounds played entitles user to bring 2 guests for a free round of 18 holes

Loyalty cards policy, only applicable to green fee users - memberships, activity packs, league and tournament play not eligible.

Annual Memberships and Activity Packs

Activity Packs Weekday Only (Must be used in current season)

30 Rounds	Per Pack	\$160.00	\$20.80	\$180.80	\$157.79	\$20.51	\$178.30	1.4%
30 Rounds	Per Pack	\$301.73	\$39.22	\$340.95	\$297.57	\$38.68	\$336.25	1.4%
30 Rounds	Per Pack	\$402.35	\$52.30	\$454.65	\$396.77	\$51.58	\$448.35	1.4%
45 Rounds	Per Pack	\$553.23	\$71.92	\$625.15	\$545.58	\$70.92	\$616.50	1.4%

Junior Membership (9 to 17 years)

Gold (unlimited after 11:00 a.m.)	Per Membership	\$256.95	\$33.40	\$290.35	\$253.41	\$32.94	\$286.35	1.4%
Silver (Monday to Friday, Excluding Holidays - unlimited after 11:00 a.m.)	Per Membership	\$187.43	\$24.37	\$211.80	\$184.87	\$24.03	\$208.90	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Adult Membership (18 to 59 years)								
Gold (unlimited)	Per Membership	\$630.93	\$82.02	\$712.95	\$622.21	\$80.89	\$703.10	1.4%
Silver (Monday to Friday, Excluding Holidays)	Per Membership	\$537.65	\$69.90	\$607.55	\$530.22	\$68.93	\$599.15	1.4%
Older Adult Membership (60 years and older)								
Gold (unlimited)	Per Membership	\$537.65	\$69.90	\$607.55	\$530.22	\$68.93	\$599.15	1.4%
Silver (Monday to Friday, Excluding Holidays)	Per Membership	\$443.45	\$57.65	\$501.10	\$437.35	\$56.85	\$494.20	1.4%
Rentals								
Clubs	Per Round	\$7.08	\$0.92	\$8.00	\$6.99	\$0.91	\$7.90	1.3%
Pull Carts	Per Cart	\$3.41	\$0.44	\$3.85	\$3.36	\$0.44	\$3.80	1.3%
Motorized Carts (1 Rider Only) 9 Holes	Per Cart	\$6.64	\$0.86	\$7.50	\$6.55	\$0.85	\$7.40	1.4%
Motorized Carts (1 Rider Only) 18 Holes	Per Round	\$13.27	\$1.73	\$15.00	\$13.10	\$1.70	\$14.80	1.4%
Motorized Carts Activity Pack (10 Rides of 18 Holes or Less)	Per Pack	\$93.27	\$12.13	\$105.40	\$91.99	\$11.96	\$103.95	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Tournaments (Minimum of 24 paid golfers - 18 holes only)								
Weekday	Per Round	\$18.32	\$2.38	\$20.70	\$18.05	\$2.35	\$20.40	1.5%
Weekend	Per Round	\$22.39	\$2.91	\$25.30	\$22.08	\$2.87	\$24.95	1.4%

Promotional Golf Packages

Twilight Golf days and hours are displayed on the City's website.

Golf and Ride-Weekdays Only (April to May and September to Close)	Per Round	\$28.36	\$3.69	\$32.05	\$27.96	\$3.64	\$31.60	1.4%
Golf and Ride-Weekdays Only (June to August)	Per Round	\$30.18	\$3.92	\$34.10	\$29.78	\$3.87	\$33.65	1.3%
Twilight Golf (Single Round, 18 Holes Only)	Per Round	\$15.09	\$1.96	\$17.05	\$14.87	\$1.93	\$16.80	1.5%

Green Fees - Prime Season (June to August)

Adults (18 to 59 years - Monday to Friday, Excluding Holidays)

9 holes	Per Round	\$13.27	\$1.73	\$15.00	\$13.10	\$1.70	\$14.80	1.4%
18 holes	Per Round	\$21.50	\$2.80	\$24.30	\$21.19	\$2.76	\$23.95	1.5%
Replay	Per Round	\$8.50	\$1.10	\$9.60	\$8.36	\$1.09	\$9.45	1.6%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Older Adults (60 years and older - Monday to Friday, Excluding Holidays)

9 holes	Per Round	\$12.35	\$1.60	\$13.95	\$12.17	\$1.58	\$13.75	1.5%
18 holes	Per Round	\$19.65	\$2.55	\$22.20	\$19.38	\$2.52	\$21.90	1.4%
Replay	Per Round	\$7.52	\$0.98	\$8.50	\$7.43	\$0.97	\$8.40	1.2%

Juniors (17 years and younger - Monday to Friday, Excluding Holidays)

Must provide high school ID card to obtain the junior rate.

9 holes	Per Round	\$11.90	\$1.55	\$13.45	\$11.73	\$1.52	\$13.25	1.5%
18 holes	Per Round	\$19.65	\$2.55	\$22.20	\$19.38	\$2.52	\$21.90	1.4%
Replay	Per Round	\$7.30	\$0.95	\$8.25	\$7.21	\$0.94	\$8.15	1.2%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

All Ages - Saturday, Sunday and Holidays

9 holes	Per Round	\$14.16	\$1.84	\$16.00	\$13.98	\$1.82	\$15.80	1.3%
18 holes	Per Round	\$23.32	\$3.03	\$26.35	\$23.01	\$2.99	\$26.00	1.3%
Teplay	Per Round	\$9.38	\$1.22	\$10.60	\$9.25	\$1.20	\$10.45	1.4%

Green Fees - Off Season (April to May and September to Close)

All Ages - Monday to Friday, Excluding Holidays

9 holes	Per Round	\$10.27	\$1.33	\$11.60	\$10.13	\$1.32	\$11.45	1.3%
18 holes	Per Round	\$19.65	\$2.55	\$22.20	\$19.38	\$2.52	\$21.90	1.4%

All Ages - Saturday, Sunday and Holidays

9 holes	Per Round	\$13.27	\$1.73	\$15.00	\$13.10	\$1.70	\$14.80	1.4%
18 holes	Per Round	\$20.58	\$2.67	\$23.25	\$20.31	\$2.64	\$22.95	1.3%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

League Rate

Weekday

9 holes	Per Round	\$11.24	\$1.46	\$12.70	\$11.06	\$1.44	\$12.50	1.6%
18 holes	Per Round	\$18.76	\$2.44	\$21.20	\$18.50	\$2.40	\$20.90	1.4%
Older Adults (60 years and older) - 9 Holes	Per Round	\$10.09	\$1.31	\$11.40	\$9.96	\$1.29	\$11.25	1.3%
Older Adults (60 years and older) - 18 Holes	Per Round	\$16.59	\$2.16	\$18.75	\$16.37	\$2.13	\$18.50	1.4%

Weekend

9 holes	Per Round	\$12.35	\$1.60	\$13.95	\$12.17	\$1.58	\$13.75	1.5%
18 holes	Per Round	\$21.50	\$2.80	\$24.30	\$21.19	\$2.76	\$23.95	1.5%
Older Adults (60 years and older) - 9 Holes	Per Round	\$11.24	\$1.46	\$12.70	\$11.06	\$1.44	\$12.50	1.6%
Older Adults (60 years and older) - 18 Holes	Per Round	\$19.29	\$2.51	\$21.80	\$19.03	\$2.47	\$21.50	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Market Square

Additional hydro rates, sound system or custodial rates may apply.

Daily Rate	Per Day	\$28.72	\$3.73	\$32.45	\$28.32	\$3.68	\$32.00	1.4%
Daily Charitable Rate	Per Day	\$16.15	\$2.10	\$18.25	\$15.93	\$2.07	\$18.00	1.4%

Lease Holder Rates

Attending 1 day a week	Per Unit	\$30.40	\$3.95	\$34.35	\$30.00	\$3.90	\$33.90	1.3%
Attending 2 days a week minus 15%	Per Unit	\$25.35	\$3.30	\$28.65	\$25.00	\$3.25	\$28.25	1.4%
MyPick Verified Farmer minus 45%	Per Unit	\$20.27	\$2.63	\$22.90	\$20.00	\$2.60	\$22.60	1.3%
Marketing Fee - Per Month, Per Stall (Mandatory)	Per Month	\$27.92	\$3.63	\$31.55	\$27.52	\$3.58	\$31.10	1.4%
Hydro Per Month - (If Applicable)	Per Month	\$17.88	\$2.32	\$20.20	\$17.61	\$2.29	\$19.90	1.5%

Proposed Rates and Fees 2019

Pursuant to Notice by Financial M

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Private Rentals - Commercial								
Per Day Commercial Rate	Per Day	\$411.46	\$53.49	\$464.95	\$405.80	\$52.75	\$458.55	1.4%
Blocking of Parking spots-per spot (Monday - Friday)	Per Permit	\$12.70	\$0.00	\$12.70	\$12.50	\$0.00	\$12.50	1.6%
Festival (600 or Greater)	Per Day	\$723.32	\$94.03	\$817.35	\$713.32	\$92.73	\$806.05	1.4%
Parking lot usage - per hour	Per Hour	\$49.60	\$6.45	\$56.05	\$48.94	\$6.36	\$55.30	1.4%

Private Rentals - Non-Profit and Charitable

Per Day Non-Profit and Charitable	Per Day	\$206.64	\$26.86	\$233.50	\$203.81	\$26.49	\$230.30	1.4%
Blocking of Parking Spots - Per Spot (Monday - Friday)	Per Permit	\$12.70	\$0.00	\$12.70	\$12.50	\$0.00	\$12.50	1.6%
Festival (600 or Greater)	Per Day	\$413.32	\$53.73	\$467.05	\$407.61	\$52.99	\$460.60	1.4%
Parking Lot Usage	Per Hour	\$38.01	\$4.94	\$42.95	\$37.48	\$4.87	\$42.35	1.4%

Proposed Rates and Fees 2019

Pursuant to Notice by-law/financial M

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Per Hour Surcharge (for use beyond regular business hours, subject to change)								
Monday to Friday	Per Hour	\$23.72	\$3.08	\$26.80	\$23.41	\$3.04	\$26.45	1.3%
Saturday	Per Hour	\$35.71	\$4.64	\$40.35	\$35.22	\$4.58	\$39.80	1.4%
Sunday	Per Hour	\$47.48	\$6.17	\$53.65	\$46.81	\$6.09	\$52.90	1.4%
Application Fee Per Booking	Per Application	\$52.74	\$6.86	\$59.60	\$52.04	\$6.76	\$58.80	1.4%

Parks and Playing Fields**City Tree Removal and Replacement**

City Tree Removal and Replacement	-	Job Specific Costing	Job Specific Costing	-
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Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Tree Replacement (does not include costs of removal)								
Up to 60 mm caliper	Per Tree	\$405.04	\$52.66	\$457.70	\$399.47	\$51.93	\$451.40	1.4%
Up to 100 mm caliper	Per Tree	\$606.24	\$78.81	\$685.05	\$597.88	\$77.72	\$675.60	1.4%
Up to 200 mm caliper	Per Tree	\$910.71	\$118.39	\$1,029.10	\$898.14	\$116.76	\$1,014.90	1.4%
In excess of 200mm caliper (to be evaluated individually by the PRCS)	Per Tree	Job Specific Costing			Job Specific Costing			-
Clearing of Diseased Fruit Trees on Private Lots (Administration fee 10%)	Per Tree	Job Specific Costing			Job Specific Costing			-
Memorial Tree	Per Tree	\$548.63	\$71.32	\$619.95	\$541.06	\$70.34	\$611.40	1.4%

Memorial Benches (*Including Required Concrete Pad)

Port Dalhousie Style *	Per Bench	\$3,534.80	\$0.00	\$3,534.80	\$3,486.00	\$0.00	\$3,486.00	1.4%
Parkway Style *	Per Bench	\$2,637.90	\$0.00	\$2,637.90	\$2,601.50	\$0.00	\$2,601.50	1.4%
Elizabethan Style *	Per Bench	\$3,271.30	\$0.00	\$3,271.30	\$3,226.15	\$0.00	\$3,226.15	1.4%
Maglin Bench *	Per Bench	\$2,637.90	\$0.00	\$2,637.90	\$2,601.50	\$0.00	\$2,601.50	1.4%
Standard Bench *	Per Bench	\$2,216.35	\$0.00	\$2,216.35	\$2,185.75	\$0.00	\$2,185.75	1.4%
Standard Bench	Per Bench	\$844.15	\$0.00	\$844.15	\$832.50	\$0.00	\$832.50	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Horticulture Display Rental

Flower Pots

Pot	Per Pot	\$74.96	\$9.74	\$84.70	\$73.94	\$9.61	\$83.55	1.4%
Pots	Per Pot	\$140.84	\$18.31	\$159.15	\$138.89	\$18.06	\$156.95	1.4%
Pots	Per Pot	\$196.59	\$25.56	\$222.15	\$193.89	\$25.21	\$219.10	1.4%
Pots	Per Pot	\$243.23	\$31.62	\$274.85	\$239.87	\$31.18	\$271.05	1.4%
Each Additional Pot Beyond Four (4)	Per Pot	\$61.24	\$7.96	\$69.20	\$60.40	\$7.85	\$68.25	1.4%

Park Access For Personal Use

Park Restoration Fee	-	Job Specific Costing			\$1,531.50	\$0.00	\$1,531.50	-
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Park Permit (Small Picnics, Photos)

Photography	Per Hour	\$31.99	\$4.16	\$36.15	\$31.55	\$4.10	\$35.65	1.4%
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Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

General / Basic Reservations

Under 49 People	Per Day	\$82.30	\$10.70	\$93.00	\$81.15	\$10.55	\$91.70	1.4%
50-149 people	Per Day	\$155.49	\$20.21	\$175.70	\$153.32	\$19.93	\$173.25	1.4%
Over 150 people	-	Refer to Special Event Rates			Refer to Special Event Rates			-

Pavilion Reservation Fee

Under 49 People	Per Day	\$109.73	\$14.27	\$124.00	\$108.23	\$14.07	\$122.30	1.4%
50-149 people	Per Day	\$219.42	\$28.53	\$247.95	\$216.42	\$28.13	\$244.55	1.4%
Hydro usage in Pavillion during reservation (small events under 149)	Per Day	\$32.12	\$4.18	\$36.30	\$31.68	\$4.12	\$35.80	1.4%
Instructional Class - For Profit (fees charged)	Per Hour	\$22.83	\$2.97	\$25.80	\$22.52	\$2.93	\$25.45	1.4%
Mobile Vending Cart Park Permit	Per Month	\$228.58	\$29.72	\$258.30	\$225.44	\$29.31	\$254.75	1.4%
Service Club Sign	Per Location per year	\$114.29	\$14.86	\$129.15	\$112.70	\$14.65	\$127.35	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Special Events (outdoor open spaces e.g. park, parking surfaces)

Special events are defined as renting three (3) or more amenities in a park and/or expected attendance of over 150 people with the exception of races/runs where space is used as a checkpoint only.

For large picnics, family reunions, and events with less than 150 people refer to "General / Basic Reservations" for details.

No out-of-town deliveries of rental equipment is permitted.

Non-profit, charitable organization	Per Day	\$338.81	\$44.04	\$382.85	\$334.12	\$43.43	\$377.55	1.4%
Commercial - for profit, business Daily rate, plus out-of-pocket expenses i.e.: extra staff equipment, park reinstatement, garbage pickup, hydro at cost.)	Per Day	\$598.50	\$77.80	\$676.30	\$590.22	\$76.73	\$666.95	1.4%
Non-Profit Daycamp Rental Rates	Per Day	\$141.11	\$18.34	\$159.45	\$139.16	\$18.09	\$157.25	1.4%
Bleacher Rental (subject to availability and approval)	Per Day	\$169.34	\$22.01	\$191.35	\$166.99	\$21.71	\$188.70	1.4%
Bleacher delivery charge	Per Bleacher	\$677.08	\$88.02	\$765.10	\$667.74	\$86.81	\$754.55	1.4%
Picnic Table Rental 10 tables (includes delivery)	Per Day	\$541.77	\$70.43	\$612.20	\$534.29	\$69.46	\$603.75	1.4%
Garbage Can rental - only included with picnic table rentals	Per Day	\$5.71	\$0.74	\$6.45	\$5.62	\$0.73	\$6.35	1.6%
Portable Plywood Stage Rental	Per Day	\$222.39	\$28.91	\$251.30	\$219.34	\$28.51	\$247.85	1.4%
Portable Stage delivery charge	Per Day	\$558.67	\$72.63	\$631.30	\$550.97	\$71.63	\$622.60	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Showmobile - Community Groups Per Day

The Showmobile is rented for a period of 24 hours.

City Community Non-profit Groups (50% discount)

Weekday	Per Day	\$556.86	\$72.39	\$629.25	\$549.16	\$71.39	\$620.55	1.4%
Weekend and Stat Holidays	Per Day	\$829.38	\$107.82	\$937.20	\$817.92	\$106.33	\$924.25	1.4%

Commercial/Community

Weekday	Per Day	\$1,085.40	\$141.10	\$1,226.50	\$1,070.40	\$139.15	\$1,209.55	1.4%
Weekend and Stat Holidays	Per Day	\$1,624.87	\$211.23	\$1,836.10	\$1,602.43	\$208.32	\$1,810.75	1.4%

Playing Fields - Seasonal Rentals

Type A Fields

*Type A fields are lighted diamonds or fields that are fenced, may have washrooms, bleachers and are lined as per schedules.

Adults	Per Hour	\$31.50	\$4.10	\$35.60	\$31.06	\$4.04	\$35.10	1.4%
Minors	Per Hour	\$10.49	\$1.36	\$11.85	\$10.35	\$1.35	\$11.70	1.3%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Type B Fields

Type B fields are maintained on a regular basis, have bleachers and are lined as per schedules.

Adults	Per Hour	\$29.34	\$3.81	\$33.15	\$28.94	\$3.76	\$32.70	1.4%
Minors	Per Hour	\$7.43	\$0.97	\$8.40	\$7.35	\$0.95	\$8.30	1.2%

Type C Fields

Type C fields are not lined and suitable for practice.

Adults	Per Hour	\$14.73	\$1.92	\$16.65	\$14.51	\$1.89	\$16.40	1.5%
Minors (Minimum 3 hours per night)	Per Hour	\$2.35	\$0.30	\$2.65	\$2.30	\$0.30	\$2.60	1.9%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Playing Fields - Tournament Use**Type A Fields**

Type A fields are lighted diamonds or fields that are fenced, may have washrooms, bleachers and are lined as per schedules.

Adults	Per Hour	\$45.35	\$5.90	\$51.25	\$44.73	\$5.82	\$50.55	1.4%
Minors	Per Hour	\$13.19	\$1.71	\$14.90	\$13.01	\$1.69	\$14.70	1.4%

Type B Fields

Type B fields are maintained on a regular basis, have bleachers and are lined as per schedules.

Adults	Per Hour	\$41.81	\$5.44	\$47.25	\$41.24	\$5.36	\$46.60	1.4%
Minors	Per Hour	\$10.71	\$1.39	\$12.10	\$10.58	\$1.37	\$11.95	1.3%

Other - Tournament Use

Tournament Additional Lining	Per Hour	\$12.48	\$1.62	\$14.10	\$12.30	\$1.60	\$13.90	1.4%
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*Staff overtime charges may apply to any scheduled changes adding time with less than 72 hours notice.

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Artificial Turf

Artificial Turf rental prices vary by the day and time of the week

Prime-Time Hours: Monday to Friday (6:00 p.m. to 11:00 p.m., Saturday and Sunday 7:00 a.m. to 11:00 p.m.)

Non-Prime Hours: Monday to Friday (7:00 a.m. to 6:00 p.m.)

Youth Group Prime	Per Hour	\$64.07	\$8.33	\$72.40	\$63.19	\$8.21	\$71.40	1.4%
Youth Group Non-Prime	Per Hour	\$51.24	\$6.66	\$57.90	\$50.53	\$6.57	\$57.10	1.4%
Adults Prime	Per Hour	\$98.54	\$12.81	\$111.35	\$97.17	\$12.63	\$109.80	1.4%
Adults Non-Prime	Per Hour	\$73.14	\$9.51	\$82.65	\$72.12	\$9.38	\$81.50	1.4%
Commercial, Private Clubs, For Profit Prime	Per Hour	\$168.81	\$21.94	\$190.75	\$166.46	\$21.64	\$188.10	1.4%
Commercial, Private Clubs, For Profit Non-Prime	Per Hour	\$116.06	\$15.09	\$131.15	\$114.47	\$14.88	\$129.35	1.4%
Scoreboard	Per Hour	\$5.58	\$0.72	\$6.30	\$5.49	\$0.71	\$6.20	1.6%
Soccer Dressing Room - (Half Football/A or B Per Booking/Per Day)	Per Booking per day	\$16.19	\$2.11	\$18.30	\$15.97	\$2.08	\$18.05	1.4%
Football Dressing Room - (Half Football/A or B Per Booking/Per Day)	Per Booking per day	\$23.72	\$3.08	\$26.80	\$23.41	\$3.04	\$26.45	1.3%

Miscellaneous Field Fees

Fighting	Per Hour	\$16.06	\$2.09	\$18.15	\$15.84	\$2.06	\$17.90	1.4%
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Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Use of Dressing Rooms - Casual Use

Per Season - Adults	Per Season	\$148.23	\$19.27	\$167.50	\$146.19	\$19.01	\$165.20	1.4%
Per Season - Minors	Per Season	\$87.88	\$11.42	\$99.30	\$86.68	\$11.27	\$97.95	1.4%
Exclusive Seasonal Use/Location/Room	Per Season	\$581.81	\$75.64	\$657.45	\$573.76	\$74.59	\$648.35	1.4%

Concession Booth

Fee Per Hour	Per Hour	\$21.99	\$2.86	\$24.85	\$21.68	\$2.82	\$24.50	1.4%
Fee Per Day	Per Day	\$82.92	\$10.78	\$93.70	\$81.77	\$10.63	\$92.40	1.4%
Licensed (SOP) Event / Tournament	Per Hour	\$44.91	\$5.84	\$50.75	\$44.29	\$5.76	\$50.05	1.4%
Licensed (SOP) Event / Tournament	Per Day	\$170.18	\$22.12	\$192.30	\$167.83	\$21.82	\$189.65	1.4%

Food and Beverage Park Permit

Food and Beverage Services in Park	Per Day	\$54.87	\$7.13	\$62.00	\$54.12	\$7.03	\$61.15	1.4%
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Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Special Occasion Permit

Liquor Licence Server with Food and Beverage Server	Per Day	\$96.02	\$12.48	\$108.50	\$94.69	\$12.31	\$107.00	1.4%
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Party Rates and Fees

Pop Up Play Tent - Community Rental	Per Hour	\$124.00	\$0.00	\$124.00	\$122.30	\$0.00	\$122.30	1.4%
Facility Cleaning Fee	-	Job Specific Costing			Job Specific Costing			

Port Dalhousie Harbour

These services are currently provided by the Port Dalhousie Yacht Club.

Transient Dockage - Per Foot, Per 24 Hours, Without Hydro	Per Day	\$1.64	\$0.21	\$1.85	\$1.59	\$0.21	\$1.80	2.8%
Transient Dockage - Per Foot, Per 24 Hours, With Hydro	Per Day	\$1.90	\$0.25	\$2.15	\$1.86	\$0.24	\$2.10	2.4%
Flat Rate 3 Hours Maximum	Per Permit	\$6.55	\$0.85	\$7.40	\$6.46	\$0.84	\$7.30	1.4%
Dock Reservation Fee/Cancellation Charge	Per Permit	\$10.53	\$1.37	\$11.90	\$10.40	\$1.35	\$11.75	1.3%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Commercial Passenger Vessel								
Per Foot/Per Season (April 1 to October 15)	Per Foot per season	\$100.00	\$0.00	\$100.00	\$98.60	\$0.00	\$98.60	1.4%
Per Foot of Dockage Leased Per Month	Per Foot	\$17.05	\$0.00	\$17.05	\$16.80	\$0.00	\$16.80	1.5%
Per Day of Dockage Leased (Off Season)	Per Day	\$23.90	\$0.00	\$23.90	\$23.55	\$0.00	\$23.55	1.5%
Per Day of Dockage (April 1 to October 15)	Per Day	\$113.60	\$0.00	\$113.60	\$112.05	\$0.00	\$112.05	1.4%
Use of Hydro Per Season	Per Season	\$221.60	\$0.00	\$221.60	\$218.55	\$0.00	\$218.55	1.4%

Cross Lake Passenger Service

Per Lineal Foot of Dockage Leased	Per Month	\$8.40	\$0.00	\$8.40	\$8.30	\$0.00	\$8.30	1.2%
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Recreation Programs

•Program costs may vary.

Adult Program, 18 years + (per hour, per class)	Per Hour	\$8.23	\$1.07	\$9.30	\$8.10	\$1.05	\$9.15	1.6%
Adult Single Entry	Per Class	\$3.89	\$0.51	\$4.40	\$3.63	\$0.47	\$4.10	7.3%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Children's Program								
Children's Program, 0-14 yrs (per hour, per class)	Per Hour	\$6.20	\$0.00	\$6.20	\$6.10	\$0.00	\$6.10	1.6%
Child Single Entry	Per Class	\$2.85	\$0.00	\$2.85	\$2.80	\$0.00	\$2.80	1.8%

Youth Programs

Youth Program, 15-17 years (per hour, per class)	Per Hour	\$6.42	\$0.83	\$7.25	\$6.33	\$0.82	\$7.15	1.4%
Youth Single Entry	Per Class	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%

Older Adult Programs

Older Adults' Centre Card (January - December)	Per Person Per Season	\$48.67	\$6.33	\$55.00	\$48.01	\$6.24	\$54.25	1.4%
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•For individuals 50 + years, valid only at Older Adults' Centres and Community Centres Older Adults' Drop-in Programs

Purchased January 1 to March 31	Per Person per season	\$48.67	\$6.33	\$55.00	\$48.01	\$6.24	\$54.25	1.4%
Purchased April 1 to June 30	Per Person per season	\$36.55	\$4.75	\$41.30	\$36.06	\$4.69	\$40.75	1.3%
Purchased July 1 to September 31	Per Person per season	\$24.47	\$3.18	\$27.65	\$24.12	\$3.13	\$27.25	1.5%
Purchased October 1 to December 31	Per Person per season	\$12.35	\$1.60	\$13.95	\$12.17	\$1.58	\$13.75	1.5%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Older Adult Membership-over 90 years of age, no charge	Per Person per season	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%
Older Adult Single Entry (with Membership)	Per Class	\$1.81	\$0.24	\$2.05	\$1.77	\$0.23	\$2.00	2.5%
Older Adult Single Entry (non-member)	Per Class	\$2.96	\$0.39	\$3.35	\$2.92	\$0.38	\$3.30	1.5%

Family Programs

Family - Single Entry	Per Class	\$10.27	\$1.33	\$11.60	\$10.13	\$1.32	\$11.45	1.3%
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Volleyball and Tennis Courts

Beach Volleyball Courts

Court Rate	Per Hour	\$7.79	\$1.01	\$8.80	\$7.70	\$1.00	\$8.70	1.1%
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Tennis Court Rentals

Adult Lessons (Permit Required)	Per Hour	\$14.00	\$0.00	\$14.00	\$13.80	\$0.00	\$13.80	1.4%
Children Lessons (Permit Required)	Per Hour	\$6.60	\$0.00	\$6.60	\$6.50	\$0.00	\$6.50	1.5%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Membership (Unlimited Use) May 1 to October 31								
Adult	Per Season	\$63.89	\$8.31	\$72.20	\$63.01	\$8.19	\$71.20	1.4%
Children - 14 and Under	Per Season	\$34.30	\$0.00	\$34.30	\$33.85	\$0.00	\$33.85	1.3%
Youth - (15 to 17)	Per Season	\$34.34	\$4.46	\$38.80	\$33.85	\$4.40	\$38.25	1.4%
Family Membership (2 Adults and 2 Children)	Per Season	\$106.86	\$13.89	\$120.75	\$105.40	\$13.70	\$119.10	1.4%
Adult 18 and Over (September to October 31)	Per Season	\$21.46	\$2.79	\$24.25	\$21.15	\$2.75	\$23.90	1.5%
Youth - (15 to 17) - (September to October 31)	Per Season	\$10.66	\$1.39	\$12.05	\$10.53	\$1.37	\$11.90	1.3%
Children 14 and Under (September to October 31)	Per Season	\$10.65	\$0.00	\$10.65	\$10.50	\$0.00	\$10.50	1.4%

St. Catharines Arts Award Program Ads

Business Card Size - 3.5" x 2"	Per Ad	\$106.19	\$13.81	\$120.00	\$104.07	\$13.53	\$117.60	2.0%
Half Page - 6.5" x 4"	Per Ad	\$185.84	\$24.16	\$210.00	\$182.08	\$23.67	\$205.75	2.1%
Full Page - 6.5" x 8"	Per Ad	\$292.04	\$37.96	\$330.00	\$286.15	\$37.20	\$323.35	2.1%
Back Full Page - 6.5" x 8"	Per Ad	\$371.68	\$48.32	\$420.00	\$364.16	\$47.34	\$411.50	2.1%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

St. Catharines Arts Award Ticket Prices

Single Ticket Per Person - Purchased in Advance of the Event	Per Ticket	\$11.06	\$1.44	\$12.50	\$10.71	\$1.39	\$12.10	3.3%
Single Ticket Per Person - Purchased Day of the Event	Per Ticket	\$16.37	\$2.13	\$18.50	\$15.80	\$2.05	\$17.85	3.6%

St Catharines Museum and Welland Canal Centre

Prices may vary by age group. The age groups are as follows unless specified otherwise:

•Adults: 20 to 59 years old

•Older Adults: 60 years and older

•Students: 14 to 19 years old, including post-secondary students who can present a valid student card

•Children: 6 to 13 years old and accompanied by a guardian (either a student, adult or Older Adult)

Prices may vary based on and individuals residence. A local resident is defined as someone having a local mailing address within the City of St. Catharines.

•Prices may vary based on the type of organization. The organization types are:

-Non-Profit: a recognized charitable organization, including museums, or for private study or personal use

-Commercial: a for-profit organization or activities relating to promotion, publicity, or distribution

Museum Gallery Admission Fee (donations accepted)	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%
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Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Curatorial Services

Includes Conservation Services, Consultation and Search Fees, Research Fees, and Filming and Videography etc. (1 hour minimum charge plus cost of Archival Supplies as Applicable)

Commercial (per hour)	Per Hour	\$55.09	\$7.16	\$62.25	\$54.34	\$7.06	\$61.40	1.4%
Non-profit (per hour)	Per Hour	\$28.05	\$3.65	\$31.70	\$27.65	\$3.60	\$31.25	1.4%

Digital Reproductions and Photo Orders

Photos are 8" x 10" or JPEGs (at 300 dpi) on CD, For rush orders

Commercial (per image)	Per Image	\$63.58	\$8.27	\$71.85	\$62.70	\$8.15	\$70.85	1.4%
Non-profit (per image)	Per Image	\$32.65	\$4.25	\$36.90	\$32.21	\$4.19	\$36.40	1.4%
Special orders	-	Job Specific Costing			Job Specific Costing			-
Reproduction of high resolution digital image of an existing scan	Per Image	\$15.88	\$2.07	\$17.95	\$15.66	\$2.04	\$17.70	1.4%

•Up to 12 images per year from the St. Catharines Standard Collection at no cost

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Reproduction and Exhibition License

Discounts will be applied to consultation and search fees, curatorial Services, digital reproductions and photo orders, filming and videography as follows:

- 0% to all Museum membership holders, volunteers and staff
- 0% to Donors for reproductions of artifacts donated

For usage of images not reproduced

Commercial (per image)	Per Image	\$11.24	\$1.46	\$12.70	\$11.06	\$1.44	\$12.50	1.6%
Non-profit (per image)	Per Image	\$5.62	\$0.73	\$6.35	\$5.53	\$0.72	\$6.25	1.6%
Photocopies	Per Page	\$0.40	\$0.05	\$0.45	\$0.35	\$0.05	\$0.40	12.5%
Copies sent via electronic file transfer	Per Page for PDF	\$0.40	\$0.05	\$0.45	\$0.40	\$0.05	\$0.45	0.0%

Archival Supplies

•Includes acid free tissue paper, cotton gloves, packing boxes, etc.)

Catalogue unit price, plus shipping and HST	-	Job Specific Costing	Job Specific Costing	-
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Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Public Programming**Educational Kit Rentals**

Only one kit may be rented at a time and all kits must be picked up by the user no deliveries.

Large Kits	Per 1.5 Weeks	\$37.70	\$4.90	\$42.60	\$37.17	\$4.83	\$42.00	1.4%
Medium Kits	Per 1.5 Weeks	\$23.32	\$3.03	\$26.35	\$23.01	\$2.99	\$26.00	1.3%
Small Kits	Per 1.5 Weeks	\$17.96	\$2.34	\$20.30	\$17.70	\$2.30	\$20.00	1.5%

Travelling Museum Outreach Program

Travelling Museum Outreach Program for Schools with the City of St. Catharines	-	Job Specific Costing	Job Specific Costing	-
Schools out of the City of St. Catharines	-	Job Specific Costing	Job Specific Costing	-

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Membership Fees

Membership entitles users to a monthly subscription to Tales of the Twelve Newsletter, a 10% savings on selected items in the gift shop, a 10% discount on all Museum room rentals, a 10% discount on Curatorial Services and advance notice of upcoming special events and preferred rates for Specials programs.

One Year Membership

Adult	Per Year	\$23.32	\$3.03	\$26.35	\$23.01	\$2.99	\$26.00	1.3%
Family	Per Year	\$28.05	\$3.65	\$31.70	\$27.65	\$3.60	\$31.25	1.4%
Older Adults	Per Year	\$16.81	\$2.19	\$19.00	\$16.59	\$2.16	\$18.75	1.3%
Students (full-time)	Per Year	\$15.93	\$2.07	\$18.00	\$15.71	\$2.04	\$17.75	1.4%

Two Year Membership

Adult	Per Two Years	\$41.99	\$5.46	\$47.45	\$41.42	\$5.38	\$46.80	1.4%
Family	Per Two Years	\$51.37	\$6.68	\$58.05	\$50.66	\$6.59	\$57.25	1.4%
Older Adults	Per Two Years	\$28.05	\$3.65	\$31.70	\$27.65	\$3.60	\$31.25	1.4%
Students (full-time)	Per Two Years	\$23.32	\$3.03	\$26.35	\$23.01	\$2.99	\$26.00	1.3%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Tours

Complimentary chaperones policy is as follows:

•:8 for elementary groups

•:12 for secondary groups

•Bus driver and tour operators are entitled to complimentary passes

•Regular hours of operation includes one Tour guide for each group of 20)

Guided Tours (Docent Led Tours of the Museum Gallery)

Tours of the Gallery fall within three categories: Follow the North Star; Ontario Lacrosse Hall of Fame & Museum; Welland Canals

Older Adults	Per Person	\$4.65	\$0.60	\$5.25	\$4.42	\$0.58	\$5.00	5.0%
Adult	Per Person	\$4.65	\$0.60	\$5.25	\$4.42	\$0.58	\$5.00	5.0%
Children Elementary	Per Person	\$4.50	\$0.00	\$4.50	\$4.50	\$0.00	\$4.50	0.0%
Secondary School Students	Per Person	\$3.98	\$0.52	\$4.50	\$3.98	\$0.52	\$4.50	0.0%

Educational Programmes (per student)

•Include a guided tour with a docent based on specific links to the Ontario Curriculum. These programs also include an additional activity based on the age group of the students.

Students	Per Person	\$3.98	\$0.52	\$4.50	\$3.98	\$0.52	\$4.50	0.0%
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Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Video Viewing

Video viewing includes use of the Burgoyne Room for one hour.

Booking Per Group	Per Group	\$23.32	\$3.03	\$26.35	\$23.01	\$2.99	\$26.00	1.3%
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Program Drop in Fee (Per Person Per Activity)

Adult	Per Person	\$8.85	\$1.15	\$10.00	\$6.19	\$0.81	\$7.00	42.9%
Child	Per Person	\$5.00	\$0.00	\$5.00	\$5.00	\$0.00	\$5.00	0.0%
Adult Membership Rate (No Charge)	Per Person	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%
Child Membership Rate (No Charge)	Per Person	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%
Book and Brews Program	Per Person	\$26.55	\$3.45	\$30.00	\$30.97	\$4.03	\$35.00	-14.3%
Open Late Program	Per Person	\$8.98	\$1.17	\$10.15	\$8.85	\$1.15	\$10.00	1.5%
Museum Program	Per Person	\$548.63	\$71.32	\$619.95	\$541.06	\$70.34	\$611.40	1.4%
A Walk Through History Cemetery Tours	Per Person	\$10.62	\$1.38	\$12.00	\$9.73	\$1.27	\$11.00	9.1%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Morning Star Mill								
Morning Star Mill Drop in Program	Per Person	\$8.98	\$1.17	\$10.15	\$8.85	\$1.15	\$10.00	1.5%

Appendix

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Building and Development Service Fees

Administrative Fees Associated with a Permit

Additional Fee When Permit Divided into Part Permits	Flat Fee	\$159.65	\$0.00	\$159.65	\$156.65	\$0.00	\$156.65	1.9%
Alternative Solutions (\$400 per application (Up to 4 hours of staff time with an additional \$100/hr for every hour over 4)	Per Application	Job Specific Costing			Job Specific Costing			-
Defer or Revocation of a permit or Cancellation of an application.	Per Permit	\$125.25	\$0.00	\$125.25	\$122.90	\$0.00	\$122.90	1.9%
Letter (No Inspection)	Per Letter	\$125.25	\$0.00	\$125.25	\$122.90	\$0.00	\$122.90	1.9%
Deferral of revocation of a permit or Cancellation of an application	Per Permit	\$125.25	\$0.00	\$125.25	\$122.90	\$0.00	\$122.90	1.9%
Expedited permit (resource dependent) - 1.5 x the applicable rate	Per Permit	Job Specific Costing			Job Specific Costing			-
Liquor License Inspection Report	Per Permit	\$198.25	\$0.00	\$198.25	\$194.55	\$0.00	\$194.55	1.9%
Permit Administration Fee – The higher of 25%, 50% or 100% of the original permit fee based on the stage of construction or the minimum fee. This amount will be added to the permit cost and will not exceed \$5,000.	Flat Fee	Job Specific Costing			Job Specific Costing			-
Re-inspection fee - per inspection (for 3rd and subsequent "repeat inspections")	Flat Fee	\$159.65	\$0.00	\$159.65	\$156.65	\$0.00	\$156.65	1.9%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
To reinspect/update file closed with Outstanding order	Per Permit	\$159.65	\$0.00	\$159.65	\$156.65	\$0.00	\$156.65	1.9%
Request for Inspection Outside Normal Working Hours \$100 per hour with a minimum call out of 4 hours	Per Hour	Job Specific Costing			Job Specific Costing			-
Retrieval Of Dead Permit Files & Drawings	Per Permit	\$58.45	\$0.00	\$58.45	\$57.35	\$0.00	\$57.35	1.9%
Review Revised Drawings (significant changes from the original submission requiring complete re-review) - 25% of the original building permit fee or minimum fee which ever is greater.	Per Permit	Job Specific Costing			Job Specific Costing			-
Third Party Review for Plans Examination or Inspection (at the discretion of the CBO)	Per Permit	Job Specific Costing			Job Specific Costing			-
To transfer ownership of permit	Per Permit	\$125.25	\$0.00	\$125.25	\$122.90	\$0.00	\$122.90	1.9%

Agreements

Agreements, Leases or Licences (Misc.)	Per Agreement	\$428.85	\$0.00	\$428.85	\$420.85	\$0.00	\$420.85	1.9%
Agreements, Release Of Various	Per Agreement	\$280.40	\$0.00	\$280.40	\$275.15	\$0.00	\$275.15	1.9%
Conditional Permit Agreement Application	Per Agreement	\$565.55	\$0.00	\$565.55	\$555.00	\$0.00	\$555.00	1.9%
Conditional Permit Agreement Release	Per Agreement	\$340.15	\$0.00	\$340.15	\$333.80	\$0.00	\$333.80	1.9%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Demolition Agreement	Per Agreement	\$565.55	\$0.00	\$565.55	\$555.00	\$0.00	\$555.00	1.9%
Demolition Agreement Release	Per Agreement	\$340.15	\$0.00	\$340.15	\$333.80	\$0.00	\$333.80	1.9%
Spatial Separation Agreement	Per Agreement	\$678.25	\$0.00	\$678.25	\$665.60	\$0.00	\$665.60	1.9%
Spatial Separation Agreement Release	Per Agreement	\$339.15	\$0.00	\$339.15	\$332.80	\$0.00	\$332.80	1.9%

Building Permit Fees

Minimum Building Permit Fee	Per Permit	\$125.25	\$0.00	\$125.25	\$122.90	\$0.00	\$122.90	1.9%
Building Permit Fee when square foot method is not possible	-	Job Specific Costing			Job Specific Costing			-
Application Fee for Complex Projects Adjusted During Plan Review - \$12.00 for each \$1,000.00 of estimated value of work or portion thereof. (Square foot method may result in an additional fee or refund)	-	Job Specific Costing			Job Specific Costing			-

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Group A - Assembly

School, church, restaurant over 30 persons, library, club, outdoor patio, ball and occupancies of a similar nature - Per ft ²	Per Square Foot	\$2.00	\$0.00	\$2.00	\$1.95	\$0.00	\$1.95	2.6%
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Group B - Institutional

Hospital, nursing home, reformatory, prison and occupancies of a similar nature - Per ft ²	Per Square Foot	\$2.30	\$0.00	\$2.30	\$2.25	\$0.00	\$2.25	2.2%
Residential Care Facility - Per ft ²	Per Square Foot	\$1.80	\$0.00	\$1.80	\$1.75	\$0.00	\$1.75	2.9%

Group C - Residential

Single, semi, duplex, triplex, row house and multiple dwelling - Per ft ²	Per Square Foot	\$1.35	\$0.00	\$1.35	\$1.30	\$0.00	\$1.30	3.8%
Each attached garage or carport, shed, decks, open porch (Per ft ²) Changing from fixed rate to Per ft ²)	Per Square Foot	\$1.35	\$0.00	\$1.35	\$1.30	\$0.00	\$1.30	3.8%
Miscellaneous Residential Work - Addition to existing - Per ft ²	Per Square Foot	\$1.35	\$0.00	\$1.35	\$1.30	\$0.00	\$1.30	3.8%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Miscellaneous Residential Work - finish basement - Per ft ²	Per Square Foot	\$1.35	\$0.00	\$1.35	\$1.30	\$0.00	\$1.30	3.8%
Apartment building - six (6) storey building or less - Per ft ²	Per Square Foot	\$1.35	\$0.00	\$1.35	\$1.30	\$0.00	\$1.30	3.8%
Apartment building more than six (6) stories - Per ft ²	Per Square Foot	\$1.20	\$0.00	\$1.20	\$1.15	\$0.00	\$1.15	4.3%
Hotel/motel building - 2 storey building or less - Per ft ²	Per Square Foot	\$1.45	\$0.00	\$1.45	\$1.40	\$0.00	\$1.40	3.6%
Hotel/motel building - more than two (2) stories - Per ft ²	Per Square Foot	\$1.35	\$0.00	\$1.35	\$1.30	\$0.00	\$1.30	3.8%

Group D - Business and Personal Services

Office, medical, financial institution and occupancies of a similar nature - 6 storey building or less - Per ft ²	Per Square Foot	\$1.80	\$0.00	\$1.80	\$1.75	\$0.00	\$1.75	2.9%
Office, medical, financial institution and occupancies of a similar nature - More than 6 story building - Per ft ²	Per Square Foot	\$1.70	\$0.00	\$1.70	\$1.65	\$0.00	\$1.65	3.0%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Group E - Mercantile

Building up to and including 10,000 sq. ft. - Per ft ²	Per Square Foot	\$1.45	\$0.00	\$1.45	\$1.40	\$0.00	\$1.40	3.6%
Building up to and including 50,000 sq. ft. - Per ft ²	Per Square Foot	\$1.40	\$0.00	\$1.40	\$1.35	\$0.00	\$1.35	3.7%
Building over 50,000 sq. ft. - Per ft ²	Per Square Foot	\$1.35	\$0.00	\$1.35	\$1.30	\$0.00	\$1.30	3.8%

Group F - Industrial

Building up to and including 10,000 sq. ft. - Per ft ²	Per Square Foot	\$1.15	\$0.00	\$1.15	\$1.10	\$0.00	\$1.10	4.5%
Building up to and including 50,000 sq. ft. - Per ft ²	Per Square Foot	\$1.10	\$0.00	\$1.10	\$1.05	\$0.00	\$1.05	4.8%
Building over 50,000 sq. ft. - Per ft ²	Per Square Foot	\$0.95	\$0.00	\$0.95	\$0.90	\$0.00	\$0.90	5.6%
Parking Garage - Per ft ²	Per Square Foot	\$0.70	\$0.00	\$0.70	\$0.70	\$0.00	\$0.70	0.0%

Farm Buildings and Low Human Occupancy

Greenhouse - Per ft ²	Per Square Foot	\$0.50	\$0.00	\$0.50	\$0.50	\$0.00	\$0.50	0.0%
Storage, livestock buildings and occupancies of a similar nature - Per	Per Square Foot	\$0.50	\$0.00	\$0.50	\$0.50	\$0.00	\$0.50	0.0%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Other Than Low Human Occupancy

Office, work area, retail packaging and occupancies of a similar nature - per ft ²	Per Square Foot	\$1.15	\$0.00	\$1.15	\$1.10	\$0.00	\$1.10	4.5%
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Heating, Ventilation and Air Conditioning (HVAC) Permit Fees

Minimum HVAC Only Fee	Flat Fee	\$213.90	\$0.00	\$213.90	\$209.90	\$0.00	\$209.90	1.9%
Add on System (unit heater, make up air unit, exhaust fans) and or ductwork alterations.	Flat Fee	\$213.90	\$0.00	\$213.90	\$209.90	\$0.00	\$209.90	1.9%
Furnace Replacement or Air Conditioner - Unit Installation	Flat Fee	\$213.90	\$0.00	\$213.90	\$209.90	\$0.00	\$209.90	1.9%
Commercial Exhaust Hood, Spray Booth, Dust Collection System	Flat Fee	\$213.90	\$0.00	\$213.90	\$209.90	\$0.00	\$209.90	1.9%
Masonry Fireplace, woodstove	Flat Fee	\$213.90	\$0.00	\$213.90	\$209.90	\$0.00	\$209.90	1.9%

Proposed Rates and Fees 2019

Pursuant to Notice by-law 2014-01-01, the following financial information is presented for the year 2019.

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Plumbing Permit Fees (Where no building permit is required)								
Backflow Prevention Device	Per Device	\$78.25	\$0.00	\$78.25	\$76.80	\$0.00	\$76.80	1.9%
Minimum Plumbing Permit Fee	Flat Fee	\$125.25	\$0.00	\$125.25	\$122.90	\$0.00	\$122.90	1.9%
Each fixture	Per Fixture	\$15.15	\$0.00	\$15.15	\$14.85	\$0.00	\$14.85	2.0%
Each manhole, catch basin or fire hydrant	Per Fixture	\$37.55	\$0.00	\$37.55	\$36.85	\$0.00	\$36.85	1.9%
Drain, sewer or water pipe 4" (100 mm) or less	Per Linear Foot	\$0.65	\$0.00	\$0.65	\$0.65	\$0.00	\$0.65	0.0%
More than 4" (100 mm)	Per Linear Foot	\$0.95	\$0.00	\$0.95	\$0.90	\$0.00	\$0.90	5.6%
Septic Tank Changeover	Per Permit	\$125.25	\$0.00	\$125.25	\$122.90	\$0.00	\$122.90	1.9%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Other Miscellaneous Permit Fees

Balcony guard repair or balcony repair/flat fee	Flat Fee	\$31.35	\$0.00	\$31.35	\$30.75	\$0.00	\$30.75	2.0%
Business Licence Review (Building & Zoning)	Per Letter	\$52.15	\$0.00	\$52.15	\$51.20	\$0.00	\$51.20	1.9%
Canopy or Marquee	Per Square Foot	\$1.00	\$0.00	\$1.00	\$1.00	\$0.00	\$1.00	0.0%
Change of Use (no construction required) - flat fee	Flat Fee	\$125.25	\$0.00	\$125.25	\$122.90	\$0.00	\$122.90	1.9%
Demolition Permit	Per Permit	\$229.55	\$0.00	\$229.55	\$225.25	\$0.00	\$225.25	1.9%
Designated Structure (retaining wall, communication tower, pedestrian bridge, crane runway, storage tank, dish antenna, solar collector) - flat fee	Flat Fee	\$213.90	\$0.00	\$213.90	\$209.90	\$0.00	\$209.90	1.9%
Electromagnetic locking device, hold open device - flat fee	Flat Fee	\$31.35	\$0.00	\$31.35	\$30.75	\$0.00	\$30.75	2.0%
Fire alarm system, emergency lighting, sprinkler system, stand pipe system, fixed extinguishing system - flat fee	Flat Fee	\$213.90	\$0.00	\$213.90	\$209.90	\$0.00	\$209.90	1.9%
Foundation	Per Square Foot	\$0.45	\$0.00	\$0.45	\$0.45	\$0.00	\$0.45	0.0%
Minor Alterations including single partition, demising wall, new roof structure, washroom, etc., each - flat	Flat Fee	\$248.35	\$0.00	\$248.35	\$243.70	\$0.00	\$243.70	1.9%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Moving of a Building	Per Permit	\$125.25	\$0.00	\$125.25	\$122.90	\$0.00	\$122.90	1.9%
Occupancy Permit (building not fully completed) Residential - per dwelling unit, room or suite of Rooms individually occupied - flat fee	Flat Fee	\$125.25	\$0.00	\$125.25	\$122.90	\$0.00	\$122.90	1.9%
Other occupancies - per 1,000 sq. ft. of floor area or portion to be occupied	Per Square Foot	\$62.55	\$0.00	\$62.55	\$61.40	\$0.00	\$61.40	1.9%
Marking Garage Repair - Flat Fee	Flat Fee	\$213.90	\$0.00	\$213.90	\$209.90	\$0.00	\$209.90	1.9%
Pavilion, bandshell, open sided covered walkway	Per Square Foot	\$1.00	\$0.00	\$1.00	\$1.00	\$0.00	\$1.00	0.0%
Public Pool - Flat Fee	Flat Fee	\$746.05	\$0.00	\$746.05	\$732.15	\$0.00	\$732.15	1.9%
Racking System	Per Square Foot	\$1.00	\$0.00	\$1.00	\$1.00	\$0.00	\$1.00	0.0%
Shoring (per linear ft.)	Per Linear Foot	\$3.45	\$0.00	\$3.45	\$3.40	\$0.00	\$3.40	1.5%
Temporary structure (tent, air supported structure, new portable, relocated portable) - flat fee	Flat Fee	\$213.90	\$0.00	\$213.90	\$209.90	\$0.00	\$209.90	1.9%
Underpinning	Per Permit	\$3.45	\$0.00	\$3.45	\$3.40	\$0.00	\$3.40	1.5%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
By-law and Property Standards Fees								
Certificate of Compliance	Per Letter	\$134.95	\$0.00	\$134.95	\$132.45	\$0.00	\$132.45	1.9%
Fence By-Law Variance Application	Flat Fee	\$386.25	\$0.00	\$386.25	\$379.05	\$0.00	\$379.05	1.9%
File a Notice of Appeal	Flat Fee	\$394.55	\$0.00	\$394.55	\$387.20	\$0.00	\$387.20	1.9%
Registration/Discharge - Property Standards Order	Flat Fee	\$276.20	\$0.00	\$276.20	\$271.05	\$0.00	\$271.05	1.9%
Reinspection Fee for Property Standards or By-law Enforcement (for the 3rd and subsequent required inspections)	Per Inspection	\$158.85	\$0.00	\$158.85	\$155.90	\$0.00	\$155.90	1.9%
Swimming Pool Fence Permit	Per Permit	\$171.35	\$0.00	\$171.35	\$168.15	\$0.00	\$168.15	1.9%

Mowing of Weeds and Grass on Private Lots and the Untraveled Portion of the Public Highway - Area

0 - 7,500 square feet	Flat Fee	\$452.45	\$0.00	\$452.45	\$446.20	\$0.00	\$446.20	1.4%
7,501 - 15,000 square feet	Flat Fee	\$515.75	\$0.00	\$515.75	\$508.65	\$0.00	\$508.65	1.4%
15,001 - 30,000 square feet	Flat Fee	\$755.50	\$0.00	\$755.50	\$745.05	\$0.00	\$745.05	1.4%
30,001 - less than 1 acre	Flat Fee	\$792.35	\$0.00	\$792.35	\$781.40	\$0.00	\$781.40	1.4%
1 acre - 1.5 acres	Flat Fee	\$874.35	\$0.00	\$874.35	\$862.30	\$0.00	\$862.30	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Greater than 1.5 acres - 2 acres	Flat Fee	\$1,025.10	\$0.00	\$1,025.10	\$1,010.95	\$0.00	\$1,010.95	1.4%
Over 2 acres - per acre (additional charge)	Flat Fee	\$452.45	\$0.00	\$452.45	\$446.20	\$0.00	\$446.20	1.4%
Flowing requiring a contractor	Flat Fee	Job Specific Costing			Job Specific Costing			-
Additional Admin Fee when Contractor required	Flat Fee	\$166.90	\$0.00	\$166.90	\$164.60	\$0.00	\$164.60	1.4%

Sign Permit Fees

Ground, projecting and wall	Per Permit	\$126.25	\$0.00	\$126.25	\$123.90	\$0.00	\$123.90	1.9%
Pole	Per Permit	\$249.35	\$0.00	\$249.35	\$244.70	\$0.00	\$244.70	1.9%

Portable

For 30 consecutive days	Flat Fee	\$57.10	\$0.00	\$57.10	\$56.05	\$0.00	\$56.05	1.9%
For 60 consecutive days	Flat Fee	\$114.25	\$0.00	\$114.25	\$112.10	\$0.00	\$112.10	1.9%
For 90 consecutive days	Flat Fee	\$141.25	\$0.00	\$141.25	\$138.60	\$0.00	\$138.60	1.9%
For 120 consecutive days	Flat Fee	\$169.25	\$0.00	\$169.25	\$166.10	\$0.00	\$166.10	1.9%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Sign By-Law Variance Application	Per Permit	\$386.25	\$0.00	\$386.25	\$379.05	\$0.00	\$379.05	1.9%
Temporary Wrap Around Signs	Per Permit	\$153.65	\$0.00	\$153.65	\$150.80	\$0.00	\$150.80	1.9%

Planning Fees

Planning Amendment (Lifting of 'Holding' (H) Designation)	Per Application	\$1,661.50	\$0.00	\$1,661.50	\$1,638.55	\$0.00	\$1,638.55	1.4%
Planning Compliance or Information Letter (No Inspection)	Per Letter	\$125.25	\$0.00	\$125.25	\$122.90	\$0.00	\$122.90	1.9%
Planning Compliance or Information Letter (Inspection And No Permit)	Per Letter	\$200.35	\$0.00	\$200.35	\$196.60	\$0.00	\$196.60	1.9%

Planning Application Fees

Amendment - Description for Registered Condo	Per Application	\$516.65	\$0.00	\$516.65	\$509.50	\$0.00	\$509.50	1.4%
Final Condominium Approval Agreement Application	Per Application	\$2,417.85	\$0.00	\$2,417.85	\$2,384.45	\$0.00	\$2,384.45	1.4%
Condominium Draft Plan Approval	Per Application	\$6,716.25	\$0.00	\$6,716.25	\$6,623.50	\$0.00	\$6,623.50	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Condominium Extension to Draft Approval								
Major - With Circulation > 4 months	Per Application	\$1,992.15	\$0.00	\$1,992.15	\$1,964.65	\$0.00	\$1,964.65	1.4%
Minor - Without Circulation < 4 months	Per Application	\$1,332.90	\$0.00	\$1,332.90	\$1,314.50	\$0.00	\$1,314.50	1.4%
Other								
Address Change Application Fee	Per Application	\$155.00	\$0.00	\$155.00	\$152.85	\$0.00	\$152.85	1.4%
Heritage Permit Application Fee	Per Application	\$250.00	\$0.00	\$250.00	\$152.85	\$0.00	\$152.85	63.6%
Part Lot Control By-Law Application	Per Application	\$1,744.60	\$0.00	\$1,744.60	\$1,720.50	\$0.00	\$1,720.50	1.4%
Servicing Agreement & Other Development Type Agreements (Similar To Section 45 C. of A. Agreements)	Per Agreement	\$2,492.25	\$0.00	\$2,492.25	\$2,457.85	\$0.00	\$2,457.85	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Site Plan								
Site Plan Agreement	Per Agreement	\$7,160.50	\$0.00	\$7,160.50	\$7,061.65	\$0.00	\$7,061.65	1.4%
Preconsultation (discounted from full fee)	Per Application	\$1,208.95	\$0.00	\$1,208.95	\$1,192.25	\$0.00	\$1,192.25	1.4%
Plus for every 1,000 sq. ft. of floor area in excess of the first 30,000 sq. ft. used commercial, industrial or other non-residential use.	Flat Fee	\$49.60	\$0.00	\$49.60	\$48.90	\$0.00	\$48.90	1.4%
Maximum Charge	Flat Fee	\$12,089.20	\$0.00	\$12,089.20	\$11,922.30	\$0.00	\$11,922.30	1.4%
Extension of Site Plan Agreement for up to 2 years	Flat Fee	\$1,661.50	\$0.00	\$1,661.50	\$1,638.55	\$0.00	\$1,638.55	1.4%

Site Plan Agreement Amendment Application

Major (Registered Agreement) - Includes Preconsultation	Per Application	\$5,269.65	\$0.00	\$5,269.65	\$5,196.90	\$0.00	\$5,196.90	1.4%
Site Plan - Minor (Registered Agreement)	Per Agreement	\$3,042.00	\$0.00	\$3,042.00	\$3,000.00	\$0.00	\$3,000.00	1.4%
Minor (No Registered Agreement)	Per Application	\$2,417.85	\$0.00	\$2,417.85	\$2,384.45	\$0.00	\$2,384.45	1.4%
Site Plan Agreement Clearance Letters	Per Letter	\$632.40	\$0.00	\$632.40	\$623.65	\$0.00	\$623.65	1.4%
Site Plan Agreement Release	Per Agreement	\$996.90	\$0.00	\$996.90	\$983.15	\$0.00	\$983.15	1.4%
Site Plan Control (Plans Approved)	Per Application	\$2,417.85	\$0.00	\$2,417.85	\$2,384.45	\$0.00	\$2,384.45	1.4%

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Pursuant to Securities	Flat Fee	\$483.60	\$0.00	\$483.60	\$476.90	\$0.00	\$476.90	1.4%
More Than 3 Submission of Plans for Review	Flat Fee	\$1,611.90	\$0.00	\$1,611.90	\$1,589.65	\$0.00	\$1,589.65	1.4%

Subdivision Agreement Application	Per Application	\$8,059.45	\$0.00	\$8,059.45	\$7,948.20	\$0.00	\$7,948.20	1.4%
New Tree Planting for a Subdivision 100 mm deciduous tree	Per Tree	\$663.35	\$0.00	\$663.35	\$654.20	\$0.00	\$654.20	1.4%
Subdivision Agreement Amendment Application	Per Application	\$2,659.60	\$0.00	\$2,659.60	\$2,622.90	\$0.00	\$2,622.90	1.4%
Subdivision Agreement Release	Per Agreement	\$1,004.30	\$0.00	\$1,004.30	\$990.45	\$0.00	\$990.45	1.4%
Subdivision Draft Plan Approval	Per Application	\$12,089.20	\$0.00	\$12,089.20	\$11,922.30	\$0.00	\$11,922.30	1.4%
Preconsultation (discounted from full fee)	Per Application	\$1,208.95	\$0.00	\$1,208.95	\$1,192.25	\$0.00	\$1,192.25	1.4%

Major - With Circulation > 4 Months Extension	Per Application	\$1,992.55	\$0.00	\$1,992.55	\$1,965.05	\$0.00	\$1,965.05	1.4%
Minor - Without Circulation < 4 Months Extension	Per Application	\$1,326.70	\$0.00	\$1,326.70	\$1,308.40	\$0.00	\$1,308.40	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Subdivision Modification to Draft Approval								
Major - With Circulation	Per Application	\$1,996.25	\$0.00	\$1,996.25	\$1,968.70	\$0.00	\$1,968.70	1.4%
Minor - Without Circulation	Per Application	\$1,326.70	\$0.00	\$1,326.70	\$1,308.40	\$0.00	\$1,308.40	1.4%
Amendments								
Official Plan Application Amendment (includes advertising cost)	Per Application	\$9,671.40	\$0.00	\$9,671.40	\$9,537.85	\$0.00	\$9,537.85	1.4%
Preconsultation (discounted from full fee)	Per Application	\$1,208.95	\$0.00	\$1,208.95	\$1,192.25	\$0.00	\$1,192.25	1.4%
Zoning By-Law Amendment Application - Major	Per Application	\$8,059.45	\$0.00	\$8,059.45	\$7,948.20	\$0.00	\$7,948.20	1.4%
Preconsultation (discounted from full fee)	Per Application	\$1,208.95	\$0.00	\$1,208.95	\$1,192.25	\$0.00	\$1,192.25	1.4%
Zoning By-Law Amendment Application - Minor (Includes preconsultation)	Per Application	\$5,811.50	\$0.00	\$5,811.50	\$5,731.25	\$0.00	\$5,731.25	1.4%
Zoning By-Law And Official Plan Amendment Application Combined - if processed concurrently (includes advertising costs)	Per Application	\$12,089.20	\$0.00	\$12,089.20	\$11,922.30	\$0.00	\$11,922.30	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Committee of Adjustment								
Consent Application - New Lots	Per Application	\$1,797.85	\$0.00	\$1,797.85	\$1,773.05	\$0.00	\$1,773.05	1.4%
Consent Application - Others, i.e., Easements, etc.	Per Application	\$1,370.10	\$0.00	\$1,370.10	\$1,351.20	\$0.00	\$1,351.20	1.4%
Variance Application	Per Application	\$1,454.85	\$0.00	\$1,454.85	\$1,434.75	\$0.00	\$1,434.75	1.4%
Consent and Validation of Title Certification Fee	Per Application	\$210.80	\$0.00	\$210.80	\$207.90	\$0.00	\$207.90	1.4%
Recirculation Fee	Per Application	\$508.35	\$0.00	\$508.35	\$501.35	\$0.00	\$501.35	1.4%
Section 45 Agreements	Per Agreement	\$2,540.80	\$0.00	\$2,540.80	\$2,505.70	\$0.00	\$2,505.70	1.4%
Special Hearing Fee (in addition to Application Fee)	Flat Fee	\$847.30	\$0.00	\$847.30	\$835.60	\$0.00	\$835.60	1.4%

Boulevard Trees

New Tree Planting 60mm Deciduous Tree	-	Refer to City Tree Removal and Replacement in Parks and Playing Fields	Refer to City Tree Removal and Replacement in Parks and Playing Fields	
Replacement Tree (Does not include costs of removal)	-	Refer to City Tree Removal and Replacement in Parks and Playing Fields	Refer to City Tree Removal and Replacement in Parks and Playing Fields	

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Documents and Printing Fees								
Basic Street Maps (Paper Prints Only)								
20,000 (Black & White)	Flat Fee	\$6.00	\$0.00	\$6.00	\$5.90	\$0.00	\$5.90	1.7%
20,000 (Colour)	Flat Fee	\$9.55	\$0.00	\$9.55	\$9.40	\$0.00	\$9.40	1.6%
Official Plan (Garden City Plan)	Flat Fee	\$77.45	\$0.00	\$77.45	\$76.40	\$0.00	\$76.40	1.4%
Official Plan (Certified)	Flat Fee	\$83.45	\$0.00	\$83.45	\$82.30	\$0.00	\$82.30	1.4%
Mapping Requests for Ministry of Environment Approvals	Flat Fee	\$71.50	\$0.00	\$71.50	\$70.50	\$0.00	\$70.50	1.4%
Microfilm Prints	Per Page	\$1.85	\$0.00	\$1.85	\$1.80	\$0.00	\$1.80	2.8%
Photocopies - miscellaneous	Per Page	\$0.40	\$0.00	\$0.40	\$0.40	\$0.00	\$0.40	0.0%
Property/Addressing Mapping - Per Page	Per Page	\$8.40	\$0.00	\$8.40	\$8.30	\$0.00	\$8.30	1.2%
Set of 15	Flat Fee	\$125.20	\$0.00	\$125.20	\$123.45	\$0.00	\$123.45	1.4%
Site Plan Manual - 2014	Flat Fee	\$35.75	\$0.00	\$35.75	\$35.25	\$0.00	\$35.25	1.4%
Zoning By-law 2013-283	Flat Fee	\$29.80	\$0.00	\$29.80	\$29.40	\$0.00	\$29.40	1.4%
Zoning By-law - Certified	Flat Fee	\$34.25	\$0.00	\$34.25	\$33.80	\$0.00	\$33.80	1.3%

Proposed Rates and Fees 2019

Pursuant to Notice of a Public Hearing on the Proposed By-Law Amendment to the Municipalities of the County of York

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Other Approvals								
Seeming By-Laws	Per Application	\$1,165.55	\$0.00	\$1,165.55	\$1,149.45	\$0.00	\$1,149.45	1.4%
Public Meeting Rescheduling After Public Notice Issued (Official Plan Amendment, Zoning Amendment, Draft Plan of Subdivision, Draft Plan of Condominium)	Per Application	\$663.35	\$0.00	\$663.35	\$654.20	\$0.00	\$654.20	1.4%
Street Naming - Private Roads	Per Application	\$996.90	\$0.00	\$996.90	\$983.15	\$0.00	\$983.15	1.4%

Proposed Rates and Fees 2019

Transportation and Environmental Services

Engineering and Construction

Local Improvements (Installed under Ontario Regulation 586/06)

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Storm Sewers Excluding Laterals	Per Metre of Frontage	\$544.00	\$0.00	\$544.00	\$347.50	\$0.00	\$347.50	56.5%
Sanitary Sewer Excluding Laterals	Per Metre of Frontage	\$567.00	\$0.00	\$567.00	\$615.90	\$0.00	\$615.90	-7.9%
Watermain Excluding Services	Per Metre of Frontage	\$560.00	\$0.00	\$560.00	\$319.40	\$0.00	\$319.40	75.3%
Roads and Drainage Improvements on Local Streets, assuming existing Storm Sewers	Per Metre of Frontage	\$439.00	\$0.00	\$439.00	\$392.25	\$0.00	\$392.25	11.9%
Roads and Drainage Improvements on Local Streets, including Storm Sewers and excluding Laterals	Per Metre of Frontage	\$848.00	\$0.00	\$848.00	\$702.25	\$0.00	\$702.25	20.8%
Concrete Sidewalk on Low Traffic Local Streets	Per Metre of Frontage	\$244.00	\$0.00	\$244.00	\$190.40	\$0.00	\$190.40	28.2%

Construction Plans and Specifications

Small-Medium	Per Document	\$35.40	\$4.60	\$40.00	\$32.21	\$4.19	\$36.40	9.9%
Large	Per Document	\$70.80	\$9.20	\$80.00	\$69.07	\$8.98	\$78.05	2.5%
Very Large	Per Document	\$115.04	\$14.96	\$130.00	\$110.49	\$14.36	\$124.85	4.1%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Environmental Services

Environmental Audit Review	Per Review	\$65.31	\$8.49	\$73.80	\$64.42	\$8.38	\$72.80	1.4%
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Geomatics**City Documents (Copies)**

Aerial Photographs	-	Job Specific Costing			Job Specific Costing			-
Bench Mark Photocopies	Per Page	\$0.35	\$0.05	\$0.40	\$0.35	\$0.05	\$0.40	0.0%
Contracts	Per Page	\$0.35	\$0.05	\$0.40	\$0.35	\$0.05	\$0.40	0.0%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Digital Graphics Files

Various File Formats	Per DVD	\$19.07	\$2.48	\$21.55	\$18.81	\$2.44	\$21.25	1.4%
Special Requests (Compression, Overlays)	Per 15 minute time block	\$14.25	\$1.85	\$16.10	\$14.07	\$1.83	\$15.90	1.3%
2002 Colour 1 KM Tile - 20cm Orthoimage, Tiff Format	Per File	\$46.68	\$6.07	\$52.75	\$46.02	\$5.98	\$52.00	1.4%
2006 Black and White 1 KM Tile - 10cm Orthoimage, Tiff Format	Per File	\$55.97	\$7.28	\$63.25	\$55.22	\$7.18	\$62.40	1.4%
2010 Colour 1 KM Tile - 20cm Orthoimage, Tiff Format	Per File	\$55.97	\$7.28	\$63.25	\$55.22	\$7.18	\$62.40	1.4%
2013 Colour 1KM Tile - 10cm Orthoimage Tiff Format (Sub-license)	Per File	\$79.12	\$10.28	\$89.40	\$78.01	\$10.14	\$88.15	1.4%

Microfilm Prints

Microfilm Prints	Per Page	\$0.97	\$0.13	\$1.10	\$0.97	\$0.13	\$1.10	0.0%
Microfilm 35mm Print of Plans	-	Job Specific Costing			Job Specific Costing			-
Photocopies - Miscellaneous	Per Page	\$0.35	\$0.05	\$0.40	\$0.50	\$0.05	\$0.40	0.0%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Plan Reproduction (General)

Per m ² White Print Paper	Per Square Meter	\$2.92	\$0.38	\$3.30	\$2.88	\$0.37	\$3.25	1.5%
Minimum	Per Square Meter	\$2.92	\$0.38	\$3.30	\$2.88	\$0.37	\$3.25	1.5%

Water Atlas (Sanitary and Storm)

Complete - Advance Order	Per Book	\$60.97	\$7.93	\$68.90	\$60.13	\$7.82	\$67.95	1.4%
Copy of Individual Pages	Per Page	\$0.35	\$0.05	\$0.40	\$0.35	\$0.05	\$0.40	0.0%

Water Atlas

Water Atlas - Complete - Advance Order	Per Book	\$60.97	\$7.93	\$68.90	\$60.13	\$7.82	\$67.95	1.4%
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Encroachment

Encroachment Agreements	Per Agreement	\$280.04	\$36.41	\$316.45	\$276.19	\$35.91	\$312.10	1.4%
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Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Operations**Street Banner**

Street Banner Fee	Per Location	\$152.96	\$19.89	\$172.85	\$150.84	\$19.61	\$170.45	1.4%
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Municipal Consent Permit

Municipal Consent Permit	Per Application	\$133.41	\$17.34	\$150.75	\$131.55	\$17.10	\$148.65	1.4%
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Culvert Installation**600mm Diameter and Less**

•A minimum charge of two (2) linear metres applies to all installations.

Cost Per Linear Metre	Per Metre	\$324.50	\$0.00	\$324.50	\$320.00	\$0.00	\$320.00	1.4%
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Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Culvert Installation Greater than 600mm Diameter

Charges for new culverts or extensions greater than 600mm diameter in size will be based on actual cost. The fee will be based on an estimate prepared by the City Engineer, will reflect actual site conditions and must be prepaid. Should the actual cost be greater than the estimate, the property owner shall be invoiced for any additional costs incurred. Should the actual cost be less than the estimate, the property owner will be refunded the difference.

Culvert Installation Greater than 600mm Diameter Fee	-	Job Specific Costing			Job Specific Costing			-
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Curb Entrances

For curb cuts if two (2) separate cuts are required to cut a one (1) metre length, a second charge will apply. The minimum charge is \$57.00

Curb Cuts Only	Per Linear Metre	\$28.50	\$0.00	\$28.50	\$28.10	\$0.00	\$28.10	1.4%
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•The minimum charge for curb cuts is one linear metre per side for a total of two (2) linear metres

Curb Cut - Priority Rate	Per Linear Metre	\$83.65	\$0.00	\$83.65	\$82.50	\$0.00	\$82.50	1.4%
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•For expedited callouts where the minimum amount may not be achieved.

Curb Cut - Priority Rate - Minimum Charge	Flat Fee	\$233.20	\$0.00	\$233.20	\$230.00	\$0.00	\$230.00	1.4%
Driveway Access / Curb Cut Application Fee	Flat Fee	\$107.70	\$14.00	\$121.70	\$106.19	\$13.81	\$120.00	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Curbs and Sidewalks

Lowering Sidewalk	Per Square Metre	\$252.90	\$0.00	\$252.90	\$249.40	\$0.00	\$249.40	1.4%
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The minimum charge for lowering a sidewalk is two (2) square metres.

Curb Face Sidewalk	Per Square Metre	\$252.90	\$0.00	\$252.90	\$249.40	\$0.00	\$249.40	1.4%
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The minimum charge for curb face sidewalk is two (2) square metres.

Curb Replacement (Fill)	Per Linear Metre	\$231.05	\$0.00	\$231.05	\$227.85	\$0.00	\$227.85	1.4%
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The minimum charge for curb replacement is two (2) linear metres.

Road Closures

Road Closure	-	Job Specific Costing			Job Specific Costing			-
Road Closure - For Profit Special Event	Per Application	\$516.65	\$0.00	\$516.65	\$509.50	\$0.00	\$509.50	1.4%
Road Closure - Not-for-Profit Special Event	Per Application	\$258.30	\$0.00	\$258.30	\$254.75	\$0.00	\$254.75	1.4%
Road Closure - Parade and other multi-road events	-	Job Specific Costing			Job Specific Costing			-

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Reinstatements (Within Road Allowance)

A minimum charge of either two (2) square metres or two (2) linear metres depending on the unit of measure applies to all reinstatements within the road allowance.

Asphalt	Per Square Metre	\$110.80	\$0.00	\$110.80	\$109.25	\$0.00	\$109.25	1.4%
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The minimum charge for asphalt replacement is two (2) square metres.

Boulevard	Per Square Metre	\$25.30	\$0.00	\$25.30	\$24.95	\$0.00	\$24.95	1.4%
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The minimum charge for boulevard replacement is two (2) square metres.

Concrete Curb	Per Linear Metre	\$233.15	\$0.00	\$233.15	\$229.95	\$0.00	\$229.95	1.4%
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The minimum charge for concrete curb replacement is two (2) linear metres.

Concrete Driveway	Per Square Metre	\$164.55	\$0.00	\$164.55	\$162.30	\$0.00	\$162.30	1.4%
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•The minimum charge for concrete driveway replacement is two (2) square metres.

Concrete Road	Per Square Metre	\$197.25	\$0.00	\$197.25	\$194.55	\$0.00	\$194.55	1.4%
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•The minimum charge for concrete road replacement is two (2) square metres.

Concrete Sidewalks	Per Square Metre	\$147.05	\$0.00	\$147.05	\$145.00	\$0.00	\$145.00	1.4%
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•The minimum charge for concrete sidewalk replacement is two (2) square metres.

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Road Allowance - Deposit For Damages (Where Sidewalk Exists)								
Residential - Up to 4 Units	Per Application	\$623.55	\$0.00	\$623.55	\$614.95	\$0.00	\$614.95	1.4%
Pool Construction	Per Application	\$304.55	\$0.00	\$304.55	\$300.35	\$0.00	\$300.35	1.4%
Additions Requiring Footings	Per Application	\$304.55	\$0.00	\$304.55	\$300.35	\$0.00	\$300.35	1.4%
Accessory Buildings Requiring Footings	Per Application	\$304.55	\$0.00	\$304.55	\$300.35	\$0.00	\$300.35	1.4%
Commercial/Industrial								
Large Residential (Greater than 4 Units)								
Demolition (Greater than 100 Square Meters)								
Per Square Metre of Sidewalk	Per Square metre	\$80.80	\$0.00	\$80.80	\$79.70	\$0.00	\$79.70	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Sewer Services - Private and Public Property

Division Policies

If the cause and location of a sewer service blockage can be determined through a sewer service video inspection, charges may be adjusted accordingly.

The property owner is responsible for charges related to building sewer maintenance crossing both private and public property.

The term "residential" includes buildings which contain a maximum of three (3) residential units and does not include any other uses such as commercial/industrial/institutional or any combination thereof.

Property owners are subject to one clearing charge per 12 month period for rodding services only. The 12 month policy does not apply if a clean out, satisfactory to the City Engineer, does not exist on the service and an electric snake is used to clear a blockage.

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Building Sewer Clearing and Other Services

The City cannot provide a copy of any video taken of a property owner's sewer service.

Free roots are charged as one charge per 12 month period for rodding only. The 12 month policy does not apply when clean out does not exist and an electric snake is used.

Charges for clearing blockages on public property (road allowance) will be subsidized up to 100% only if there is a clean out, satisfactory to the City engineer, on the sewer service. Charges for drain clearing will be forgiven only after the property owner installs a clean out, satisfactory to the City engineer, on the sewer service and/or repairs any building sewer obstruction on the private side.

Residential

Regular Time (7:00 a.m. to 7:00 p.m., Monday to Friday)	Per Sewer clearing	\$274.30	\$0.00	\$274.30	\$270.50	\$0.00	\$270.50	1.4%
Overtime (7:00 p.m. to 7:00 a.m., Saturday, Sunday and Holidays)	Per Sewer clearing	\$450.50	\$0.00	\$450.50	\$444.30	\$0.00	\$444.30	1.4%

Non-Residential

Regular Time and Overtime	Per Sewer clearing	\$502.20	\$0.00	\$502.20	\$495.25	\$0.00	\$495.25	1.4%
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•In the event the actual cost exceeds the above fee the actual cost will be applied.

Inspection or Tracing of Existing Sewer Lateral on Public Property Excluding Sewer Clearing

•The City cannot provide a copy of any video taken of a property owner's sewer service.

The fee is for one visit and the sewer must be safely accessible and/or exposed at the time the City crew arrives. The sewer must be clear of obstructions or a separate sewer clearing charge may apply.

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Residential

Regular Time Only	Per Inspection	\$204.85	\$0.00	\$204.85	\$202.00	\$0.00	\$202.00	1.4%
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Non-Residential

Non-Residential - Regular Time Only	Per Inspection	\$204.85	\$0.00	\$204.85	\$202.00	\$0.00	\$202.00	1.4%
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The Non-Residential - Overtime charge is a minimum fee which may increase if the actual cost is greater.

Sewer Call

Residential

Regular time (7:00 a.m. to 7:00 p.m., Monday to Friday)	Per Service call	\$218.00	\$0.00	\$218.00	\$215.00	\$0.00	\$215.00	1.4%
Overtime (7:00 p.m. to 7:00 a.m., Saturday, Sunday and Holiday)	Per Service call	\$319.40	\$0.00	\$319.40	\$315.00	\$0.00	\$315.00	1.4%

Non-Residential

Regular time (7:00 a.m. to 7:00 p.m., Monday to Friday)	Per Service call	\$263.65	\$0.00	\$263.65	\$260.00	\$0.00	\$260.00	1.4%
Overtime (7:00 p.m. to 7:00 a.m., Saturday, Sunday and Holiday)	Per Service call	\$385.30	\$0.00	\$385.30	\$380.00	\$0.00	\$380.00	1.4%

The Non-Residential - charges are a minimum fee which may increase if the actual cost is greater.

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Building Sewer Replacement

Division Policies

Private Property

All work on Private Property to be completed by private contractors.

Public Property (Road Allowance)

New Building Sewer Connections or Replacements (Storm or Sanitary)

Charges for new building sewers apply to either storm or sanitary service connections, include a connection to the main sewer, the installation of the service from the main sewer to the property line, installation of a clean-out and the associated restoration works and must be pre-paid.

The policy of Council and the charges in this schedule are based on a main sewer being available somewhere within the frontage or flankage of the property. Subject to approval from the City Engineer, other situations may be charged based on actual cost. The fee will be based on an estimate prepared by the City Engineer, will reflect actual site conditions, may include the extension of an existing main sewer and must be pre-paid.

Charges for new building sewers greater than 150mm diameter in size will be based on actual cost/job specific costing

- The fee will be based on an estimate prepared by the City Engineer, will reflect actual site conditions, will include the cost of a manhole (where applicable) and must be pre-paid. Should the actual cost be greater than the estimate, the property owner shall be invoiced for any additional costs incurred. Should the actual cost be less than the estimate, the property owner will be refunded the difference.

- Rates are based on open cut installations in material which can be removed by equipment normally used by City Forces for the work. Installations requiring rock excavation, or any form of boring or tunneling will be charged at actual cost.

Servicing for Semi-Detached Dwellings Where Service Can Be Installed In Same Trench

- A minimum charge of ten (10) metres applies to all servicing where service can be installed in the same trench.

100mm Diameter - Per Linear Metre	Per Metre	\$630.30	\$0.00	\$630.30	\$621.60	\$0.00	\$621.60	1.4%
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Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Servicing for Detached Dwellings and Semi-Detached Dwellings Where Service Cannot be Installed in the Same Trench.

A minimum charge of ten (10) metres applies to all servicing where servicing cannot be installed in the same trench.

100mm Diameter - Per Linear Metre	Per Metre	\$420.20	\$0.00	\$420.20	\$414.40	\$0.00	\$414.40	1.4%
125mm Diameter - Per Linear Metre	Per Metre	\$429.40	\$0.00	\$429.40	\$423.45	\$0.00	\$423.45	1.4%
150mm Diameter - Per Linear Metre	Per Metre	\$491.50	\$0.00	\$491.50	\$484.70	\$0.00	\$484.70	1.4%
All Diameter sizes greater than 150mm ** *	-	Job Specific Costing			Job Specific Costing			-

Where the symbol * appears above, the charges in this schedule are subject to a 35% reduction when carried out in conjunction with planned City road, sewer and waterworks.

Where the symbol ** appears above, the fee may be subject to the extra cost (by quote) of a manhole where the size of the connection is equal to or one size smaller than the City sewer, i.e. a 200mm to a 250mm main.

*New sewer connections for semi-detached dwelling units, where the services can be installed in the same trench, shall be prepaid with the fee being 1.5 times that of individual connection.

•New building sewers requiring a connection to a Regional trunk sanitary sewer will be charged a Regional connection fee in addition to the new service charge. Charges must be pre-paid and property owner must provide written authorization from the Region of Niagara.

Regional Sanitary Sewer Connection	Per Connection	\$1,035.30	\$0.00	\$1,035.30	\$1,021.00	\$0.00	\$1,021.00	1.4%
Manhole (If Required by Region)	-	Job Specific Costing			Job Specific Costing			-

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Abandon Existing Sewer Service (Any Size)

Assumes access is available to existing sewer (clean-out or open excavation). Work to include tracing sewer from existing clean-out or open excavation, excavation on the existing sewer service at the property line, TV inspection of the sewer from the property line to the sewer main, capping the sewer service at both ends, backfilling excavation and reinstatement.

If Sewer line is not exposed at property line by others	Per Sewer line	\$1,110.35	\$0.00	\$1,110.35	\$1,095.00	\$0.00	\$1,095.00	1.4%
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If Sewer line is exposed at property line by others a 50% rebate would apply.

Miscellaneous

Shopping Carts, Abandoned

Shopping Cart Reclaim Fee (For Pickup, Handling & Storage)	Per Cart	\$21.11	\$2.74	\$23.85	\$20.80	\$2.70	\$23.50	1.5%
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Sidewalk Patio Application

Sidewalk Patio Application	Per Application	\$368.30	\$0.00	\$368.30	\$363.20	\$0.00	\$363.20	1.4%
Rental	Per Square Meter per year	\$36.15	\$4.70	\$40.85	\$40.30	\$0.00	\$40.30	1.4%

Sidewalk Snow Removal

Recoverable	Per Metre	\$10.55	\$0.00	\$10.55	\$10.40	\$0.00	\$10.40	1.4%
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Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Water Services

The term "residential" includes buildings which contain a maximum of three (3) residential units and does not include any other uses such as commercial/industrial/institutional or any combination thereof.

Private fire hydrants are the responsibility of the owner with respect to maintenance, repair and the annual inspection.

Rates are based on open cut installations in material which can be removed by equipment normally used by City Forces for the work. Installations requiring rock excavation, or any form of boring or tunneling will be charged at actual cost.

Hydrant Connection - Temporary	Per Connection	\$202.55	\$0.00	\$202.55	\$199.75	\$0.00	\$199.75	1.4%
Water Consumption	-	Job Specific Costing			Job Specific Costing			-
Meter and Valve Assembly Rental - Per Week (Up to a Maximum of \$600.00 Per Year)	Per Fixture	\$26.35	\$0.00	\$26.35	\$26.00	\$0.00	\$26.00	1.3%
Refundable Deposit	Flat Fee	\$1,054.95	\$0.00	\$1,054.95	\$1,040.40	\$0.00	\$1,040.40	1.4%
Relocate Hydrant - Public Property	-	Job Specific Costing			Job Specific Costing			-
Install New Hydrant - Public Property (Requiring new connection to watermain)	-	Job Specific Costing			Job Specific Costing			-
Replace Hydrant After Damage	-	Job Specific Costing			Job Specific Costing			-

Proposed Rates and Fees 2019

Pursuant to Notice by-law 21-01-001

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Frozen Water Services								
The property owner will be responsible for all charges relating to any thawing of frozen water services on private property.								
1/2", 3/4" and 1" (25mm Diameter and Less)								
Regular Time (7:00 a.m. to 7:00 p.m., Monday to Friday)	Per Water service	\$483.15	\$0.00	\$483.15	\$476.50	\$0.00	\$476.50	1.4%
Overtime (7:00 p.m. to 7:00 a.m., Saturday, Sunday and Holidays)	Per Water service	\$653.00	\$0.00	\$653.00	\$644.00	\$0.00	\$644.00	1.4%
Greater than 1" service (Greater than 25mm Diameter)	-	Job Specific Costing			Job Specific Costing			-

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

New Water Service (On Public Property)

Rates are based on open cut installations in material which can be removed by equipment normally used by City Forces for the work. Installations requiring rock excavation, or any form of boring or tunneling will be charged at actual cost.

Charges for new water services include a connection to the watermain, the installation of the service from the main to the property line and the associated restoration works and must be pre-paid.

The policy of Council and the charges in this schedule are based on a watermain being available somewhere within the frontage or flankage of the property. Subject to approval from the City Engineer, other situations may be charged based on actual cost. The fee will be based on an estimate prepared by the City Engineer, will reflect actual site conditions, may include the extension of an existing watermain and must be pre-paid.

All new water services on public property must have a minimum charge of ten (10) linear metres.

The fee will be based on an estimate prepared by the City Engineer, will reflect actual site conditions, and must be pre-paid. Should the actual cost be greater than the estimate, the property owner shall be invoiced for any additional costs incurred. Should the actual cost be less than the estimate, the property owner will be refunded the difference.

Where the symbol * appears below, fees are subject to a 35% reduction when carried out in conjunction with planned City road, sewer and waterworks.

New water services requiring a connection to Regional trunk watermain will be charged a Regional connection fee in addition to the new water service charge. Charges must be pre-paid and property owner must provide written authorization from the Region of Niagara.

•The minimum charge for servicing is ten (10) linear metres for all diameter sizes.

25mm Diameter *	Per Linear Metre	\$329.55	\$0.00	\$329.55	\$325.00	\$0.00	\$325.00	1.4%
40mm Diameter *	Per Linear Metre	\$395.45	\$0.00	\$395.45	\$390.00	\$0.00	\$390.00	1.4%
50mm Diameter *	Per Linear Metre	\$415.75	\$0.00	\$415.75	\$410.00	\$0.00	\$410.00	1.4%
75mm Diameter *	Per Linear Metre	\$461.00	\$0.00	\$461.00	\$454.65	\$0.00	\$454.65	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
100mm Diameter and greater *	-	Job Specific Costing			Job Specific Costing			-
Regional Watermain Connection	Per Connection	\$1,160.45	\$0.00	\$1,160.45	\$1,144.45	\$0.00	\$1,144.45	1.4%
Valve Chamber	-	Job Specific Costing			Job Specific Costing			-

Repair, Replace or Upgrade of Water Services (Public Property)

Repair or Replace Service - Same Size	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%
Upgrade Service - from <19mm to 25mm	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%
Upgrade Service - Greater Than 25mm	-	Job Specific Costing			Job Specific Costing			-

* Applicable when private property is also being upgraded at the owner's expense.

Proposed Rates and Fees 2019

Pursuant to
Article 10, Section 10-100
of the
Town of
Huntington
Local Management
Order

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Abandon Existing Water Service								
Water Service <= 50mm (2") Work to include removal of existing meter, excavation on the existing service at the main, shutting off the main stop, removal of existing curb box, backfilling excavations and reinstatement	Per Water service	\$1,440.25	\$0.00	\$1,440.25	\$1,420.35	\$0.00	\$1,420.35	1.4%
Charge may be waived if a new service is installed in the same trench at time of excavation.								
Water Service > 50mm (2") Work will generally include removal of existing meter, excavation on the existing service at the main, replacing a section of the watermain at the service connection, removal of existing service valve and valve box, backfilling excavations and reinstatement	-	Job Specific Costing			Job Specific Costing			-

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Water Meter Pits (Chambers)

Where a water meter cannot be installed and protected within the building to be serviced, an appropriate meter pit (= <50mm Dia.) or precast concrete chamber (>50mm Dia.) shall be designed, supplied and installed as specified by the City Engineer. All costs associated with the supply and installation of a meter pit or precast chamber shall be borne by the property owner.

Rates are based on open cut installations in material which can be removed by equipment normally used by City Forces for the work. Installations requiring rock excavation, or any form of boring or tunneling will be charged at actual cost.

Water Meter Pit - Supply Only

Supply Only - All Sizes	Per Fixture	Job Specific Costing			\$956.15	\$0.00	\$956.15	-
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Water Meter Pit - Supply and Install

Supply and Install - All Sizes	Per Fixture	Job Specific Costing			\$2,044.40	\$0.00	\$2,044.40	-
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Water Meter Miscellaneous Costs

Water Meter Bench Test

Water Meter Bench Test Fee	Per Test	\$98.10	\$0.00	\$98.10	\$96.75	\$0.00	\$96.75	1.4%
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•The Water Meter Bench Test Fee includes meter removal, testing and replacement.

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Water Meter Lost/Stolen/Broken								
Pricing dependent on meter size	-	Job Specific Costing			Job Specific Costing			-
Frozen Water Meter - (Service and Replacement Cost)								
Less than 50mm Diameter								
Regular Time (7:00 a.m. to 3:00 p.m., Monday to Friday)	Per Meter	\$328.10	\$0.00	\$328.10	\$323.55	\$0.00	\$323.55	1.4%
Overtime (3:00 p.m. to 7:00 a.m., Saturday, Sunday and Holidays)	Per Meter	\$358.70	\$0.00	\$358.70	\$353.75	\$0.00	\$353.75	1.4%
50mm Diameter and Greater								
Regular Time (7:00 a.m. to 3:00 p.m., Monday to Friday)	-	Job Specific Costing			Job Specific Costing			-
Overtime (3:00 p.m. - 7:00 a.m., Saturday, Sunday and Holidays)	-	Job Specific Costing			Job Specific Costing			-

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Water Service Call

Residential

Regular Time (7:00 a.m. to 7:00 p.m., Monday to Friday)	Per Service call	\$121.70	\$0.00	\$121.70	\$120.00	\$0.00	\$120.00	1.4%
Overtime (7:00 p.m. - 7:00 a.m., Saturday, Sunday and Holidays)	Per Service call	\$172.40	\$0.00	\$172.40	\$170.00	\$0.00	\$170.00	1.4%

Non-Residential

Regular Time (7:00 a.m. to 7:00 p.m., Monday to Friday)	Per Service call	\$157.15	\$0.00	\$157.15	\$155.00	\$0.00	\$155.00	1.4%
Overtime (7:00 p.m. to 7:00 a.m., Saturday, Sunday and Holidays)	Per Service call	\$228.15	\$0.00	\$228.15	\$225.00	\$0.00	\$225.00	1.4%

The Non-Residential - Overtime charge is a minimum fee which may increase if the actual cost is greater.

Water Turn Off/On

- Water turned off on regular time and turned back on overtime is charged at the overtime rate.
- Water turned off on overtime and turned back on within two (2) hours of being turned off is charged at the overtime rate.
- Water turned off on overtime and turned back on after two (2) hours of being turned off is charged at two (2) times the overtime rate.

Proposed Rates and Fees 2019

Pursuant to Notice by Law Financial Markets Authority

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Residential								
Regular Time (7:00 a.m. to 7:00 p.m., Monday to Friday)	Per Service call	\$74.90	\$0.00	\$74.90	\$73.85	\$0.00	\$73.85	1.4%
Overtime (7:00 p.m. to 7:00 a.m., Saturday, Sunday and Holidays)	Per Service call	\$107.60	\$0.00	\$107.60	\$106.10	\$0.00	\$106.10	1.4%
Non-Residential								
Regular Time (7:00 a.m. to 7:00 p.m., Monday to Friday)	Per Service call	\$127.65	\$0.00	\$127.65	\$125.90	\$0.00	\$125.90	1.4%
Overtime (7:00 p.m. - 7:00 a.m., Saturday, Sunday and Holidays)	Per Service call	\$184.60	\$0.00	\$184.60	\$182.05	\$0.00	\$182.05	1.4%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
First Ontario Performing Arts Centre								
Partridge Hall (782 Fixed Seats)								
General Rate	Per Hour	\$465.00	\$60.45	\$525.45	\$459.00	\$59.67	\$518.67	1.3%
Not for Profit/Charitable/Regional Dance School rate	Per Hour	\$330.00	\$42.90	\$372.90	\$326.00	\$42.38	\$368.38	1.2%
Series/Season Sponsor Rate, Rate includes 1 technician for the duration of the rental period	Per Hour	\$330.00	\$42.90	\$372.90	\$326.00	\$42.38	\$368.38	1.2%
General Rate (Rate includes one technician for up to 8 hours)	Per Day	\$3,725.00	\$484.25	\$4,209.25	\$3,668.00	\$476.84	\$4,144.84	1.6%
Not for Profit/Charitable/Regional Dance School rate Rate includes 1 technician for up to 8 hours	Per Day	\$2,650.00	\$344.50	\$2,994.50	\$2,609.00	\$339.17	\$2,948.17	1.6%
Not for Profit/Charitable/Regional Dance School Rehearsal rate Rate includes 1 technician for duration of the rental period	Per Hour	\$230.00	\$29.90	\$259.90	\$228.00	\$29.64	\$257.64	0.9%
Box Office Gross Sales Percentage (Up to 30% at the discretion of the Executive Director)	-	Job Specific Costing			Job Specific Costing			-

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Cairns Hall (304 Fixed Seats)								
General Rate	Per Hour	\$230.00	\$29.90	\$259.90	\$229.00	\$29.77	\$258.77	0.4%
Not for Profit/Charitable/Regional Dance School rate	Per Hour	\$165.00	\$21.45	\$186.45	\$163.00	\$21.19	\$184.19	1.2%
Series/Season Sponsor Rate Rate includes 1 technician for the duration of the rental period	Per Hour	\$165.00	\$21.45	\$186.45	\$163.00	\$21.19	\$184.19	1.2%
General Rate Rate includes 1 technician for up to 8 hours	Per Day	\$1,860.00	\$241.80	\$2,101.80	\$1,834.00	\$238.42	\$2,072.42	1.4%
Not for Profit/Charitable/Regional Dance School rate Includes 1 technician for up to 8 hours	Per Day	\$1,325.00	\$172.25	\$1,497.25	\$1,304.00	\$169.52	\$1,473.52	1.6%
Not for Profit/Charitable/Regional Dance School Rehearsal rate Rate includes 1 technician for duration of the rental period	Per Hour	\$115.00	\$14.95	\$129.95	\$114.00	\$14.82	\$128.82	0.9%
Not for Profit/Charitable/Regional Dance School rate per week - (Based on 44 hours total use, includes 1 technician. Additional hours charged back at hourly rate).	Per Week	\$3,625.00	\$471.25	\$4,096.25	\$3,567.00	\$463.71	\$4,030.71	1.6%
Box Office Gross Sales Percentage (Up to 30% at the discretion of the Executive Director)	-	Job Specific Costing			Job Specific Costing			-

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Robertson Theatre (up to 200 seats in variable configurations)								
General Rate	Per Hour	\$130.00	\$16.90	\$146.90	\$127.00	\$16.51	\$143.51	2.4%
Not for Profit/Charitable/Regional Dance School rate	Per Hour	\$83.00	\$10.79	\$93.79	\$82.00	\$10.66	\$92.66	1.2%
Series/Season Sponsor Rate Rate includes 1 technician for the duration of the rental period	Per Hour	\$83.00	\$10.79	\$93.79	\$82.00	\$10.66	\$92.66	1.2%
Not for Profit/Charitable/Regional Dance School Rehearsal rate Rate includes 1 technician for duration of the rental period	Per Hour	\$60.00	\$7.80	\$67.80	\$57.00	\$7.41	\$64.41	5.3%
Not for Profit/Charitable/Regional Dance School rate Includes 1 technician for up to 8 hours	Per Day	\$660.00	\$85.80	\$745.80	\$652.00	\$84.76	\$736.76	1.2%
Not for Profit/Charitable/Regional Dance School rate per week - (Based on 44 hours total use, includes 1 technician. Additional hours charged back at hourly rate).	Per Week	\$3,625.00	\$471.25	\$4,096.25	\$3,567.00	\$463.71	\$4,030.71	1.6%
Box Office Gross Sales Percentage (Up to 30% at the discretion of the Executive Director)	-	Job Specific Costing			Job Specific Costing			-

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Film Studio (199 fixed seats)								
General Rate	Per Hour	\$130.00	\$16.90	\$146.90	\$127.00	\$16.51	\$143.52	2.4%
Not for Profit/Charitable rate	Per Hour	\$83.00	\$10.79	\$93.79	\$82.00	\$10.66	\$92.66	1.2%
Series/Season Sponsor Rate Rate Includes 1 technician for the duration of the rental period	Per Hour	\$83.00	\$10.79	\$93.79	\$82.00	\$10.66	\$92.66	1.2%
Not for Profit/Charitable/Regional Dance School rate Includes 1 technician for up to 8 hours	Per Day	\$660.00	\$85.80	\$745.80	\$652.00	\$84.76	\$736.76	1.2%
Box Office Gross Sales Percentage (Up to 30% at the discretion of the Executive Director)	-	Job Specific Costing			Job Specific Costing			-

Algoma Central Lobby (Outside of venue booking time or rented separately)

General Rate	Per Hour	\$130.00	\$16.90	\$146.90	\$127.00	\$16.51	\$143.51	2.4%
Series/Season Sponsor Rate. Rate includes 1 technician for the duration of the rental period	Per Hour	\$83.00	\$10.79	\$93.79	\$82.00	\$10.66	\$92.66	1.2%
Not for Profit/Charitable rate	Per Hour	\$83.00	\$10.79	\$93.79	\$82.00	\$10.66	\$92.66	1.2%
Box Office Gross Sales Percentage (Up to 30% at the discretion of the Executive Director)	-	Job Specific Costing			Job Specific Costing			-

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Cogeco Community Lobby								
General Rate	Per Hour	\$80.00	\$10.40	\$90.40	\$80.00	\$10.40	\$90.40	0.0%
Not for Profit/Charitable/Sponsor Rate	Per Hour	\$60.00	\$7.80	\$67.80	\$60.00	\$7.80	\$67.80	0.0%
Joy Williams Lobby								
General Rate	Per Hour	\$80.00	\$10.40	\$90.40	\$80.00	\$10.40	\$90.40	0.0%
Not for Profit/Charitable/Sponsor Rate	Per Hour	\$60.00	\$7.80	\$67.80	\$60.00	\$7.80	\$67.80	0.0%
Mann Raceway Plaza								
General Rate	Per Hour	\$505.00	\$65.65	\$570.65	\$499.00	\$64.87	\$563.87	1.2%
Not for Profit/Charitable rate	Per Hour	\$330.00	\$42.90	\$372.90	\$326.00	\$42.38	\$368.38	1.2%
Series/Season Sponsor Rate. Rate includes 1 technician for the duration of the rental period	Per Hour	\$330.00	\$42.90	\$372.90	\$326.00	\$42.38	\$368.38	1.2%
Box Office Gross Sales Percentage (Up to 30% at the discretion of the Executive Director)	-	Job Specific Costing			Job Specific Costing			-

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
RBC Innovation Studio (Outside of venue booking time or rented separately)								
General Rate	Per Hour	\$41.00	\$5.33	\$46.33	\$41.00	\$5.33	\$46.33	0.0%
Not for Profit/Charitable/Regional Dance School rate	Per Hour	\$20.50	\$2.67	\$23.17	\$20.50	\$2.67	\$23.17	0.0%
Series/Season Sponsor Rate - Rate includes 1 technician for the duration of the rental period	Per Hour	\$20.50	\$2.67	\$23.17	\$20.50	\$2.67	\$23.17	0.0%
Box Office Gross Sales Percentage (Up to 30% at the discretion of the Executive Director)	-	Job Specific Costing			Job Specific Costing			-

Equipment, Technical Services and Miscellaneous

Backline	-	Job Specific Costing			Job Specific Costing			-
Chandelier Rental per unit \$150 plus labour	-	Job Specific Costing			Job Specific Costing			-
Portable Audio System	Per Device	\$155.00	\$20.15	\$175.15	\$152.85	\$19.87	\$172.72	1.4%
Countryman Style Headset	Per Device	\$26.00	\$3.38	\$29.38	\$25.50	\$3.32	\$28.82	1.9%
Microphones - Wireless (hand held or on stand)	Per Device	\$103.00	\$13.39	\$116.39	\$101.90	\$13.25	\$115.15	1.1%
Corded Microphone with Floor or table stand	Per Device	\$26.00	\$3.38	\$29.38	\$25.50	\$3.32	\$28.82	1.9%
PolyCom Conference Phone	Per Device	\$103.00	\$13.39	\$116.39	\$101.90	\$13.25	\$115.15	1.1%

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Audio Direct Input	Per Device	\$10.50	\$1.37	\$11.87	\$10.20	\$1.33	\$11.53	2.9%
Media Feed Box	Per Device	\$26.00	\$3.38	\$29.38	\$25.50	\$3.32	\$28.82	1.9%
House Audio Patch into Building System	Per Event	\$77.50	\$10.08	\$87.58	\$76.45	\$9.94	\$86.39	1.4%
Breakout Room Projector Package	Per Venue	\$260.00	\$33.80	\$293.80	\$254.80	\$33.12	\$287.92	2.0%
Projection System Use	Per Venue	\$465.00	\$60.45	\$525.45	\$458.55	\$59.61	\$518.16	1.4%
Flat Panel Monitor Pkg - 42"-50"	Per Device	\$155.00	\$20.15	\$175.15	\$152.85	\$19.87	\$172.72	1.4%
Laptop MacBook (Qlab, ProPresenter)	Per Device	\$205.00	\$26.65	\$231.65	\$203.85	\$26.50	\$230.35	0.6%
Laptop PC (MS Office Windows 7)	Per Device	\$205.00	\$26.65	\$231.65	\$203.85	\$26.50	\$230.35	0.6%
per day								
VGA Cable	Per Device	\$20.50	\$2.67	\$23.17	\$20.35	\$2.65	\$23.00	0.7%
Follow Spot	Per Event	\$76.00	\$9.88	\$85.88	\$75.00	\$9.75	\$84.75	1.3%
Marley Floor (\$200 plus installation and labour)	-	Job Specific Costing			Job Specific Costing			-
Stage Riser (4' x 4') including set up and skirting	Per Device	\$18.00	\$2.34	\$20.34	\$17.65	\$2.30	\$19.95	2.0%
Stage Riser Section (4'x8')	Per Device	\$26.00	\$3.38	\$29.38	\$25.00	\$3.25	\$28.25	4.0%
Laundry Access \$100 plus labour	-	Job Specific Costing			Job Specific Costing			-
Production/Judges Tables	Per Event	\$52.00	\$6.76	\$58.76	\$50.95	\$6.62	\$57.57	2.1%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Music Stand	Per Device	\$3.10	\$0.40	\$3.50	\$3.05	\$0.40	\$3.45	1.4%
Music Stand Light	Per Device	\$5.15	\$0.67	\$5.82	\$5.10	\$0.66	\$5.76	1.0%
Music Stand Light (incandescent)	Per Device	\$5.15	\$0.67	\$5.82	\$5.10	\$0.66	\$5.76	1.0%
Music Light and Stand (Combo)	Per Device	\$5.15	\$0.67	\$5.82	\$5.10	\$0.66	\$5.76	1.0%
Lower Lights \$30.00 each plus labour	-	Job Specific Costing			Job Specific Costing			-
Lower Lights coloured bulbs	Per Device	\$5.15	\$0.67	\$5.82	\$5.00	\$0.65	\$5.65	3.0%
Upstage Lights \$15.00 per stand plus labour	-	Job Specific Costing			Job Specific Costing			-
LED Lights	Per Device	\$26.00	\$3.38	\$29.38	\$25.00	\$3.25	\$28.25	4.0%
Security Guard (minimum 4 hours)	Per Hour	\$35.00	\$4.55	\$39.55	\$35.00	\$4.55	\$39.55	0.0%
Laser Pointer	Per Device	\$10.00	\$1.30	\$11.30	\$10.00	\$1.30	\$11.30	0.0%
Curtain Package \$400.00 plus labour (Cairns Recital Hall only)	-	Job Specific Costing			Job Specific Costing			-
Lobby Piano Mason & Hamlin (includes tuning)	Per Device	\$260.00	\$33.80	\$293.80	\$255.00	\$33.15	\$288.15	2.0%
Upright Steinway Piano (includes tuning)	Per Device	\$260.00	\$33.80	\$293.80	\$255.00	\$33.15	\$288.15	2.0%
Sheer Panels \$30.00 per panel plus labour	-	Job Specific Costing			Job Specific Costing			-

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Screens								
4 to 8' tripod screens	Per Device	\$46.50	\$6.05	\$52.55	\$45.85	\$5.96	\$51.81	1.4%
6x16' Fastfold Screen with Dresskit	Per Device	\$185.00	\$24.05	\$209.05	\$183.45	\$23.85	\$207.30	0.8%

Players/Cameras/Recorders

HD Player	Per Device	\$36.50	\$4.75	\$41.25	\$35.70	\$4.64	\$40.34	2.3%
Digital Audio Recording (must supply own SD card)	Per Device	\$156.00	\$20.28	\$176.28	\$153.75	\$19.99	\$173.74	1.5%
DVD/Bluray Player	Per Device	\$46.50	\$6.05	\$52.55	\$45.85	\$5.96	\$51.81	1.4%

Accessories

Black Tension Easel	Per Device	\$10.00	\$1.30	\$11.30	\$10.00	\$1.30	\$11.30	0.0%
Black Velour Pipe and Drape (per 15 ft panel)	Per Panel	\$15.50	\$2.02	\$17.52	\$15.30	\$1.99	\$17.29	1.3%
Extension Cord and Power Bar	Per Device	\$10.35	\$1.35	\$11.70	\$10.20	\$1.33	\$11.53	1.5%
Metal Decorative Easel	Per Device	\$20.00	\$2.60	\$22.60	\$20.00	\$2.60	\$22.60	0.0%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Tables								
42" x 72" x 29" Rounds	Per Device	\$15.50	\$2.02	\$17.52	\$15.30	\$1.99	\$17.29	1.3%
48" x 48" x 29" Rounds	Per Device	\$8.25	\$1.07	\$9.32	\$8.15	\$1.06	\$9.21	1.2%
42" x 30" x 29" Rectangular	Per Device	\$8.25	\$1.07	\$9.32	\$8.15	\$1.06	\$9.21	1.2%
48" x 30" x 29" Rectangular	Per Device	\$8.25	\$1.07	\$9.32	\$8.15	\$1.06	\$9.21	1.2%
42" Cocktail/Highboy Tables 42" Height	Per Device	\$9.25	\$1.20	\$10.45	\$9.20	\$1.20	\$10.40	0.5%

Linens

60" x 102" Black Linen	Per Device	\$7.25	\$0.94	\$8.19	\$7.15	\$0.93	\$8.08	1.4%
90" Round Black Linen	Per Device	\$8.25	\$1.07	\$9.32	\$8.15	\$1.06	\$9.21	1.2%
60" x 126" Black Linen	Per Device	\$7.25	\$0.94	\$8.19	\$7.15	\$0.93	\$8.08	1.4%
Bath Towel	Per Device	\$3.10	\$0.40	\$3.50	\$3.05	\$0.40	\$3.45	1.4%
Hand Towel	Per Device	\$1.05	\$0.14	\$1.19	\$1.05	\$0.14	\$1.19	0.0%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Skirts and Napkins								
Black Napkins	Per Device	\$0.55	\$0.07	\$0.62	\$0.55	\$0.07	\$0.62	0.0%
4' Skirting	Per Device	\$15.50	\$2.02	\$17.52	\$15.30	\$1.99	\$17.29	1.3%
Chairs and Other Furniture								
Conference Chair	Per Device	\$3.10	\$0.40	\$3.50	\$3.05	\$0.40	\$3.45	1.4%
Bar Stool	Per Device	\$3.10	\$0.40	\$3.50	\$3.05	\$0.40	\$3.45	1.4%
Portable Bar	Per Device	\$52.00	\$6.76	\$58.76	\$50.95	\$6.62	\$57.57	2.1%
Portable Popcorn Machine	Per Device	\$77.50	\$10.08	\$87.58	\$76.45	\$9.94	\$86.39	1.4%
Stanchions	Per Device	\$10.35	\$1.35	\$11.70	\$10.20	\$1.33	\$11.53	1.5%
Coat Rack	Per Device	\$12.50	\$1.63	\$14.13	\$12.30	\$1.60	\$13.90	1.7%
Podium	Per Venue	\$52.00	\$6.76	\$58.76	\$50.95	\$6.62	\$57.57	2.1%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Guitar and Bass Amplifiers								
Fender 65 Deluxe Reverb	Per Event	\$52.00	\$6.76	\$58.76	\$50.95	\$6.62	\$57.57	2.1%
Fender 65 Twin Reverb RI Blonde/Oxbood	Per Event	\$88.00	\$11.44	\$99.44	\$86.60	\$11.26	\$97.86	1.6%
Fender Supersonic 22	Per Event	\$52.00	\$6.76	\$58.76	\$50.95	\$6.62	\$57.57	2.1%
Fender 68 Custom Deluxe Reverb	Per Event	\$52.00	\$6.76	\$58.76	\$50.95	\$6.62	\$57.57	2.1%
Fender 68 Custom Princeton Reverb	Per Event	\$52.00	\$6.76	\$58.76	\$50.95	\$6.62	\$57.57	2.1%
VOX AC30C2X Tube Combo 2x12 w/Alnico Blue	Per Event	\$62.00	\$8.06	\$70.06	\$61.15	\$7.95	\$69.10	1.4%
Marshall 1960A Greenback 4x12 Slant Cabinet	Per Event	\$52.00	\$6.76	\$58.76	\$50.95	\$6.62	\$57.57	2.1%
Marshall 1987X 50W SLP Head w/FX Loop	Per Event	\$72.00	\$9.36	\$81.36	\$71.35	\$9.28	\$80.63	0.9%
Traynor Amstudio Acoustic AMP	Per Event	\$10.35	\$1.35	\$11.70	\$10.20	\$1.33	\$11.53	1.5%
AMPEG PF-800 Portaflex Head	Per Event	\$41.50	\$5.40	\$46.90	\$40.75	\$5.30	\$46.05	1.8%
AMPEG SVT-410HE Classix 4x10 Bass Cabinet w/Horn	Per Event	\$41.50	\$5.40	\$46.90	\$40.75	\$5.30	\$46.05	1.8%
AMPEG HSVT-0CL Heritage USA All Tube SVT 300W	Per Event	\$77.50	\$10.08	\$87.58	\$76.45	\$9.94	\$86.39	1.4%
AMPEG HSVT-810E Heritage USA 8x10 Speaker Cab	Per Event	\$52.00	\$6.76	\$58.76	\$50.95	\$6.62	\$57.57	2.1%
Yender K Bass Combo MB150S-112	Per Event	\$31.00	\$4.03	\$35.03	\$30.60	\$3.98	\$34.58	1.3%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Keyboard								
Steinway D 9' Concert Grand Piano	Per Event	\$310.00	\$40.30	\$350.30	\$305.75	\$39.75	\$345.50	1.4%
Piano tuning	Per Event	\$175.00	\$22.75	\$197.75	\$152.45	\$19.82	\$172.27	14.8%
MORD Stage2 EX 88 Hammer Action	Per Event	\$157.00	\$20.41	\$177.41	\$154.90	\$20.14	\$175.04	1.4%
MORD Lead 4-49 Key Multi-Timbral Synth	Per Event	\$52.00	\$6.76	\$58.76	\$50.95	\$6.62	\$57.57	2.1%
Hammond XK-3C Organ	Per Event	\$233.00	\$30.29	\$263.29	\$229.30	\$29.81	\$259.11	1.6%
Yamaha Motif XF8 (88Key)	Per Event	\$240.00	\$31.20	\$271.20	\$236.45	\$30.74	\$267.19	1.5%
Yamaha Motif XF7 (76 Key)	Per Event	\$190.00	\$24.70	\$214.70	\$187.50	\$24.38	\$211.88	1.3%
Traynor K4 Keyboard Amp	Per Event	\$10.50	\$1.37	\$11.87	\$10.50	\$1.37	\$11.87	0.0%
Boss EV-5 Expression Pedal	Per Event	\$5.20	\$0.68	\$5.88	\$5.10	\$0.66	\$5.76	2.1%
FC7 Yamaha Volume Expression Pedal	Per Event	\$5.20	\$0.68	\$5.88	\$5.10	\$0.66	\$5.76	2.1%
Boss FV-500L Volume Pedal	Per Event	\$5.20	\$0.68	\$5.88	\$5.10	\$0.66	\$5.76	2.1%
Quiklok Z726/L Double Tier Keyboard Stand	Per Event	\$10.35	\$1.35	\$11.70	\$10.20	\$1.33	\$11.53	1.5%
Poland KS-G8B Stage Keyboard Stand for 88'S	Per Event	\$5.20	\$0.68	\$5.88	\$5.10	\$0.66	\$5.76	2.1%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Yorkville IKS-8 HD Collapsible Keyboard Stand	Per Event	\$5.20	\$0.68	\$5.88	\$5.10	\$0.66	\$5.76	2.1%
YB-1 Folding Padded Piano Bench	Per Event	\$5.20	\$0.68	\$5.88	\$5.10	\$0.66	\$5.76	2.1%
Technician (minimum 4 hours)	Per Hour	\$45.00	\$5.85	\$50.85	\$44.00	\$5.72	\$49.72	2.3%
Outsourced Equipment Admin Fee (10% of rental cost)	-	Job Specific Costing			Job Specific Costing			-

Front of House Services

Cleaning Fee	Per Day	\$250.00	\$32.50	\$282.50	\$250.00	\$32.50	\$282.50	0.0%
Front of House Lead (minimum 3 hours)	Per Hour	\$35.10	\$4.56	\$39.66	\$34.60	\$4.50	\$39.10	1.4%
Lead Usher General Rate (minimum 3 hours)	Per Hour	\$31.05	\$4.04	\$35.09	\$30.60	\$3.98	\$34.58	1.5%
Lead Usher Not for Profit/Charitable Rate (minimum 4 hours)	Per Hour	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%
Merchandise Seller	Per Hour	\$15.50	\$2.02	\$17.52	\$15.30	\$1.99	\$17.29	1.3%
Server (outside of PAC host bar)	Per Hour	\$23.85	\$3.10	\$26.95	\$23.50	\$3.06	\$26.56	1.5%
Usher General Rate (minimum 3 hours)	Per Hour	\$15.50	\$2.02	\$17.52	\$15.30	\$1.99	\$17.29	1.3%
Usher Not for Profit/Charitable Rate (minimum 3 hours)	Per Hour	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Merchandise Vendor's Fee - Presentation	-	Job Specific Costing			Job Specific Costing			-
Merchandise Vendor's Fee Rental Client (20% final gross sales)	-	Job Specific Costing			Job Specific Costing			-

Box Office Services

Revised CCIF Fees become effective September 1st

Cultural Capital Investment Fund	Per Ticket	\$3.00	\$0.39	\$3.39	\$2.50	\$0.33	\$2.83	19.8%
Child tickets on children shows, school shows and Film excluded								
On-line Handling Fee (per ticket)	Per Ticket	\$1.50	\$0.20	\$1.70	\$1.50	\$0.20	\$1.70	0.0%
Phone/In Person Handling Fee	Per Ticket	\$2.50	\$0.33	\$2.83	\$2.50	\$0.33	\$2.83	0.0%
Mailing Fee (per order)	Per Order	\$1.60	\$0.21	\$1.81	\$1.55	\$0.20	\$1.75	3.4%
Subscription Fee (per order)	Per Order	\$6.00	\$0.78	\$6.78	\$5.10	\$0.66	\$5.76	17.7%
Consignment Return (per ticket)	Per Ticket	\$1.05	\$0.14	\$1.19	\$1.05	\$0.14	\$1.19	0.0%
Box Office Services (5.25% total gross sales)	-	Job Specific Costing			Job Specific Costing			-
Ticket Printing (per ticket)	Per Ticket	\$0.25	\$0.03	\$0.28	\$0.25	\$0.03	\$0.28	0.0%
Box Office Staff (Per hour - minimum 30 hours)	Per Hour	\$23.85	\$3.10	\$26.95	\$23.50	\$3.06	\$26.56	1.5%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Marketing and Advertising								
Centre Stage - Quarterly Magazine								
Centre Spread	Per Issue	\$2,700.00	\$351.00	\$3,051.00	\$2,700.00	\$351.00	\$3,051.00	0.0%
Outside Back Cover	Per Ad per edition	\$2,500.00	\$325.00	\$2,825.00	\$2,500.00	\$325.00	\$2,825.00	0.0%
Inside Front Cover	Per Ad per edition	\$2,000.00	\$260.00	\$2,260.00	\$2,000.00	\$260.00	\$2,260.00	0.0%
Inside Back Cover	Per Ad per edition	\$2,000.00	\$260.00	\$2,260.00	\$2,000.00	\$260.00	\$2,260.00	0.0%
Page Number 3 or 5	Per Ad per edition	\$1,750.00	\$227.50	\$1,977.50	\$1,750.00	\$227.50	\$1,977.50	0.0%
Full page	Per Ad per edition	\$1,350.00	\$175.50	\$1,525.50	\$1,350.00	\$175.50	\$1,525.50	0.0%
2/3 Page	Per Ad per edition	\$1,100.00	\$143.00	\$1,243.00	\$1,100.00	\$143.00	\$1,243.00	0.0%
1/2 Page	Per Ad per edition	\$800.00	\$104.00	\$904.00	\$800.00	\$104.00	\$904.00	0.0%
1/3 Page	Per Ad per edition	\$600.00	\$78.00	\$678.00	\$600.00	\$78.00	\$678.00	0.0%
1/4 Page	Per Ad per edition	\$400.00	\$52.00	\$452.00	\$400.00	\$52.00	\$452.00	0.0%
1/8 Page	Per Ad per edition	\$250.00	\$32.50	\$282.50	\$250.00	\$32.50	\$282.50	0.0%
Article Writing	Per Article	\$150.00	\$19.50	\$169.50	\$150.00	\$19.50	\$169.50	0.0%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Full Season Commitment (10% off final price)	-	Job Specific Costing			Job Specific Costing			-
Not for Profit Rate (10% off final price)	-	Job Specific Costing			Job Specific Costing			-

Film Dining Guide

Film Dining Guide - Outside Back Cover	Per Issue	\$1,250.00	\$162.50	\$1,412.50	\$1,250.00	\$162.50	\$1,412.50	0.0%
Film Dining Guide - Inside Front Cover	Per Issue	\$1,000.00	\$130.00	\$1,130.00	\$1,000.00	\$130.00	\$1,130.00	0.0%
Film Dining Guide - Inside Back Cover	Per Issue	\$875.03	\$113.75	\$988.78	\$875.03	\$113.75	\$988.78	0.0%
Film Dining Guide - Full Page	Per Issue	\$625.00	\$81.25	\$706.25	\$625.00	\$81.25	\$706.25	0.0%
Film Dining Guide - 1/2 Page	Per Issue	\$375.00	\$48.75	\$423.75	\$375.00	\$48.75	\$423.75	0.0%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Brochure								
Outside Back Cover	Per Ad per edition	\$2,500.00	\$325.00	\$2,825.00	\$2,500.00	\$325.00	\$2,825.00	0.0%
Inside Back Cover	Per Ad per edition	\$2,000.00	\$260.00	\$2,260.00	\$2,000.00	\$260.00	\$2,260.00	0.0%
Full page	Per Ad per edition	\$1,350.00	\$175.50	\$1,525.50	\$1,350.00	\$175.50	\$1,525.50	0.0%
1/2 Page	Per Ad per edition	\$800.00	\$104.00	\$904.00	\$800.00	\$104.00	\$904.00	0.0%
1/4 Page	Per Ad per edition	\$400.00	\$52.00	\$452.00	\$400.00	\$52.00	\$452.00	0.0%
Not for Profit Rate (10% off final price)	-	Job Specific Costing			Job Specific Costing			-

Flyer Insertion for Performances

1 Performance (house programs)	Per Performance Package	\$75.00	\$9.75	\$84.75	\$75.00	\$9.75	\$84.75	0.0%
5 Performance (house programs)	Per Performance Package	\$250.00	\$32.50	\$282.50	\$250.00	\$32.50	\$282.50	0.0%
20 Performance (house programs)	Per Performance Package	\$750.00	\$97.50	\$847.50	\$750.00	\$97.50	\$847.50	0.0%

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	

Advertising on Print at Home Tickets

Presentation Series print-at-home tickets

Month	Per Month	\$200.00	\$26.00	\$226.00	\$200.00	\$26.00	\$226.00	0.0%
Year	Per Year	\$1,200.00	\$156.00	\$1,356.00	\$1,200.00	\$156.00	\$1,356.00	0.0%

Mental Events print-at-home tickets

Month	Per Month	\$75.00	\$9.75	\$84.75	\$75.00	\$9.75	\$84.75	0.0%
Year	Per Year	\$750.00	\$97.50	\$847.50	\$750.00	\$97.50	\$847.50	0.0%

All Events print-at-home tickets

1 Show	Per Show	\$75.00	\$9.75	\$84.75	\$75.00	\$9.75	\$84.75	0.0%
1 Series	Per Series	\$400.00	\$52.00	\$452.00	\$400.00	\$52.00	\$452.00	0.0%

Proposed Rates and Fees 2019

Pursuant to Notice by-law Financial Management Services

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Web Advertising (Home Page Feature Full Screen Advertisement)								
Week	Per Week	\$175.00	\$22.75	\$197.75	\$175.00	\$22.75	\$197.75	0.0%
Month	Per Month	\$500.00	\$65.00	\$565.00	\$500.00	\$65.00	\$565.00	0.0%
Web Advertising (Other than Homepage)								
Month	Per Month	\$75.00	\$9.75	\$84.75	\$75.00	\$9.75	\$84.75	0.0%
Year	Per Year	\$750.00	\$97.50	\$847.50	\$750.00	\$97.50	\$847.50	0.0%
Discount on Multiple Size Ads (10% off final price)								
Non-Profit/Charitable Rate (10% off final price)	-	Job Specific Costing			Job Specific Costing			-

Proposed Rates and Fees 2019

Fee Title	Unit of Measure	2019			2018			Percentage Change
		Base Fee	Tax	Total Fee Paid by Customer	Base Fee	Tax	Total Fee Paid by Customer	
Other Advertising Fees								
Digital Signage -	Per Month	\$200.00	\$26.00	\$226.00	\$200.00	\$26.00	\$226.00	0.0%
Digital Signage Package -	Per Month	\$500.00	\$65.00	\$565.00	\$500.00	\$65.00	\$565.00	0.0%
E-blast	Per E-blast	\$300.00	\$39.00	\$339.00	\$300.00	\$39.00	\$339.00	0.0%
Marketing/Design (per hour)	Per Hour	\$50.00	\$6.50	\$56.50	\$50.00	\$6.50	\$56.50	0.0%
Onsite Advertising Display (Based on location and size of space)	-	Job Specific Costing			Job Specific Costing			-
Poster Distribution	Per 100 Posters	\$150.00	\$19.50	\$169.50	\$150.00	\$19.50	\$169.50	0.0%
Truck Envelope	Per Season	\$2,500.00	\$325.00	\$2,825.00	\$2,500.00	\$325.00	\$2,825.00	0.0%

Proposed Rates and Fees 2019 - Cemetery

Fee Title	Unit of Measure	2019				2018				Percentage Change
		Base Fee	Care and Maintenance	Tax	Total Fee Paid by	Base Fee	Care and Maintenance	Tax	Total Fee Paid by	

Victoria Lawn Cemetery

Division Policies

- The price of lots and single graves and all other fees and charges herein set forth shall be those charged to bona fide residents of the City of St. Catharines.
- The non-resident surcharge does not apply to mausoleum and columbarium service.
- In the case of all persons not resident in the City of St. Catharines, all such prices for lots, care and maintenance and all forms of interment will be maintenance increased by 20% of the total selling price.
- If the owner of a lot was a resident at the time of purchase but since then has moved out of the City, the rate(fee) charged to inter this individual will only be the non-resident rate if they have been out of the City of St. Catharines for more than 10 years.

Price of Lots

Adult/Space - at Need - Flat Marker Only	Per Grave	\$616.99	\$411.33	\$133.68	\$1,162.00	\$607.96	\$405.31	\$131.73	\$1,145.00	1.5%
Adult/Space - Preferred - Flat Marker Only	Per Grave	\$1,317.52	\$329.38	\$214.10	\$1,861.00	\$1,299.12	\$324.78	\$211.11	\$1,835.00	1.4%
Adult/Space-Section O and QQ/V-Lot upright (preferred) Foundation	Per Grave	\$988.14	\$658.76	\$214.10	\$1,861.00	\$974.34	\$649.56	\$211.11	\$1,835.00	1.4%
	Per Foundation	\$421.24		\$54.76	\$476.00	\$415.04		\$53.96	\$469.00	1.5%
	Total	\$1,409.38	\$658.76	\$268.86	\$2,337.00	\$1,389.38	\$649.56	\$265.06	\$2,304.00	1.4%
Adult 2 Grave Lot with Foundation - Lot Foundation	Per Lot	\$2,126.55	\$1,417.70	\$460.75	\$4,005.00	\$2,096.81	\$1,397.88	\$454.31	\$3,949.00	1.4%
	Per Foundation	\$678.76		\$88.24	\$767.00	\$669.03		\$86.97	\$756.00	1.5%
	Total	\$2,805.31	\$1,417.70	\$548.99	\$4,772.00	\$2,765.84	\$1,397.88	\$541.28	\$4,705.00	1.4%
Adult 3 Grave Lot	Per Lot	\$3,292.04	\$2,194.69	\$713.27	\$6,200.00	\$3,246.37	\$2,164.25	\$703.38	\$6,114.00	1.4%
Adult 4 Grave Lot	Per Lot	\$4,664.07	\$3,109.38	\$1,010.55	\$8,784.00	\$4,599.29	\$3,066.19	\$996.51	\$8,662.00	1.4%

Proposed Rates and Fees 2019 - Cemetery

Fee Title	Unit of Measure	2019				2018				Percentage Change
		Base Fee	Care and Maintenance	Tax	Total Fee Paid by	Base Fee	Care and Maintenance	Tax	Total Fee Paid by	
Adult 6 Grave Lot	Per Lot	\$7,282.30	\$4,854.87	\$1,577.83	\$13,715.00	\$7,181.42	\$4,787.61	\$1,555.97	\$13,525.00	1.4%
Cremation Grave - Flat Marker Only - 2' x 2'	Per Grave	\$392.92	\$261.95	\$85.13	\$740.00	\$387.08	\$258.05	\$83.87	\$729.00	1.5%
Cremation Grave - Flat Marker Only - 3' x 3'	Per Grave	\$658.41	\$438.94	\$142.65	\$1,240.00	\$649.38	\$432.92	\$140.70	\$1,223.00	1.4%
Cremation Grave With Foundation	Per Grave	\$960.53	\$640.35	\$208.12	\$1,809.00	\$947.26	\$631.50	\$205.24	\$1,784.00	1.4%
Foundation	Per Foundation	\$421.24		\$54.76	\$476.00	\$415.04		\$53.96	\$469.00	1.5%
Total	Per Grave	\$1,381.77	\$640.35	\$262.88	\$2,285.00	\$1,362.30	\$631.50	\$259.19	\$2,253.00	1.4%
Infant Grave - Flat Marker Only	Per Grave	\$392.39	\$261.59	\$85.02	\$739.00	\$387.08	\$258.05	\$83.87	\$729.00	1.4%
Infant Grave with Foundation	Per Grave	\$645.13	\$430.09	\$139.78	\$1,215.00	\$636.11	\$424.07	\$137.82	\$1,198.00	1.4%
Foundation	Per Foundation	\$421.24		\$54.76	\$476.00	\$415.04		\$53.96	\$469.00	1.5%
Total	Per Grave	\$1,066.37	\$430.09	\$194.54	\$1,691.00	\$1,051.15	\$424.07	\$191.78	\$1,667.00	1.4%

Veteran Graves (Perpetual Care Only)

Veteran Lot	Per Grave	\$0.00	\$658.41	\$85.59	\$744.00	\$0.00	\$649.29	\$84.41	\$733.70	1.4%
Veteran Cremation - Grave	Per Grave	\$0.00	\$438.94	\$57.06	\$496.00	\$0.00	\$432.83	\$56.27	\$489.10	1.4%

Clergy's Grave (Perpetual Care Only)

Clergy's Grave (no charge for grave site)	Per Grave	\$0.00	\$658.41	\$85.59	\$744.00	\$0.00	\$649.29	\$84.41	\$733.70	1.4%
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Proposed Rates and Fees 2019 - Cemetery

Fee Title	Unit of Measure	2019				2018				Percentage Change
		Base Fee	Care and Maintenance	Tax	Total Fee Paid by	Base Fee	Care and Maintenance	Tax	Total Fee Paid by	
Interment Charges										
Regular Earth Adult Opening	Per Interment	\$1,308.85		\$170.15	\$1,479.00	\$1,290.27		\$167.73	\$1,458.00	1.4%
Regular Earth Infant Opening	Per Interment	\$653.98		\$85.02	\$739.00	\$645.13		\$83.87	\$729.00	1.4%
Regular Earth Cremation Opening	Per Interment	\$514.16		\$66.84	\$581.00	\$507.08		\$65.92	\$573.00	1.4%
Cremation Inurnment Garden	Per Interment	\$514.16		\$66.84	\$581.00	\$507.08		\$65.92	\$573.00	1.4%
Cremation Scattering Garden	Per Interment	\$561.06		\$72.94	\$634.00	\$553.10		\$71.90	\$625.00	1.4%
Regular Cremation Opening - Double (Admin)	Per Interment	\$94.69		\$12.31	\$107.00	\$92.92		\$12.08	\$105.00	1.9%
Extra Depth on Sales Prior to April 1, 1986 Only	Per Interment	\$653.98		\$85.02	\$739.00	\$645.13		\$83.87	\$729.00	1.4%

Mausoleum and Columbarium Interment Charges

Regular Niche Opening	Per Interment	\$374.34		\$48.66	\$423.00	\$369.03		\$47.97	\$417.00	1.4%
Mausoleum Plate Removal	Per Location	\$94.69		\$12.31	\$107.00	\$92.92		\$12.08	\$105.00	1.9%
Total	Per Interment	\$469.03		\$60.97	\$530.00	\$461.95		\$60.05	\$522.00	1.5%
Crypt End Opening	Per Interment	\$607.96		\$79.04	\$687.00	\$599.12		\$77.88	\$677.00	1.5%
Crypt Side Opening	Per Interment	\$700.88		\$91.12	\$792.00	\$691.15		\$89.85	\$781.00	1.4%
Storage Crypt Rental - First Month	Per Month	\$187.61		\$24.39	\$212.00	\$184.96		\$24.04	\$209.00	1.4%
Storage Crypt Rental - Each Additional Month	Per Month	\$187.61		\$24.39	\$212.00	\$184.96		\$24.04	\$209.00	1.4%
Use of Mausoleum for Funeral	Per Use	\$187.61		\$24.39	\$212.00	\$184.96		\$24.04	\$209.00	1.4%

Proposed Rates and Fees 2019 - Cemetery

Fee Title	Unit of Measure	2019				2018				Percentage Change
		Base Fee	Care and Maintenance	Tax	Total Fee Paid by	Base Fee	Care and Maintenance	Tax	Total Fee Paid by	
Use of Mausoleum for Saturday Funeral	Per Use	\$234.51		\$30.49	\$265.00	\$230.97		\$30.03	\$261.00	1.5%
Use of Cemetery Chairs	Per Use	\$94.69		\$12.31	\$107.00	\$92.92		\$12.08	\$105.00	1.9%

Disinterments

•Includes one (1) opening and one (1) closing. Appropriate Interment Fees Applies.

Minimum Charge	Per Disintermen	\$2,801.77		\$364.23	\$3,166.00	\$2,762.83		\$359.17	\$3,122.00	1.4%
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Additional Services

Concrete Liners - Cost	Per Liner	\$537.17		\$69.83	\$607.00	\$530.09		\$68.91	\$599.00	1.3%
Installation Fee	Per Use	\$210.62		\$27.38	\$238.00	\$207.08		\$26.92	\$234.00	1.7%
Total	Per Liner	\$747.79		\$97.21	\$845.00	\$737.17		\$95.83	\$833.00	1.4%
Tent Rental (10' x 10') - 4 hours	Per Tent	\$94.69		\$12.31	\$107.00	\$92.92		\$12.08	\$105.00	1.9%
Tent Rental (15' x 15') - 4 hours	Per Tent	\$141.59		\$18.41	\$160.00	\$138.94		\$18.06	\$157.00	1.9%

Proposed Rates and Fees 2019 - Cemetery

Fee Title	Unit of Measure	2019				2018				Percentage Change
		Base Fee	Care and Maintenance	Tax	Total Fee Paid by	Base Fee	Care and Maintenance	Tax	Total Fee Paid by	
Miscellaneous Charges										
Monday to Friday - Each Half-Hour	Per Application	\$186.73	\$0.00	\$24.27	\$211.00	\$184.07	\$0.00	\$23.93	\$208.00	1.4%
Late Arrivals Each Half Hour	Per Application	\$186.73	\$0.00	\$24.27	\$211.00	\$184.07	\$0.00	\$23.93	\$208.00	1.4%
Saturday Burial (9:00 a.m. to 11:00 a.m.)	Per Interment	\$373.45	\$0.00	\$48.55	\$422.00	\$368.14	\$0.00	\$47.86	\$416.00	1.4%
Registration of Transfer	Per Transfer	\$70.80	\$0.00	\$9.20	\$80.00	\$69.91	\$0.00	\$9.09	\$79.00	1.3%
Duplicate Interment Rights Certificate	Per Transfer	\$47.79	\$0.00	\$6.21	\$54.00	\$46.90	\$0.00	\$6.10	\$53.00	1.9%
Administration Fee	Per Application	\$280.53	\$0.00	\$36.47	\$317.00	\$276.99	\$0.00	\$36.01	\$313.00	1.3%
Declaration for Interment/Transfer Fee	Per Transfer	\$70.80	\$0.00	\$9.20	\$80.00	\$69.91	\$0.00	\$9.09	\$79.00	1.3%

Setting Of Markers (Set By Province) *

Over 14" x 24" - Setting	Per Setting	\$204.87	\$0.00	\$26.63	\$231.50	\$202.21	\$0.00	\$26.29	\$228.50	1.3%
Care and Maintenance	Per Marker	\$50.00	\$0.00	\$6.50	\$56.50	\$50.00	\$0.00	\$6.50	\$56.50	0.0%
Total	Per Setting	\$254.87	\$0.00	\$33.13	\$288.00	\$252.21	\$0.00	\$32.79	\$285.00	1.1%
12" x 18" to 14" x 24" - Setting	Per Setting	\$166.37	\$0.00	\$21.63	\$188.00	\$164.16	\$0.00	\$21.34	\$185.50	1.3%
Care and Maintenance	Per Marker	\$50.00	\$0.00	\$6.50	\$56.50	\$50.00	\$0.00	\$6.50	\$56.50	0.0%
Total	Per Setting	\$217.70	\$0.00	\$28.30	\$246.00	\$214.16	\$0.00	\$27.84	\$242.00	1.7%

Proposed Rates and Fees 2019 - Cemetery

Fee Title	Unit of Measure	2019				2018				Percentage Change
		Base Fee	Care and Maintenance	Tax	Total Fee Paid by	Base Fee	Care and Maintenance	Tax	Total Fee Paid by	
Under 12" x 18" (over 439.42 square cent.)										
(over 173 square inches)- Setting	Per Setting	\$134.07	\$0.00	\$17.43	\$151.50	\$132.30	\$0.00	\$17.20	\$149.50	1.3%
Care and Maintenance	Per Marker	\$50.00	\$0.00	\$6.50	\$56.50	\$50.00	\$0.00	\$6.50	\$56.50	0.0%
Total	Per Setting	\$184.07	\$0.00	\$23.93	\$208.00	\$182.30	\$0.00	\$23.70	\$206.00	1.0%
Under 439.42 sq. in./173 sq. in. Setting Fee	Per Setting	\$141.59	\$0.00	\$18.41	\$160.00	\$138.94	\$0.00	\$18.06	\$157.00	1.9%
Upright Veteran Marker	Per Setting	\$280.53	\$0.00	\$36.47	\$317.00	\$276.99	\$0.00	\$36.01	\$313.00	1.3%
Corner Markers (set of 4) - Setting	Per Setting	\$163.72	\$0.00	\$21.28	\$185.00	\$161.06	\$0.00	\$20.94	\$182.00	1.6%

Care And Maintenance (Set By Province) *

Upright Monuments up to 48" High and up to 48" Long Including Base	Per Monument	\$100.00	\$0.00	\$13.00	\$113.00	\$100.00	\$0.00	\$13.00	\$113.00	0.0%
Upright Monuments Over 48" High or over 48" Long Including Base	Per Monument	\$200.00	\$0.00	\$26.00	\$226.00	\$200.00	\$0.00	\$26.00	\$226.00	0.0%

Garden Crypt Mausoleum (Genesis)

North & South Elevations (30 Single Crypts Each Side)

Level A - 12	Per Crypt	\$5,228.32	\$1,307.08	\$849.60	\$7,385.00	\$5,156.11	\$1,289.03	\$837.87	\$7,283.00	1.4%
Level B - 12	Per Crypt	\$6,349.03	\$1,587.26	\$1,031.72	\$8,968.00	\$6,261.24	\$1,565.31	\$1,017.45	\$8,844.00	1.4%
Level C - 12	Per Crypt	\$7,469.03	\$1,867.26	\$1,213.72	\$10,550.00	\$7,365.66	\$1,841.42	\$1,196.92	\$10,404.00	1.4%

Proposed Rates and Fees 2019 - Cemetery

Fee Title	Unit of Measure	2019				2018				Percentage Change
		Base Fee	Care and Maintenance	Tax	Total Fee Paid by	Base Fee	Care and Maintenance	Tax	Total Fee Paid by	
Level D - 12	Per Crypt	\$8,962.83	\$2,240.71	\$1,456.46	\$12,660.00	\$8,838.94	\$2,209.73	\$1,436.33	\$12,485.00	1.4%
Level E - 12	Per Crypt	\$7,095.22	\$1,773.81	\$1,152.97	\$10,022.00	\$6,997.52	\$1,749.38	\$1,137.10	\$9,884.00	1.4%

West Elevation (20 Tandem Crypts - 40 Entombments)

Level A - 4	Per Crypt	\$9,709.73	\$2,427.43	\$1,577.83	\$13,715.00	\$9,575.22	\$2,393.81	\$1,555.97	\$13,525.00	1.4%
Level B - 4	Per Crypt	\$11,949.73	\$2,987.43	\$1,941.83	\$16,879.00	\$11,784.78	\$2,946.19	\$1,915.03	\$16,646.00	1.4%
Level C - 4	Per Crypt	\$13,443.54	\$3,360.88	\$2,184.58	\$18,989.00	\$13,258.05	\$3,314.51	\$2,154.43	\$18,727.00	1.4%
Level D - 4	Per Crypt	\$15,684.25	\$3,921.06	\$2,548.69	\$22,154.00	\$15,467.61	\$3,866.90	\$2,513.49	\$21,848.00	1.4%
Level E - 4	Per Crypt	\$13,443.54	\$3,360.88	\$2,184.58	\$18,989.00	\$13,258.05	\$3,314.51	\$2,154.43	\$18,727.00	1.4%

East Elevation (100 Niches)

Interior Niches are 11 1/4" high by 11 1/4" wide by 9 3/4" deep

Level A - 10	Per Niche	\$1,111.02	\$196.06	\$169.92	\$1,477.00	\$1,095.97	\$193.41	\$167.62	\$1,457.00	1.4%
Level B - 10	Per Niche	\$1,111.02	\$196.06	\$169.92	\$1,477.00	\$1,095.97	\$193.41	\$167.62	\$1,457.00	1.4%
Level C - 10	Per Niche	\$1,111.02	\$196.06	\$169.92	\$1,477.00	\$1,095.97	\$193.41	\$167.62	\$1,457.00	1.4%
Level D - 10	Per Niche	\$1,349.47	\$238.14	\$206.39	\$1,794.00	\$1,330.66	\$234.82	\$203.51	\$1,769.00	1.4%
Level E - 10	Per Niche	\$1,349.47	\$238.14	\$206.39	\$1,794.00	\$1,330.66	\$234.82	\$203.51	\$1,769.00	1.4%
Level F - 10	Per Niche	\$1,349.47	\$238.14	\$206.39	\$1,794.00	\$1,330.66	\$234.82	\$203.51	\$1,769.00	1.4%

Proposed Rates and Fees 2019 - Cemetery

Fee Title	Unit of Measure	2019				2018				Percentage Change
		Base Fee	Care and Maintenance	Tax	Total Fee Paid by	Base Fee	Care and Maintenance	Tax	Total Fee Paid by	
Level G - 10	Per Niche	\$1,349.47	\$238.14	\$206.39	\$1,794.00	\$1,330.66	\$234.82	\$203.51	\$1,769.00	1.4%
Level H - 10	Per Niche	\$1,349.47	\$238.14	\$206.39	\$1,794.00	\$1,330.66	\$234.82	\$203.51	\$1,769.00	1.4%
Level I - 10	Per Niche	\$1,349.47	\$238.14	\$206.39	\$1,794.00	\$1,330.66	\$234.82	\$203.51	\$1,769.00	1.4%
Level J - 10	Per Niche	\$1,349.47	\$238.14	\$206.39	\$1,794.00	\$1,330.66	\$234.82	\$203.51	\$1,769.00	1.4%

Garden of Gethsemane and Garden of Galilee Mausoleum

Crypts

Level A	Per Crypt	\$5,228.32	\$1,307.08	\$849.60	\$7,385.00	\$5,156.11	\$1,289.03	\$837.87	\$7,283.00	1.4%
Level B	Per Crypt	\$6,349.03	\$1,587.26	\$1,031.72	\$8,968.00	\$6,261.24	\$1,565.31	\$1,017.45	\$8,844.00	1.4%
Level C	Per Crypt	\$7,469.03	\$1,867.26	\$1,213.72	\$10,550.00	\$7,365.66	\$1,841.42	\$1,196.92	\$10,404.00	1.4%
Level D	Per Crypt	\$8,962.83	\$2,240.71	\$1,456.46	\$12,660.00	\$8,838.94	\$2,209.73	\$1,436.33	\$12,485.00	1.4%
Level E	Per Crypt	\$7,095.22	\$1,773.81	\$1,152.97	\$10,022.00	\$6,997.52	\$1,749.38	\$1,137.10	\$9,884.00	1.4%
All Niches	Per Niche	\$1,349.47	\$238.14	\$206.39	\$1,794.00	\$1,330.66	\$234.82	\$203.51	\$1,769.00	1.4%

Proposed Rates and Fees 2019 - Cemetery

Fee Title	Unit of Measure	2019				2018				Percentage Change
		Base Fee	Care and Maintenance	Tax	Total Fee Paid by	Base Fee	Care and Maintenance	Tax	Total Fee Paid by	

Holy Trinity Mausoleum**Crypts - Fountain Level**

Level A	Per Crypt	\$6,124.60	\$1,531.15	\$995.25	\$8,651.00	\$6,040.35	\$1,510.09	\$981.56	\$8,532.00	1.4%
Level B	Per Crypt	\$7,095.22	\$1,773.81	\$1,152.97	\$10,022.00	\$6,997.52	\$1,749.38	\$1,137.10	\$9,884.00	1.4%
Level C	Per Crypt	\$9,187.26	\$2,296.81	\$1,492.93	\$12,977.00	\$9,060.53	\$2,265.13	\$1,472.34	\$12,798.00	1.4%
Level D	Per Crypt	\$10,157.88	\$2,539.47	\$1,650.65	\$14,348.00	\$10,017.70	\$2,504.42	\$1,627.88	\$14,150.00	1.4%
Level E	Per Crypt	\$8,813.45	\$2,203.36	\$1,432.19	\$12,449.00	\$8,691.68	\$2,172.92	\$1,412.40	\$12,277.00	1.4%

Crypts - Inside Level

Level A	Per Crypt	\$6,722.12	\$1,680.53	\$1,092.35	\$9,495.00	\$6,629.38	\$1,657.35	\$1,077.27	\$9,364.00	1.4%
Level B	Per Crypt	\$7,469.03	\$1,867.26	\$1,213.72	\$10,550.00	\$7,365.66	\$1,841.42	\$1,196.92	\$10,404.00	1.4%
Level C	Per Crypt	\$9,709.03	\$2,427.26	\$1,577.72	\$13,714.00	\$9,575.22	\$2,393.81	\$1,555.97	\$13,525.00	1.4%
Level D	Per Crypt	\$10,456.64	\$2,614.16	\$1,699.20	\$14,770.00	\$10,312.21	\$2,578.05	\$1,675.73	\$14,566.00	1.4%
Level E	Per Crypt	\$8,962.83	\$2,240.71	\$1,456.46	\$12,660.00	\$8,838.94	\$2,209.73	\$1,436.33	\$12,485.00	1.4%

Proposed Rates and Fees 2019 - Cemetery

Fee Title	Unit of Measure	2019				2018				Percentage Change
		Base Fee	Care and Maintenance	Tax	Total Fee Paid by	Base Fee	Care and Maintenance	Tax	Total Fee Paid by	

Crypts - Outside Level

Level A	Per Crypt	\$5,602.12	\$1,400.53	\$910.35	\$7,913.00	\$5,524.96	\$1,381.24	\$897.81	\$7,804.00	1.4%
Level B	Per Crypt	\$6,722.12	\$1,680.53	\$1,092.35	\$9,495.00	\$6,629.38	\$1,657.35	\$1,077.27	\$9,364.00	1.4%
Level C	Per Crypt	\$8,215.22	\$2,053.81	\$1,334.97	\$11,604.00	\$8,101.95	\$2,025.49	\$1,316.57	\$11,444.00	1.4%
Level D	Per Crypt	\$9,336.64	\$2,334.16	\$1,517.20	\$13,188.00	\$9,207.79	\$2,301.95	\$1,496.27	\$13,006.00	1.4%
Level E	Per Crypt	\$7,469.03	\$1,867.26	\$1,213.72	\$10,550.00	\$7,365.66	\$1,841.42	\$1,196.92	\$10,404.00	1.4%

Niches**Fountain**

Heart Level	Per Niche	\$1,349.47	\$238.14	\$206.39	\$1,794.00	\$1,330.66	\$234.82	\$203.51	\$1,769.00	1.4%
Other Levels	Per Niche	\$1,111.77	\$196.19	\$170.04	\$1,478.00	\$1,095.97	\$193.41	\$167.62	\$1,457.00	1.4%

Inside

Heart Level	Per Niche	\$1,349.47	\$238.14	\$206.39	\$1,794.00	\$1,330.66	\$234.82	\$203.51	\$1,769.00	1.4%
Other Levels	Per Niche	\$1,111.77	\$196.19	\$170.04	\$1,478.00	\$1,095.97	\$193.41	\$167.62	\$1,457.00	1.4%

Outside

Heart Level	Per Niche	\$1,349.47	\$238.14	\$206.39	\$1,794.00	\$1,330.66	\$234.82	\$203.51	\$1,769.00	1.4%
Other Levels	Per Niche	\$1,111.77	\$196.19	\$170.04	\$1,478.00	\$1,095.97	\$193.41	\$167.62	\$1,457.00	1.4%

Proposed Rates and Fees 2019 - Cemetery

Fee Title	Unit of Measure	2019				2018				Percentage Change
		Base Fee	Care and Maintenance	Tax	Total Fee Paid by	Base Fee	Care and Maintenance	Tax	Total Fee Paid by	

Garden Of Memories Mausoleum

Crypts - Chapel Singles

Level A	Per Crypt	\$6,722.12	\$1,680.53	\$1,092.35	\$9,495.00	\$6,629.38	\$1,657.35	\$1,077.27	\$9,364.00	1.4%
Level B	Per Crypt	\$9,709.03	\$2,427.26	\$1,577.72	\$13,714.00	\$9,575.22	\$2,393.81	\$1,555.97	\$13,525.00	1.4%
Level C	Per Crypt	\$11,203.54	\$2,800.88	\$1,820.58	\$15,825.00	\$11,048.50	\$2,762.12	\$1,795.38	\$15,606.00	1.4%
Level D	Per Crypt	\$11,949.73	\$2,987.43	\$1,941.83	\$16,879.00	\$11,784.78	\$2,946.19	\$1,915.03	\$16,646.00	1.4%
Level E	Per Crypt	\$10,456.64	\$2,614.16	\$1,699.20	\$14,770.00	\$10,312.21	\$2,578.05	\$1,675.73	\$14,566.00	1.4%

Side Corridor Singles

Level A	Per Crypt	\$5,975.22	\$1,493.81	\$970.97	\$8,440.00	\$5,892.39	\$1,473.10	\$957.51	\$8,323.00	1.4%
Level B	Per Crypt	\$7,469.03	\$1,867.26	\$1,213.72	\$10,550.00	\$7,365.66	\$1,841.42	\$1,196.92	\$10,404.00	1.4%
Level C	Per Crypt	\$8,962.83	\$2,240.71	\$1,456.46	\$12,660.00	\$8,838.94	\$2,209.73	\$1,436.33	\$12,485.00	1.4%
Level D	Per Crypt	\$9,709.03	\$2,427.26	\$1,577.72	\$13,714.00	\$9,575.22	\$2,393.81	\$1,555.97	\$13,525.00	1.4%
Level E	Per Crypt	\$8,215.22	\$2,053.81	\$1,334.97	\$11,604.00	\$8,101.95	\$2,025.49	\$1,316.57	\$11,444.00	1.4%

Proposed Rates and Fees 2019 - Cemetery

Fee Title	Unit of Measure	2019				2018				Percentage Change
		Base Fee	Care and Maintenance	Tax	Total Fee Paid by	Base Fee	Care and Maintenance	Tax	Total Fee Paid by	

Main Corridor Singles

Level A	Per Crypt	\$6,349.03	\$1,587.26	\$1,031.72	\$8,968.00	\$6,261.24	\$1,565.31	\$1,017.45	\$8,844.00	1.4%
Level B	Per Crypt	\$8,589.73	\$2,147.43	\$1,395.83	\$12,133.00	\$8,470.80	\$2,117.70	\$1,376.50	\$11,965.00	1.4%
Level C	Per Crypt	\$10,083.54	\$2,520.88	\$1,638.58	\$14,243.00	\$9,944.07	\$2,486.02	\$1,615.91	\$14,046.00	1.4%
Level D	Per Crypt	\$10,829.73	\$2,707.43	\$1,759.83	\$15,297.00	\$10,680.35	\$2,670.09	\$1,735.56	\$15,086.00	1.4%
Level E	Per Crypt	\$9,336.64	\$2,334.16	\$1,517.20	\$13,188.00	\$9,207.79	\$2,301.95	\$1,496.27	\$13,006.00	1.4%

Interior Crypts - Wall Numbers: 16,17,18,22,23,24

Level B	Per Crypt	\$9,336.64	\$2,334.16	\$1,517.20	\$13,188.00	\$9,207.79	\$2,301.95	\$1,496.27	\$13,006.00	1.4%
Level C	Per Crypt	\$10,829.73	\$2,707.43	\$1,759.83	\$15,297.00	\$10,680.35	\$2,670.09	\$1,735.56	\$15,086.00	1.4%
Level D	Per Crypt	\$11,577.35	\$2,894.34	\$1,881.32	\$16,353.00	\$11,417.35	\$2,854.34	\$1,855.32	\$16,127.00	1.4%
Level E	Per Crypt	\$10,083.54	\$2,520.88	\$1,638.58	\$14,243.00	\$9,944.07	\$2,486.02	\$1,615.91	\$14,046.00	1.4%

Proposed Rates and Fees 2019 - Cemetery

Fee Title	Unit of Measure	2019				2018				Percentage Change
		Base Fee	Care and Maintenance	Tax	Total Fee Paid by	Base Fee	Care and Maintenance	Tax	Total Fee Paid by	
Interior Niches										
Level A	Per Niche	\$1,746.64	\$308.23	\$267.13	\$2,322.00	\$1,722.57	\$303.98	\$263.45	\$2,290.00	1.4%
Level B	Per Niche	\$1,746.64	\$308.23	\$267.13	\$2,322.00	\$1,722.57	\$303.98	\$263.45	\$2,290.00	1.4%
Level C	Per Niche	\$1,746.64	\$308.23	\$267.13	\$2,322.00	\$1,722.57	\$303.98	\$263.45	\$2,290.00	1.4%
Level D	Per Niche	\$1,746.64	\$308.23	\$267.13	\$2,322.00	\$1,722.57	\$303.98	\$263.45	\$2,290.00	1.4%
Level E	Per Niche	\$2,380.75	\$420.13	\$364.12	\$3,165.00	\$2,347.65	\$414.29	\$359.05	\$3,121.00	1.4%
Level F	Per Niche	\$2,380.75	\$420.13	\$364.12	\$3,165.00	\$2,347.65	\$414.29	\$359.05	\$3,121.00	1.4%
Level G	Per Niche	\$2,380.75	\$420.13	\$364.12	\$3,165.00	\$2,347.65	\$414.29	\$359.05	\$3,121.00	1.4%
Level H	Per Niche	\$2,380.75	\$420.13	\$364.12	\$3,165.00	\$2,347.65	\$414.29	\$359.05	\$3,121.00	1.4%
Level I	Per Niche	\$2,063.32	\$364.12	\$315.57	\$2,743.00	\$2,034.73	\$359.07	\$311.19	\$2,705.00	1.4%
Level J	Per Niche	\$2,063.32	\$364.12	\$315.57	\$2,743.00	\$2,034.73	\$359.07	\$311.19	\$2,705.00	1.4%

Proposed Rates and Fees 2019 - Cemetery

Fee Title	Unit of Measure	2019				2018				Percentage Change
		Base Fee	Care and Maintenance	Tax	Total Fee Paid by	Base Fee	Care and Maintenance	Tax	Total Fee Paid by	

Exterior Walls

Level A	Per Niche	\$1,587.17	\$280.09	\$242.74	\$2,110.00	\$1,565.35	\$276.24	\$239.41	\$2,081.00	1.4%
Level B	Per Niche	\$1,587.17	\$280.09	\$242.74	\$2,110.00	\$1,565.35	\$276.24	\$239.41	\$2,081.00	1.4%
Level C	Per Niche	\$1,587.17	\$280.09	\$242.74	\$2,110.00	\$1,565.35	\$276.24	\$239.41	\$2,081.00	1.4%
Level D	Per Niche	\$1,587.17	\$280.09	\$242.74	\$2,110.00	\$1,565.35	\$276.24	\$239.41	\$2,081.00	1.4%
Level E	Per Niche	\$1,587.17	\$280.09	\$242.74	\$2,110.00	\$1,565.35	\$276.24	\$239.41	\$2,081.00	1.4%
Level F	Per Niche	\$1,587.17	\$280.09	\$242.74	\$2,110.00	\$1,565.35	\$276.24	\$239.41	\$2,081.00	1.4%

Queenston Courtyard Columbarium

Buildings 1 - 4	Per Niche	\$1,587.17	\$280.09	\$242.74	\$2,110.00	\$1,565.35	\$276.24	\$239.41	\$2,081.00	1.4%
Harmony Circle	Per Niche	\$1,984.34	\$350.18	\$303.49	\$2,638.00	\$1,957.26	\$345.40	\$299.35	\$2,602.00	1.4%

Bronze Inscriptions

Niche Wreath	Per Wreath	\$933.63	\$0.00	\$121.37	\$1,055.00	\$920.35	\$0.00	\$119.65	\$1,040.00	1.4%
Installation Fee	Per Use	\$93.81	\$0.00	\$12.19	\$106.00	\$92.92	\$0.00	\$12.08	\$105.00	1.0%
Total	Per Wreath	\$1,027.43	\$0.00	\$133.57	\$1,161.00	\$1,013.27	\$0.00	\$131.73	\$1,145.00	1.4%
Second Niche Scroll (NWC108)	Per Scroll	\$187.61	\$0.00	\$24.39	\$212.00	\$184.96	\$0.00	\$24.04	\$209.00	1.4%

Proposed Rates and Fees 2019 - Cemetery

Fee Title	Unit of Measure	2019				2018				Percentage Change
		Base Fee	Care and Maintenance	Tax	Total Fee Paid by	Base Fee	Care and Maintenance	Tax	Total Fee Paid by	
Bronze Picture Frame	Per Frame	\$70.80	\$0.00	\$9.20	\$80.00	\$69.47	\$0.00	\$9.03	\$78.50	1.9%
Black & White Picture	Per Picture	\$93.81	\$0.00	\$12.19	\$106.00	\$92.92	\$0.00	\$12.08	\$105.00	1.0%
Colour Picture	Per Picture	\$116.81	\$0.00	\$15.19	\$132.00	\$115.04	\$0.00	\$14.96	\$130.00	1.5%
Bud Vase (VB0026) Roman 5"	Per Vase	\$280.53	\$0.00	\$36.47	\$317.00	\$276.99	\$0.00	\$36.01	\$313.00	1.3%
Installation Fee (Additional)	Per Use	\$93.81	\$0.00	\$12.19	\$106.00	\$92.92	\$0.00	\$12.08	\$105.00	1.0%

Bronze Emblems

Christ W/Thorns - 2 1/4" EB0014	Per Emblem	\$116.81	\$0.00	\$15.19	\$132.00	\$115.04	\$0.00	\$14.96	\$130.00	1.5%
Praying Hands - Left EB12L	Per Emblem	\$93.81	\$0.00	\$12.19	\$106.00	\$92.92	\$0.00	\$12.08	\$105.00	1.0%
Praying Hands - Right EB12R	Per Emblem	\$93.81	\$0.00	\$12.19	\$106.00	\$92.92	\$0.00	\$12.08	\$105.00	1.0%
Madonna - 2 1/4" EB15	Per Emblem	\$116.81	\$0.00	\$15.19	\$132.00	\$115.04	\$0.00	\$14.96	\$130.00	1.5%
Angel Left - 2 3/4" EB16L	Per Emblem	\$93.81	\$0.00	\$12.19	\$106.00	\$92.92	\$0.00	\$12.08	\$105.00	1.0%
Angel Right - 2 3/4" EB16R	Per Emblem	\$93.81	\$0.00	\$12.19	\$106.00	\$92.92	\$0.00	\$12.08	\$105.00	1.0%
Rose Left - 2 1/4" EB13L	Per Emblem	\$93.81	\$0.00	\$12.19	\$106.00	\$92.92	\$0.00	\$12.08	\$105.00	1.0%
Rose Right - 2 1/4" EB13R	Per Emblem	\$93.81	\$0.00	\$12.19	\$106.00	\$92.92	\$0.00	\$12.08	\$105.00	1.0%
Holy Bible - 1 1/2" EB09	Per Emblem	\$93.81	\$0.00	\$12.19	\$106.00	\$92.92	\$0.00	\$12.08	\$105.00	1.0%
Together Forever - 1 1/2" EB10	Per Emblem	\$93.81	\$0.00	\$12.19	\$106.00	\$92.92	\$0.00	\$12.08	\$105.00	1.0%
Praying Cherub 1 1/2" EB11	Per Emblem	\$93.81	\$0.00	\$12.19	\$106.00	\$92.92	\$0.00	\$12.08	\$105.00	1.0%

Proposed Rates and Fees 2019 - Cemetery

Fee Title	Unit of Measure	2019				2018				Percentage Change
		Base Fee	Care and Maintenance	Tax	Total Fee Paid by	Base Fee	Care and Maintenance	Tax	Total Fee Paid by	
Cross - Flat Bronze 1738 (EB17380001)	Per Emblem	\$70.80	\$0.00	\$9.20	\$80.00	\$69.47	\$0.00	\$9.03	\$78.50	1.9%
Cross W/Christ 4214 (EB42140001)	Per Emblem	\$70.80	\$0.00	\$9.20	\$80.00	\$69.47	\$0.00	\$9.03	\$78.50	1.9%
Policeman - 2 7/8" EB0039	Per Emblem	\$163.72	\$0.00	\$21.28	\$185.00	\$161.06	\$0.00	\$20.94	\$182.00	1.6%
Fireman - 2 7/8" EB0040	Per Emblem	\$163.72	\$0.00	\$21.28	\$185.00	\$161.06	\$0.00	\$20.94	\$182.00	1.6%
Knights of Columbus - 2 7/8" EB0041	Per Emblem	\$163.72	\$0.00	\$21.28	\$185.00	\$161.06	\$0.00	\$20.94	\$182.00	1.6%
Masonic - 4" EB0042	Per Emblem	\$163.72	\$0.00	\$21.28	\$185.00	\$161.06	\$0.00	\$20.94	\$182.00	1.6%

Product Pricing

Lettering - Maximum 90 Letters	Per Inscription	\$1,400.88	\$0.00	\$182.12	\$1,583.00	\$1,381.42	\$0.00	\$179.58	\$1,561.00	1.4%
Light/Vase (Includes Installation)	Per Vase	\$561.06	\$0.00	\$72.94	\$634.00	\$553.10	\$0.00	\$71.90	\$625.00	1.4%
Electricity Fee (5 year Re-Newable)	Per Application	\$280.53	\$0.00	\$36.47	\$317.00	\$276.99	\$0.00	\$36.01	\$313.00	1.3%
Picture Frame - Bronze	Per Frame	\$70.80	\$0.00	\$9.20	\$80.00	\$69.47	\$0.00	\$9.03	\$78.50	1.9%
Colour Picture - Ceramic	Per Picture	\$537.17	\$0.00	\$69.83	\$607.00	\$530.09	\$0.00	\$68.91	\$599.00	1.3%
Total	Per Picture	\$607.96	\$0.00	\$79.04	\$687.00	\$599.12	\$0.00	\$77.88	\$677.00	1.5%
Picture Frame - Bronze	Per Frame	\$70.80	\$0.00	\$9.20	\$80.00	\$69.47	\$0.00	\$9.03	\$78.50	1.9%
Black & White Picture - Ceramic	Per Picture	\$349.56	\$0.00	\$45.44	\$395.00	\$345.13	\$0.00	\$44.87	\$390.00	1.3%
Total	Per Picture	\$420.35	\$0.00	\$54.65	\$475.00	\$414.16	\$0.00	\$53.84	\$468.00	1.5%
Niche Plate includes installation	Per Plaque	\$1,120.35	\$0.00	\$145.65	\$1,266.00	\$1,105.31	\$0.00	\$143.69	\$1,249.00	1.4%

Proposed Rates and Fees 2019 - Cemetery

Fee Title	Unit of Measure	2019				2018				Percentage Change
		Base Fee	Care and Maintenance	Tax	Total Fee Paid by	Base Fee	Care and Maintenance	Tax	Total Fee Paid by	
Niche Plate Scroll	Per Scroll	\$349.56	\$0.00	\$45.44	\$395.00	\$345.13	\$0.00	\$44.87	\$390.00	1.3%
Bud Vase includes installation	Per Vase	\$327.43	\$0.00	\$42.57	\$370.00	\$323.01	\$0.00	\$41.99	\$365.00	1.4%
Memorial installation fee - additional	Per Use	\$122.12	\$0.00	\$15.88	\$138.00	\$120.35	\$0.00	\$15.65	\$136.00	1.5%

Mausoleum Emblems

Crucifix with Christ - 500315	Per Emblem	\$187.61	\$0.00	\$24.39	\$212.00	\$184.96	\$0.00	\$24.04	\$209.00	1.4%
Christ - 500319	Per Emblem	\$163.72	\$0.00	\$21.28	\$185.00	\$161.06	\$0.00	\$20.94	\$182.00	1.6%
Madonna - 500321	Per Emblem	\$163.72	\$0.00	\$21.28	\$185.00	\$161.06	\$0.00	\$20.94	\$182.00	1.6%
Angel (Facing Right) - 500327	Per Emblem	\$116.81	\$0.00	\$15.19	\$132.00	\$115.04	\$0.00	\$14.96	\$130.00	1.5%
Angel (Facing Left) - 500326	Per Emblem	\$116.81	\$0.00	\$15.19	\$132.00	\$115.04	\$0.00	\$14.96	\$130.00	1.5%
Pieta - 300326	Per Emblem	\$327.43	\$0.00	\$42.57	\$370.00	\$323.01	\$0.00	\$41.99	\$365.00	1.4%
Madonna & Child with Halo - 500329	Per Emblem	\$163.72	\$0.00	\$21.28	\$185.00	\$161.06	\$0.00	\$20.94	\$182.00	1.6%
Christ with Crown of Thorns - 500330	Per Emblem	\$163.72	\$0.00	\$21.28	\$185.00	\$161.06	\$0.00	\$20.94	\$182.00	1.6%
Sacred Heart - 500340	Per Emblem	\$163.72	\$0.00	\$21.28	\$185.00	\$161.06	\$0.00	\$20.94	\$182.00	1.6%

Proposed Rates and Fees 2019 - Cemetery

Fee Title	Unit of Measure	2019				2018				Percentage Change
		Base Fee	Care and Maintenance	Tax	Total Fee Paid by	Base Fee	Care and Maintenance	Tax	Total Fee Paid by	
Praying Hands - 500375	Per Emblem	\$163.72	\$0.00	\$21.28	\$185.00	\$161.06	\$0.00	\$20.94	\$182.00	1.6%
Rose - 500396	Per Emblem	\$209.73	\$0.00	\$27.27	\$237.00	\$207.08	\$0.00	\$26.92	\$234.00	1.3%

Wreaths: (Wreath Style #)

W-4 - 18" Round	Per Wreath	\$61.06	\$0.00	\$7.94	\$69.00	\$60.18	\$0.00	\$7.82	\$68.00	1.5%
H-1 17" Heart Shaped	Per Wreath	\$52.21	\$0.00	\$6.79	\$59.00	\$51.33	\$0.00	\$6.67	\$58.00	1.7%
C-2 - 18" Cross	Per Wreath	\$61.06	\$0.00	\$7.94	\$69.00	\$60.18	\$0.00	\$7.82	\$68.00	1.5%
ST-1 - Stone Topper 36"	Per Wreath	\$61.06	\$0.00	\$7.94	\$69.00	\$60.18	\$0.00	\$7.82	\$68.00	1.5%
ST-2 - Stone Topper 32"	Per Wreath	\$52.21	\$0.00	\$6.79	\$59.00	\$51.33	\$0.00	\$6.67	\$58.00	1.7%
XM-1 Christmas Wreath 16"	Per Wreath	\$52.21	\$0.00	\$6.79	\$59.00	\$51.33	\$0.00	\$6.67	\$58.00	1.7%
Vase with Art Flowers	Per Vase	\$32.74	\$0.00	\$4.26	\$37.00	\$32.74	\$0.00	\$4.26	\$37.00	0.0%
Niche Flowers	Per Application	\$15.04	\$0.00	\$1.96	\$17.00	\$14.42	\$0.00	\$1.88	\$16.30	4.3%

Monument Foundations

Minimum	Per Foundation	\$280.53	\$0.00	\$36.47	\$317.00	\$276.99	\$0.00	\$36.01	\$313.00	1.3%
2' 0" x 1' 2"	Per Foundation	\$387.61	\$0.00	\$50.39	\$438.00	\$382.30	\$0.00	\$49.70	\$432.00	1.4%
2' 2" x 1' 2"	Per Foundation	\$421.24	\$0.00	\$54.76	\$476.00	\$415.04	\$0.00	\$53.96	\$469.00	1.5%
2' 4" x 1' 2"	Per Foundation	\$453.10	\$0.00	\$58.90	\$512.00	\$446.90	\$0.00	\$58.10	\$505.00	1.4%

Proposed Rates and Fees 2019 - Cemetery

Fee Title	Unit of Measure	2019				2018				Percentage Change
		Base Fee	Care and Maintenance	Tax	Total Fee Paid by	Base Fee	Care and Maintenance	Tax	Total Fee Paid by	
2' 6" x 1' 2"	Per Foundation	\$485.84	\$0.00	\$63.16	\$549.00	\$478.76	\$0.00	\$62.24	\$541.00	1.5%
2' 8" x 1' 2"	Per Foundation	\$514.16	\$0.00	\$66.84	\$581.00	\$507.08	\$0.00	\$65.92	\$573.00	1.4%
2' 10" x 1' 2"	Per Foundation	\$546.90	\$0.00	\$71.10	\$618.00	\$538.94	\$0.00	\$70.06	\$609.00	1.5%
3' 0" x 1' 2"	Per Foundation	\$584.07	\$0.00	\$75.93	\$660.00	\$576.11	\$0.00	\$74.89	\$651.00	1.4%
3' 2" x 1' 2"	Per Foundation	\$607.08	\$0.00	\$78.92	\$686.00	\$599.12	\$0.00	\$77.88	\$677.00	1.3%
3' 4" x 1' 2"	Per Foundation	\$639.82	\$0.00	\$83.18	\$723.00	\$630.97	\$0.00	\$82.03	\$713.00	1.4%
3' 6" x 1' 2"	Per Foundation	\$678.76	\$0.00	\$88.24	\$767.00	\$669.03	\$0.00	\$86.97	\$756.00	1.5%
3' 8" x 1' 2"	Per Foundation	\$700.88	\$0.00	\$91.12	\$792.00	\$691.15	\$0.00	\$89.85	\$781.00	1.4%
3' 10" x 1' 2"	Per Foundation	\$747.79	\$0.00	\$97.21	\$845.00	\$737.17	\$0.00	\$95.83	\$833.00	1.4%
4' 0" x 1' 2"	Per Foundation	\$770.80	\$0.00	\$100.20	\$871.00	\$760.18	\$0.00	\$98.82	\$859.00	1.4%
4' 6" x 1' 2"	Per Foundation	\$863.72	\$0.00	\$112.28	\$976.00	\$852.21	\$0.00	\$110.79	\$963.00	1.3%
5' 0" x 1' 2"	Per Foundation	\$957.52	\$0.00	\$124.48	\$1,082.00	\$944.25	\$0.00	\$122.75	\$1,067.00	1.4%
5' 6" x 1' 2"	Per Foundation	\$1,050.44	\$0.00	\$136.56	\$1,187.00	\$1,036.28	\$0.00	\$134.72	\$1,171.00	1.4%
6' 0" x 1' 2"	Per Foundation	\$1,144.25	\$0.00	\$148.75	\$1,293.00	\$1,128.32	\$0.00	\$146.68	\$1,275.00	1.4%
6' 6" x 1' 4"	Per Foundation	\$1,400.88	\$0.00	\$182.12	\$1,583.00	\$1,381.42	\$0.00	\$179.58	\$1,561.00	1.4%
8" x 8" x 4" Zinc Cremation Urn	Per Urn	\$420.35	\$0.00	\$54.65	\$475.00	\$415.04	\$0.00	\$53.96	\$469.00	1.3%
Standard Granite Dedication Bench	Per Bench	\$1,400.88	\$0.00	\$182.12	\$1,583.00	\$1,381.42	\$0.00	\$179.58	\$1,561.00	1.4%
Backed Granite Dedication Bench	Per Bench	\$2,800.88	\$0.00	\$364.12	\$3,165.00	\$2,761.95	\$0.00	\$359.05	\$3,121.00	1.4%

Proposed Rates and Fees 2019 - Cemetery

Fee Title	Unit of Measure	2019				2018				Percentage Change
		Base Fee	Care and Maintenance	Tax	Total Fee Paid by	Base Fee	Care and Maintenance	Tax	Total Fee Paid by	
Backed(with arms) Granite Dedication Bench	Per Bench	\$4,201.77	\$0.00	\$546.23	\$4,748.00	\$4,143.36	\$0.00	\$538.64	\$4,682.00	1.4%
Bench Foundation Pad and Location	Per Foundation	\$1,400.88	\$0.00	\$182.12	\$1,583.00	\$1,381.42	\$0.00	\$179.58	\$1,561.00	1.4%
Bench Carving(front))	Per Inscription	\$467.26	\$0.00	\$60.74	\$528.00	\$461.06	\$0.00	\$59.94	\$521.00	1.3%
Carving Surcharge (back)	Per Inscription	\$234.51	\$0.00	\$30.49	\$265.00	\$230.97	\$0.00	\$30.03	\$261.00	1.5%
Carving Surcharge (on seat)	Per Inscription	\$467.26	\$0.00	\$60.74	\$528.00	\$461.06	\$0.00	\$59.94	\$521.00	1.3%
Granite Colour Surcharge	Per Use	\$280.53	\$0.00	\$36.47	\$317.00	\$276.99	\$0.00	\$36.01	\$313.00	1.3%
Granite Colour Surcharge	Per Use	\$467.26	\$0.00	\$60.74	\$528.00	\$461.06	\$0.00	\$59.94	\$521.00	1.3%
Granite Pillow with Dedication Plaque	Per Marker	\$1,121.24	\$0.00	\$145.76	\$1,267.00	\$1,105.31	\$0.00	\$143.69	\$1,249.00	1.4%
Cement Pillow with Dedication Plaque	Per Marker	\$840.71	\$0.00	\$109.29	\$950.00	\$828.32	\$0.00	\$107.68	\$936.00	1.5%
Memorial Candle Lights	Per Light	\$176.99	\$0.00	\$23.01	\$200.00	\$175.22	\$0.00	\$22.78	\$198.00	1.0%
Temporary Grave Markers	Per Marker	\$25.66	\$0.00	\$3.34	\$29.00	\$25.66	\$0.00	\$3.34	\$29.00	0.0%
Granite Tree Memorial	Per Marker	\$538.05	\$0.00	\$69.95	\$608.00	\$530.97	\$0.00	\$69.03	\$600.00	1.3%

Proposed Rates and Fees 2019 - Cemetery

Fee Title	Unit of Measure	2019				2018				Percentage Change
		Base Fee	Care and Maintenance	Tax	Total Fee Paid by	Base Fee	Care and Maintenance	Tax	Total Fee Paid by	
Genealogy Searches										
First 3 Names	Per Search	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%
4 to 10 Searches	Per Use	\$23.58	\$0.00	\$3.07	\$26.65	\$23.23	\$0.00	\$3.02	\$26.25	1.5%
Over 10 - Additional per Person	Per Use	\$2.96	\$0.00	\$0.39	\$3.35	\$2.92	\$0.00	\$0.38	\$3.30	1.5%

Photocopy - Genealogy Information

First 3 copies	Per Use	\$0.35	\$0.00	\$0.05	\$0.40	\$0.35	\$0.00	\$0.05	\$0.40	0.0%
Per sheet	Per Page	\$0.35	\$0.00	\$0.05	\$0.40	\$0.35	\$0.00	\$0.05	\$0.40	0.0%

Proposed Rates and Fees Outside Inflation Parameter - Fee Change is Greater than \$0.05 and Outside 1.4% +/- 0.5%

Reference	Fee Title	Department or Division	2018 Total Fee Paid by Customer	2019 Total Fee Paid by Customer	Percentage Change	Rationale
1	Property Tax Certificates (Includes Local Improvement Search)	FMS	\$41.65	\$65.00	56.1%	1. Fee increase exceeds core inflation because the fee is below the comparator average
2	Water Certificates	FMS	\$41.65	\$65.00	56.1%	1. Fee increase exceeds core inflation because the fee is below the comparator average
3	Preventable False Alarms - 3 vehicles 2nd false alarm within 12 month calendar year	FEM	\$1,587.15	\$1,404.55	-11.5%	8. Fee increase is less than core inflation because contractual or external agency reasons prevent an increase
4	Body Rub Parlour - Operator	LCS	\$114.45	\$1,160.45	913.9%	1. Fee increase exceeds core inflation because the fee is below the comparator average
5	Cairns Hall (304 Fixed Seats) - General Rate	FOPAC	\$258.77	\$259.90	0.4%	10. Fee increase is less than core inflation to remain competitive in the local market
6	Robertson Theatre - Not for Profit/Charitable/Regional Dance School Rehearsal rate	FOPAC	\$64.41	\$67.80	5.3%	6. Fee increase exceeds core inflation because we are working toward cost recovery while remaining competitive
7	Laptop MacBook (Qlab, ProPresenter)	FOPAC	\$230.35	\$231.65	0.6%	10. Fee increase is less than core inflation to remain competitive in the local market
8	Laptop PC (MS Office Windows 7) per day	FOPAC	\$230.35	\$231.65	0.6%	10. Fee increase is less than core inflation to remain competitive in the local market
9	VGA Cable	FOPAC	\$23.00	\$23.17	0.7%	10. Fee increase is less than core inflation to remain competitive in the local market
10	9'x16' Fastfold Screen with Dresskit	FOPAC	\$207.30	\$209.05	0.8%	10. Fee increase is less than core inflation to remain competitive in the local market
11	Piano tuning	FOPAC	\$172.27	\$197.75	14.8%	6. Fee increase exceeds core inflation because we are working toward cost recovery while remaining competitive
12	Cultural Capital Investment Fund *Child tickets on children shows, school shows and Film excluded	FOPAC	\$2.83	\$3.39	19.8%	5. Fee increase exceeds core inflation because of revenue maximization goals
13	Subscription Fee (per order)	FOPAC	\$5.76	\$6.78	17.7%	5. Fee increase exceeds core inflation because of revenue maximization goals

Proposed Rates and Fees Outside Inflation Parameter - Fee Change is Greater than \$0.05 and Outside 1.4% +/- 0.5%

Reference	Fee Title	Department or Division	2018 Total Fee Paid by Customer	2019 Total Fee Paid by Customer	Percentage Change	Rationale
14	Dynamite Drop-in Play Card	PRCS	\$27.50	\$25.75	-6.4%	10. Fee increase is less than core inflation to remain competitive in the local market
15	Reproduction and Exhibition License - Photocopies	PRCS	\$0.40	\$0.45	12.5%	5. Fee increase exceeds core inflation because of revenue maximization goals
16	Program Drop in Fee (Per Person Per Activity) - Adult	PRCS	\$7.00	\$10.00	42.9%	5. Fee increase exceeds core inflation because of revenue maximization goals
17	Book and Brews Program	PRCS	\$35.00	\$30.00	-14.3%	10. Fee increase is less than core inflation to remain competitive in the local market
18	Recreation Programs - Adult Single Entry	PRCS	\$4.10	\$4.40	7.3%	5. Fee increase exceeds core inflation because of revenue maximization goals
19	Heritage Permit Application Fee	PBS	\$152.85	\$250.00	63.6%	5. Fee increase exceeds core inflation because of revenue maximization goals
20	Storm Sewers Excluding Laterals	TES	\$347.50	\$544.00	56.5%	2. Fee increase exceeds core inflation because there is an increase in a cost element above inflation
21	Sanitary Sewer Excluding Laterals	TES	\$615.90	\$567.00	-7.9%	11. Fee increase is less than core inflation because a cost element was removed
22	Watermain Excluding Services	TES	\$319.40	\$560.00	75.3%	2. Fee increase exceeds core inflation because there is an increase in a cost element above inflation
23	Roads and Drainage Improvements on Local Streets, assuming existing Storm Sewers	TES	\$392.25	\$439.00	11.9%	2. Fee increase exceeds core inflation because there is an increase in a cost element above inflation
24	Roads and Drainage Improvements on Local Streets, including Storm Sewers and excluding Laterals	TES	\$702.25	\$848.00	20.8%	2. Fee increase exceeds core inflation because there is an increase in a cost element above inflation
25	Concrete Sidewalk on Low Traffic Local Streets	TES	\$190.40	\$244.00	28.2%	2. Fee increase exceeds core inflation because there is an increase in a cost element above inflation
26	Construction Plans and Specifications - Small-Medium	TES	\$36.40	\$40.00	9.9%	2. Fee increase exceeds core inflation because there is an increase in a cost element above inflation

Proposed Rates and Fees Outside Inflation Parameter - Fee Change is Greater than \$0.05 and Outside 1.4% +/- 0.5%

Reference	Fee Title	Department or Division	2018 Total Fee Paid by Customer	2019 Total Fee Paid by Customer	Percentage Change	Rationale
27	Construction Plans and Specifications - Large	TES	\$78.05	\$80.00	2.5%	2. Fee increase exceeds core inflation because there is an increase in a cost element above inflation
28	Construction Plans and Specifications - Very Large	TES	\$124.85	\$130.00	4.1%	2. Fee increase exceeds core inflation because there is an increase in a cost element above inflation



Administration

Office of the Regional Clerk

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June 19, 2018

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SENT ELECTRONICALLY

**RE: Trade with the United States and Protecting Canadian Jobs
Minute Item 14.1 CL 8-2018, June 14, 2018**

Regional Council at its meeting held on Thursday, June 14, 2018, passed the following resolution:

That Niagara Region **SUPPORTS** the Government of Canada and the Government of Ontario's efforts concerning trade with the United States and protecting Canadian jobs; and

That this resolution **BE CIRCULATED** to local area municipalities, Association of Municipalities of Ontario, Federation of Canadian Municipalities, local Members of Parliament and Members of Provincial Parliament for endorsement, Premier-designate Ford and Prime Minister Trudeau.

If you have any further questions, please contact the undersigned.

Yours truly,

Ann-Marie Norio
Acting Regional Clerk

CLK-C 2018-78

Distribution List:

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Local Area Municipalities
Federation of Canadian Municipalities
Association of Municipalities of Ontario

By-laws to be considered Monday, June 25, 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 on Linwell Road East and Read Road. 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 Sign Locations at Bunting Road and Welland Canals Parkway. Delegation By-law No. 2004-277, as amended.)
- (c) A By-law to amend By-law No. 2002-81 entitled “A By-law to appoint certain employees of the Canadian Corps of Commissionaires (Hamilton) as municipal law enforcement officers.” (One reading - with respect to change in personnel. Delegation By-law No. 2004-277, as amended.)
- (d) A By-law to remove certain lands from part lot control. (One reading – with respect to 45 (49) and 55 (59) Manhattan Court. Delegation By-law No. 2004-277, as amended.)
- (e) A By-law to remove certain lands from part lot control. (One reading – with respect to 999 Pelham Road. Delegation By-law No. 2004-277, as amended.)
- (f) A By-law to authorize the acceptance of a conveyance of certain lands from BPR Development Inc. for the widening along Hillview Road. (One reading – with respect to 81 Hillview Road. Delegation By-law No. 2004-277, as amended.)
- (g) A By-law to authorize a Licence Agreement with The Regional Municipality of Niagara Police Services Board. (One reading with respect to P25 VRS Radio System. Delegation By-law No. 2004-277, as amended.)
- (h) A By-law to amend By-law No. 2018-127 entitled “A By-law to authorize a Lease Agreement with Dr. Joseph Perlino.” (One reading – with respect to name correction. Council, May 7, 2018, Item No. 11.3.)
- (i) A By law-to authorize a Memorandum of Understanding with the Niagara Regional Native Centre (“NRNC”). (One reading – with respect to promoting co-operation and consultation with NRNC. To be considered by General Committee, June 25, 2018.)
- (j) A By-law to authorize an Encroachment Agreement with 2574518 Ontario Inc. (One reading – with respect to 77 Yates Street. To be considered by General Committee, June 25, 2018.)
- (k) A By-law to delegate financial and staffing authority to the Chief Administrative Officer for the period of Nomination Day (July 27, 2018) to December 3, 2018. (One reading – with respect to restricted acts after Nomination Day (Lame Duck Council). To be considered by General Committee, June 25, 2018.)

- (l) A By-law to amend By-law No. 2004-277 entitled “A By-law to authorize delegation of certain matters to staff.” (One reading – with respect to Niagara Compliance Audit Committee and Terms of Reference. To be considered by General Committee, June 25, 2018.)
- (m) A By-law to amend By-law No. 2013-283 entitled “A By-law to regulate the use of land, the bulk, height, location, erection and use of buildings and structures, the provision of parking spaces and other associated matters in the City of St. Catharines.” (One reading – with respect to 50 Gale Crescent. To be considered by Council, June 25, 2018.)
- (n) A By-law to confirm the proceedings of council at its meeting held on the 25th day of June, 2018. (One reading - with respect to confirming the proceedings of the meeting held on June 25, 2018.)