



**The Corporation of the City of St. Catharines  
CITY COUNCIL AGENDA  
Regular, Monday, January 14, 2019  
Council Chambers, City Hall, 6:30 PM**

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

Page

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

- 3.1 Regular Meeting of Council, Minutes of [December 10, 2018](#)
- 3.2 General Committee, Minutes of [December 10, 2018](#)
- 3.3 Regular Meeting of Council, Minutes of [December 17, 2018](#)

- 4. Declarations of Interest**

- 5. Public Meetings Pursuant to Planning Act**

5 - 17

- 5.1 Planning and Building Services, Planning Services  
*Planning Act Public Meeting – Information Report*  
Application for Draft Plan of Vacant Land Condominium; 125 Rykert Street; Owner: 2575115 Ontario Inc.; Agent: Better Neighbourhoods Inc.

- 6. Delegations**

(Staff presentation for General Committee Agenda Item 3.1 precedes delegations on this matter)

- 6.1 MP Chris Bittle, St. Catharines  
Re: Municipal opt-in / opt-out decision whether to allow the location of private recreational cannabis retail stores in St. Catharines  
(see General Committee Agenda, January 14, 2019, Item 3.1)
- 6.2 Daniel Titone, Puffs Cannabis Co.  
Re: Municipal opt-in / opt-out decision whether to allow the location of private recreational cannabis retail stores in St. Catharines  
(see General Committee Agenda, January 14, 2019, Item 3.1)
- 6.3 Bob Lytle, rel8ed.to Analytics and Keith Thompson, Caddle  
Re: Municipal opt-in / opt-out decision whether to allow the location of private recreational cannabis retail stores in St. Catharines  
(see General Committee Agenda, January 14, 2019, Item 3.1)

- 6.4 Britney Guerra  
Re: Municipal opt-in / opt-out decision whether to allow the location of private recreational cannabis retail stores in St. Catharines  
(see General Committee Agenda, January 14, 2019, Item 3.1)
- 6.5 Hugo Chesshire, Director of Policy and Government Relations, Greater Niagara Chamber of Commerce  
Re: Municipal opt-in / opt-out decision whether to allow the location of private recreational cannabis retail stores in St. Catharines  
(see General Committee Agenda, January 14, 2019, Item 3.1)
- 6.6 Joanne Atkinson  
Re: Municipal opt-in / opt-out decision whether to allow the location of private recreational cannabis retail stores in St. Catharines  
(see General Committee Agenda, January 14, 2019, Item 3.1)

## **7. Presentations**

## **8. Motions**

- 8.1 FirstOntario Performing Arts Centre Board Member Appointments  
*Councillor Townsend will present the following motion:*  
WHEREAS on July 9, 2018, City Council approved the establishment of the FirstOntario Performing Arts Centre Board (the Board) through [Report #LCS-161-2018](#); and  
WHEREAS there are currently two vacancies on the Board; and  
WHEREAS applications to the Board were reviewed by the selection panel outlined in [Report #LCS-161-2018](#);  
THEREFORE BE IT RESOVLED that Council appoint Joseph Critelli and Peter Partridge Jr. to the FirstOntario Performing Arts Centre Board for a term ending November 30, 2022; and  
BE IT FURTHER RESOLVED that the Office of the City Clerk be directed to provide the necessary notifications.
- 8.2 Special start time for January 28 City Council Meeting  
*Councillor Phillips will present the following motion:*  
That Council approve a change for the January 28, 2019 meeting of Council to begin at 5:00 p.m.; and  
That from 5:00 to 6:00 p.m. Council will meet in the Burgoyne Woods Room for training and education purposes with the City's Integrity Commissioner.
- 8.3 Support for Niagara Wine and Beer  
*Councillor Phillips will present the following motion:*  
WHEREAS the Ontario's grape and wine industry is an important and unique part of Niagara's economy; and

WHEREAS Niagara also has an emerging craft beer sector that continues to grow and expand, creating jobs and investment across Niagara; and

WHEREAS the Government of Ontario has announced its plan to modernize alcohol sales by expanding the sale of beer and wine to corner stores, grocery stores and big-box stores, based on market demand, and has requested public input on its plan through an online survey [until February 1, 2019](#); and

WHEREAS this decision represents a significant opportunity to strengthen Niagara's economy by growing Ontario's wine and craft beer industry through increased consumer access;

THEREFORE BE IT RESOLVED that the City of St. Catharines requests that the Provincial Government must include specific policies that support and expand the growth of 100 per cent Ontario-grown-and-produced wines and Ontario-made craft beer in its retail channel regulations; and

BE IT FURTHER RESOLVED that the City of St. Catharines submit this resolution to the Provincial Government and area MPPs as part of the public consultation on the Modernization of Alcohol Sales before February 1, 2019; and

BE IT FURTHER RESOLVED that this resolution be circulated to Niagara municipalities for consideration and support; and

BE IT FURTHER RESOLVED that City staff be directed to report back to Council on how the City of St. Catharines can increase its support of 100 per cent Niagara-grown-and-produced wines and Niagara-made craft beer at its City-owned facilities.

#### 8.4 Plastic Straw Ban in City Facilities

*Councillor Williamson will present the following motion:*

WHEREAS environmental sustainability is one of the pillars of Council's Strategic Plan with a goal to lead in the protection of our environment for future generations; and

WHEREAS cities across North America have moved to eliminate plastic waste by banning plastic water bottles and plastic straws from city facilities; and

WHEREAS the City has implemented a plastic bottled water ban in municipal facilities, and directed staff to implement a comprehensive plastic bottle ban;

THEREFORE BE IT RESOLVED that the City of St. Catharines ban plastic straws for sale and use in City facilities, parks, city events and public spaces, and require that non-plastic, compostable alternatives be used when necessary; and

BE IT FURTHER RESOLVED that City staff work with festivals and events held in St. Catharines to encourage organizers to adopt environmentally-friendly alternatives to plastics where possible; and

BE IT FURTHER RESOLVED that the City submit this resolution to the Great Lakes St. Lawrence Cities Initiative's Annual Policy Conference for adoption by the GLSLCI as a policy for member cities to adopt; and  
BE IT FURTHER RESOLVED that staff circulate this motion to area municipalities, Brock University, Niagara College, the Association of Municipalities of Ontario (AMO) and to Federation of Canadian Municipalities (FCM).

**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**

13.1 Reading of By-Laws

**14. Agencies, Boards, Committee Reports**

14.1 Minutes to Receive:

- Accessibility Advisory Committee, [October 24, 2018](#)
- Arts and Culture Advisory Committee, [November 6, 2018](#)
- Green Advisory Committee, [November 21, 2018](#)

**15. Adjournment**



CITY OF  
ST. CATHARINES

## Corporate Report

**Report from** Planning and Building Services, Planning Services

**Date of Report:** January 4, 2019

**Date of Meeting:** January 14, 2019

**Report Number:** PBS-004-2019

**File:** 60.46.447

**Subject:** *Information Report for Public Meeting*

Application for Draft Plan of Vacant Land Condominium; 125 Rykert Street;  
Owner: 2575115 Ontario Inc.; Agent: Better Neighbourhoods Inc.

## Recommendation

That Council receive this Information Report; and

That Council consider the Recommendation Report regarding the application for Draft Plan of Vacant Land Condominium tentatively scheduled for Council's consideration on January 28, 2019, at least 14 days after the Public Meeting of January 14, 2019, pursuant to Section 51(20) of the Planning Act. FORTHWITH

## Summary

The purpose of this Information Report is to provide Council and the public with information concerning the application for Draft Plan of Vacant Land Condominium at 125 Rykert Street to be considered at a Public Meeting scheduled for January 14, 2019. This report provides an overview of the application and a summary of applicable planning policies and circulation comments.

An additional Recommendation Report containing planning analysis, addressing outstanding concerns from the Public Meeting, and providing a staff recommendation, is tentatively scheduled for consideration by Council at the meeting on January 28, 2019.

## Background

The applicant previously submitted an application to the Committee of Adjustment for Consent (B-39 / 18SC) to adjust the boundary of the subject lands to facilitate a proposed private road development consisting of ten townhouse dwelling units. The Consent resulted in a boundary adjustment with the adjacent lands to the east, known as 121 Rykert Street. A portion of the lands from 121 Rykert Street was added to 125 Rykert Street. Each property previously contained a detached dwelling unit, which has since been demolished.

The Committee of Adjustment considered an associated application for Minor Variance (A-73 / 18) which was made to request a reduction in lot area per unit and various reduced setbacks within the proposed private road development. Both the Consent and

Minor Variance applications were approved and no appeals were received. No members of the public provided any comments or objections at that time.

## Report

### Proposed Development

The Draft Plan of Vacant Land Condominium application proposes to create 10 residential units within a private road development, as well as a common element area for the private road, visitor parking, landscaping and servicing, as outlined in Appendix 1.

The development has one access from Rykert Street, and fourteen parking spaces internal to the site (Appendix 2). The applicant has requested Draft Plan of Vacant Land Condominium Approval so that each of the proposed 10 units can be sold individually. The development is currently under review through the Site Plan Approval process and a Site Plan Agreement is being drafted. Once approved, the Agreement will be registered on title of the lands.

### Location and Site Description

The subject lands are located on the south side of Rykert Street, between Andrea Drive and South Street. A location map is attached as Appendix 3.

The subject property is 0.27 hectares in size, with 32.81 metres of frontage along Rykert Street.

Surrounding land uses include:

North:	Detached dwellings, school, commercial
South:	Detached dwellings
East:	Semi-detached dwellings
West:	Detached dwellings

## Planning Context

### Provincial Policy

The subject lands are 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. Land use patterns shall be based on densities and a mix of land uses that efficiently use land, resources, infrastructure, and public service facilities which are planned or available to settlement areas.

The following provides an overview of the Provincial Policy Statement and the Provincial Growth Plan as it applies more specifically to this Application:

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

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

### **Regional Official Plan**

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

Similar to the Growth Plan, the ROP directs development to take place in urban areas and supports intensification where appropriate servicing and infrastructure exists. The ROP reiterates the land use pattern policies and objectives of the Provincial Policy Statement for residential intensification and sustainable communities outlined above and establishes a residential intensification target of 95% for the St. Catharines Built-Up Area.

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

### **Official Plan (Garden City Plan)**

The subject lands are designated Neighbourhood Residential, as per Schedule D1 of the Garden City Plan (GCP) (Appendix 4). The lands are further designated as Low

Density Residential, as per Schedule E7 of the GCP (Appendix 5). The private road development, which is currently under Site Plan review, is a permitted use under the Official Plan designation and complies with the applicable land use policies. An Official Plan Amendment is not required.

Key components of the Official Plan speak to the following:

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

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

## **Zoning By-law**

By-law 2013-283 zones the lands as Low Density Residential – Suburban Neighbourhood (R1) (Appendix 6). The R1 zone permits a range of residential uses, including detached, semi-detached, quadruplex, townhouse units, and private road developments comprising any of the preceding housing forms.

The private road development is a permitted use under the property's existing zoning. A Zoning By-law Amendment is not required however the applicant has received approval for an associated Minor Variance (A-73 / 18), to permit a reduction in lot area per unit and various setback deficiencies.



## Site Plan Control

The City's Site Plan Control By-law requires that residential developments of four units or more be subject to site plan control. Site plan approval regulates the placement of buildings, architectural elevations of the buildings, parking, grading, drainage and storm water management, landscaping, fencing and similar details of site design.

A site plan application is under review, and an Agreement is being drafted which shall be registered on title of the subject lands. The Draft Plan of Condominium is required to be in compliance with the approved Site Plan.

## Draft Plan of Condominium

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

- The development does not have a detrimental effect on matters of provincial interest, it is not premature and is in the public interest.
- The proposal complies with the Official Plan, and the lands are suitable for development as proposed.
- The suitability of the land for residential purposes.
- Adequacy of any public streets and how they are designed and how they link with adjacent streets.
- The adequacy of the proposed size and shape of lots and blocks.
- Any restrictions on the subject lands or adjoining lands.
- Flood control measures, if any.
- Adequacy of existing utilities and municipal services.
- Adequacy of school sites in the vicinity.
- Any land considered for dedication for public purposes.
- Any considerations regarding the subdivision of the land and matters relating to site plan approval.

Approval of the application for Draft Plan of Vacant Land Condominium for 10 townhouse dwelling units, plus common element areas, which include a private road, visitor parking, servicing, and landscaped areas, would make the condominium corporation responsible for the terms and conditions of the registered site plan agreement. Staff will be commenting further in the Recommendation Report for Council's consideration tentatively scheduled for January 28, 2019.

## Affordable Housing

This project is not considered to be affordable housing as defined by the Provincial Policy Statement (PPS) 2014.

The PPS 2014 defines affordable as follows:

- a) In the case of ownership housing, the least expensive of
  - 1 housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate income households; or

- 2 housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area
- b) In the case of rental housing, the least expensive of:
- 1 a unit for which the rent does not exceed 30% of gross annual household income for low and moderate income households, or
  - 2 a unit for which the rent is at or below the average market rent of a unit in the region market area

In June 2017, Council approved Phase I of the City's Housing Action Plan in recognition of rising market values, a low vacancy rate, and a low supply of affordable housing in the city. Many of the recommendations outlined in the Housing Action Plan require further study and trigger staff and funding resources not currently accommodated in the 2019 budget.

For example, inclusionary zoning, a tool whereby the municipality can require a number of affordable units as part of new residential developments, requires a housing market analysis to inform an inclusionary zoning initiative. The recent budget approval by Council for 2019 did not include funding for such a study and accordingly, inclusionary zoning is not a tool the City can use in the provision of affordable housing.

While the City's Official Plan recognizes the need to provide for affordable housing, actual mechanisms to require and sustain an affordable housing supply in the city, as per the definition in the Provincial Policy Statement, are not currently in place. As such, at this time, applicants are encouraged to provide affordable housing, however it is not required.

The applicant for this project has advised that none of the proposed units are intended to meet the definition of affordable housing as defined by the Provincial Policy Statement 2014. Further, the applicant has confirmed there is no partnerships with community housing organizations, such as Niagara Regional Housing, Bethlehem Place, Habitat for Humanity or similar housing agency.

Council should be aware that the application is for condominium tenure, but approval does not necessarily suggest that the units, once constructed, are owner occupied. It is not unusual for condominium units to become investment properties for rental purposes. Additional availability of residential ownership units and/or rental units in the ownership / rental market serves to increase the inventory of residential accommodation and thereby increase the availability of dwelling units. The units may not be affordable pursuant to the PPS definition, but by increasing the inventory of available dwelling units, pressure is exerted in the market place for pricing to be more competitive.

## **Circulation of Application**

Circulated departments and agencies had the opportunity to comment on the development during the site plan process. No further concerns were raised by the circulated departments with respect to the condominium application.

## **Public Open House**

A public open house was hosted by Planning and Building Services on November 27, 2018. The agent and applicant were in attendance. No members of the public attended, and no objections or concerns have been raised relating to the proposed condominium tenure.

## **Public Notice**

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

## **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**

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 report provides the planning context and explains the application for Draft Plan of Vacant Land Condominium for 125 Rykert Street. The plan of condominium will allow each of the proposed townhouse dwelling units to be sold individually. A Recommendation Report will be considered by Council on January 28, 2019.

## **Notification**

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

### **Prepared by:**

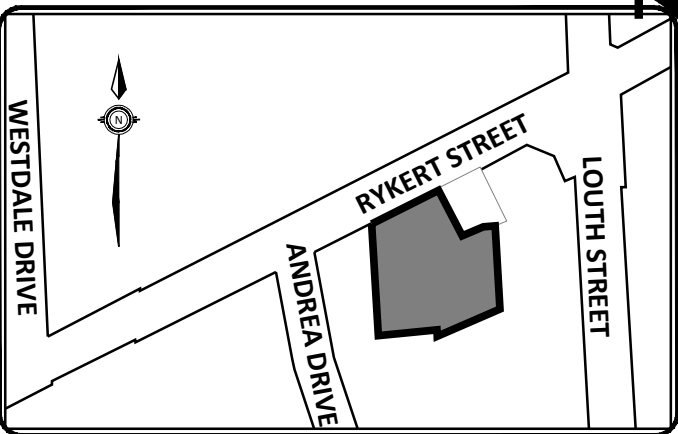
Taya Devlin  
Planner I

### **Submitted by:**

Judy Pihach, MCIP, RPP  
Manager of Planning Services

### **Approved by:**

Tami Kitay, MPA, MCIP, RPP  
Director of Planning and Building Services



KEY MAP - NOT TO SCALE

LAND USE SCHEDULE		
		AREA
UNIT 1 - 10	PROPOSED TOWNHOUSES	0.16 ha
BLOCK 11	COMMON ELEMENT	0.11 ha
TOTAL AREA		0.27 ha

METRIC NOTE

DISTANCE SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING 0.3048

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- |                   |               |
|-------------------|---------------|
| (a) SEE PLAN      | (b) SEE PLAN  |
| (c) SEE PLAN      | (d) SEE PLAN  |
| (e) SEE PLAN      | (f) SEE PLAN  |
| (g) SEE PLAN      | (h) MUNICIPAL |
| (i) SILTY CLAY    | (j) SEE PLAN  |
| (k) FULL SERVICED | (l) SEE PLAN  |

LEGAL DESCRIPTION

PARTS 3 AND 4 OF PLAN 30R-15273 BEING PART OF LOT 21, CONCESSION 8, GEOGRAPHIC TOWNSHIP OF GRANTHAM, CITY OF ST. CATHARINES, REGIONAL MUNICIPALITY OF NIAGARA

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY AUTHORIZE BETTER NEIGHBOURHOODS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF VACANT LAND CONDOMINIUM TO THE CITY OF ST. CATHARINES.

2575115 ONTARIO INC.

DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

ROY S. KIRKUP, O.L.S.

DATE

#	DATE	REVISIONS
0	2018 10 26	FOR DP SUBMISSION KH/MK



better

neighbourhoods

DEVELOPMENT CONSULTANTS

190A Ontario Street, Ontario L2R 5K3  
Office: 905.684.8585 betterneighbourhoods.ca

PROJECT TITLE:

ASPEN COMMON  
St. Catharines, ON

DRAWING TITLE:

DRAFT PLAN OF  
VACANT LAND  
CONDOMINIUM

DATE OF ISSUE:

2018 10 26

DRAWING No:

0257 - DP1

REV. NO.

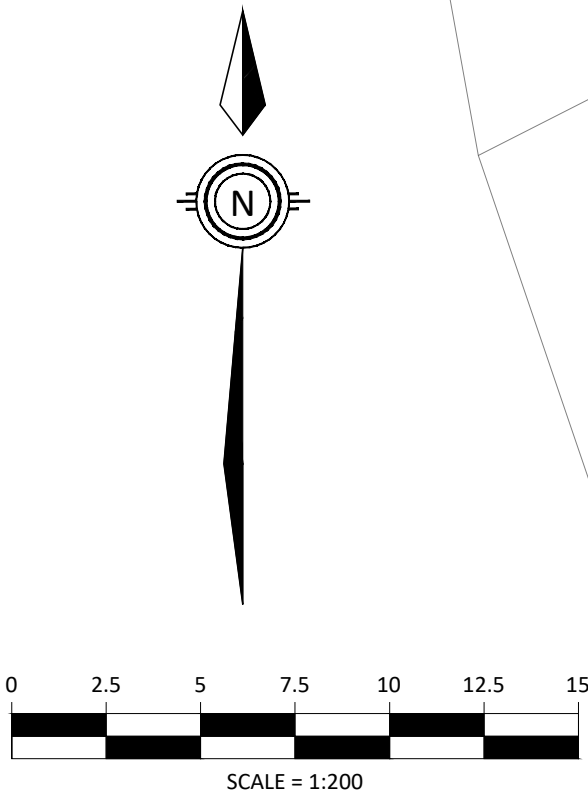
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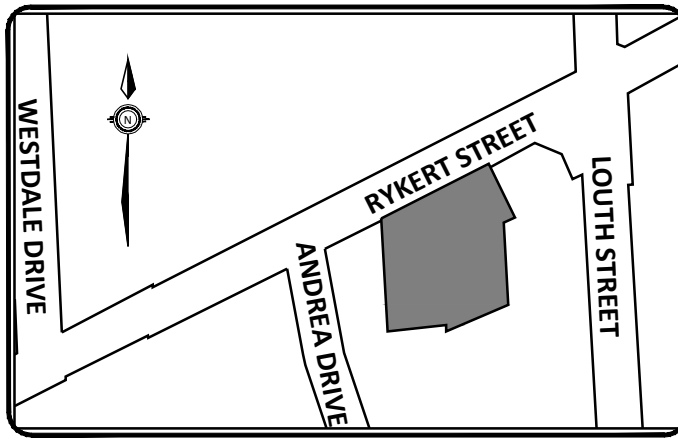
LOUTH STREET

RYKERT STREET

ANDREA DRIVE



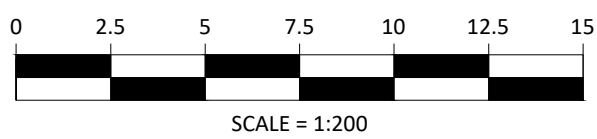
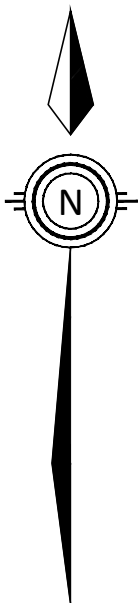




KEY MAP - NOT TO SCALE

SITE STATISTICS

PROPOSED DEVELOPMENT	
TWO STOREY TOWN HOUSES	10
AREA	0.27 ha
PROPOSED PARKING	14
LAND USE SCHEDULE	
BUILDING COVERAGE	27 %
PAVEMENT COVERAGE	20 %
LANDSCAPE COVERAGE	53 %



#	DATE	REVISIONS	
3	2018 10 02	FOR CURB RAMPS	KH/MK
2	2018 06 29	FOR FIRE ROUTE EXTENSION	KH/MK
1	2018 05 10	FOR SIDEWALK ADJUSTMENT	DR/MK
0	2017 12 20	FOR SPA SUBMISSION	DR/MK

b

better  
neighbourhoods

DEVELOPMENT CONSULTANTS

190A Ontario Street, Ontario L2R 5K9  
Office: 905.684.8585 betterneighbourhoods.ca

PROJECT TITLE:

ASPEN COMMON  
St. Catharines, ON

DRAWING TITLE:

SITE PLAN

DATE OF ISSUE:

2018 10 02

DRAWING No:	REV. NO:
0257 SP - 1	3

OWNER'S NAME

SIGNATURE

THE CORPORATION OF  
THE CITY OF ST. CATHARINES

DIRECTOR OF PLANNING & BUILDING SERVICES

DATE: \_\_\_\_\_, 20\_\_

NOTE: THE DIMENSIONS, AREAS AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN THE FINAL DESIGN, PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH. FURTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO THE CONTRARY, ALL SITE SERVICING, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS APPROVED BY THE ENGINEER.

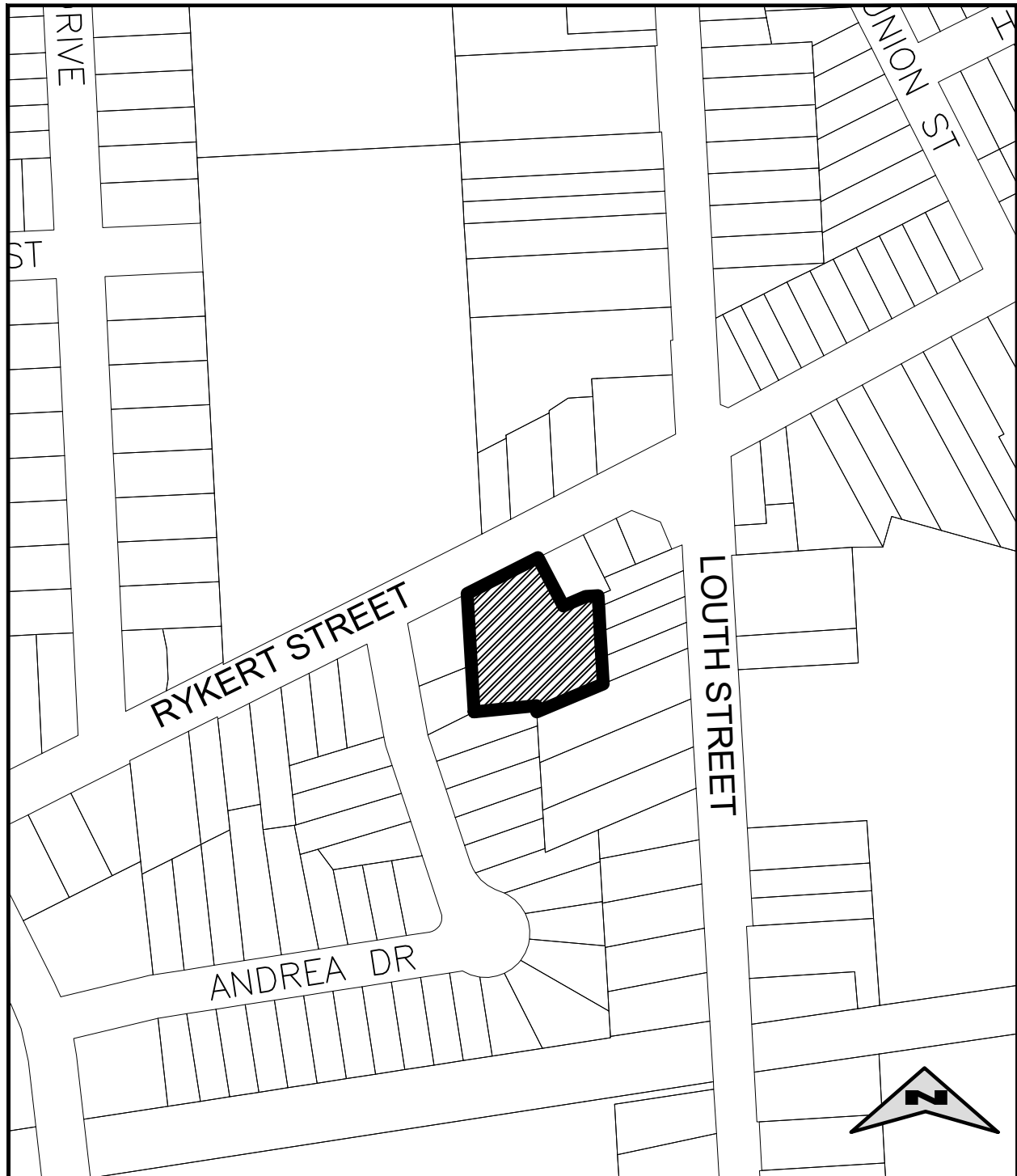



ANDREA DRIVE

LOUTH STREET

RYKERT STREET

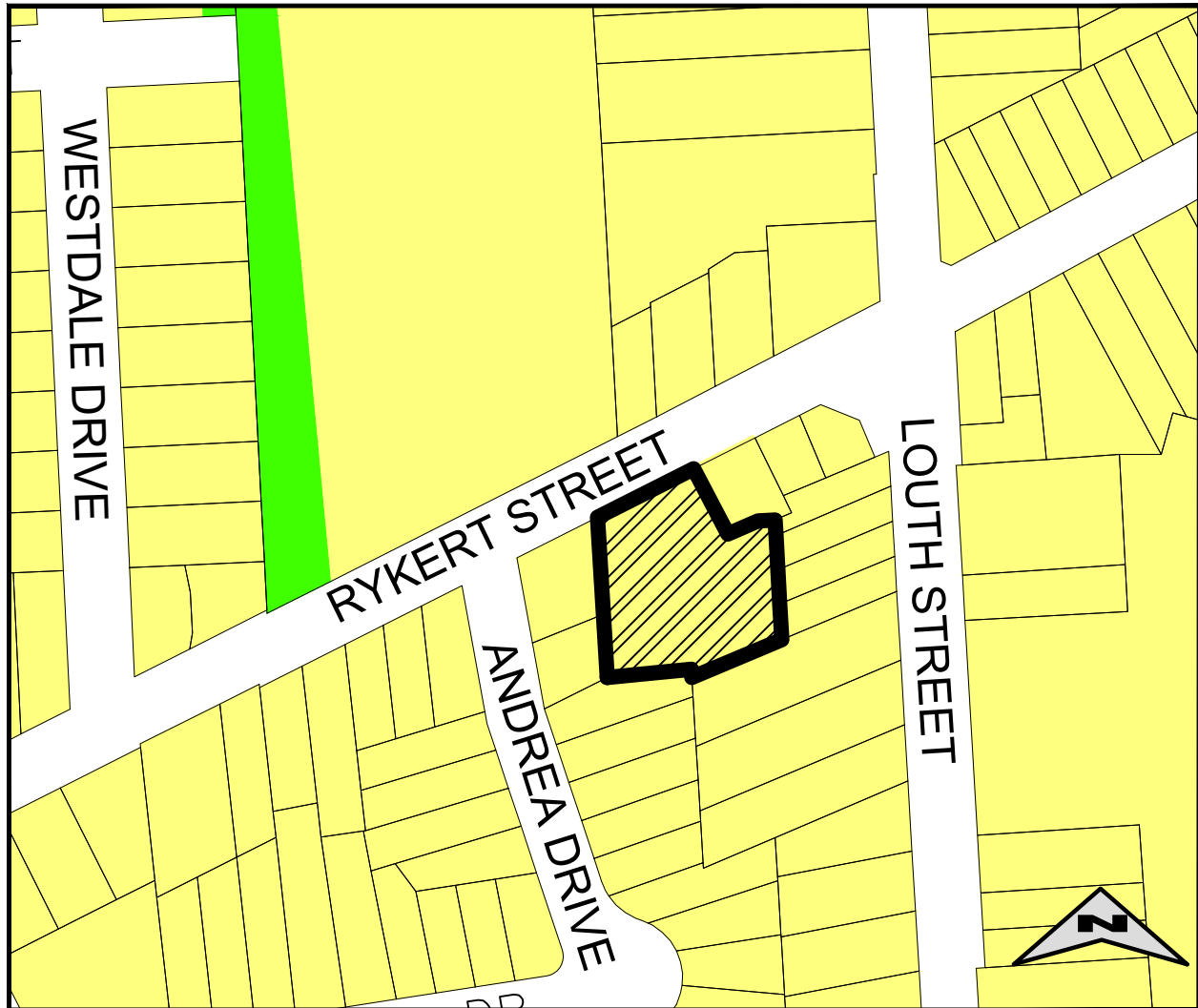
## Location Map




 Subject Lands  
125 Rykert Street  
File: 60.446.447

## Existing Land Use Designation

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



 Subject Lands  
125 Rykert Street

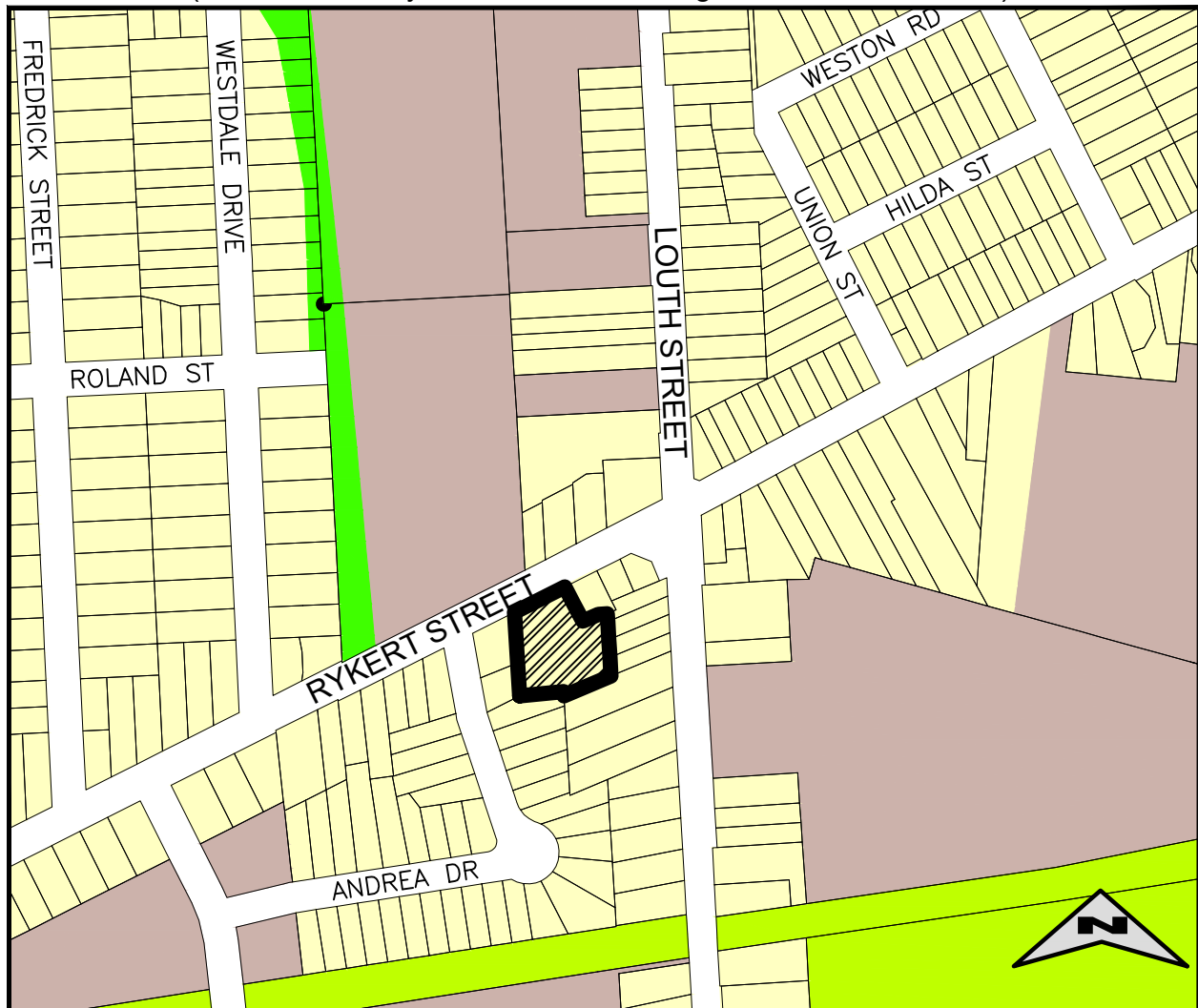
### Land Use Designations


-  Neighbourhood Residential
-  Natural Areas

File:60.446.447





## Existing Land Use Designation

(The Garden City Plan - West Planning District, Schedule E7)



 Subject Lands  
125 Rykert Street

### Land Use Designations

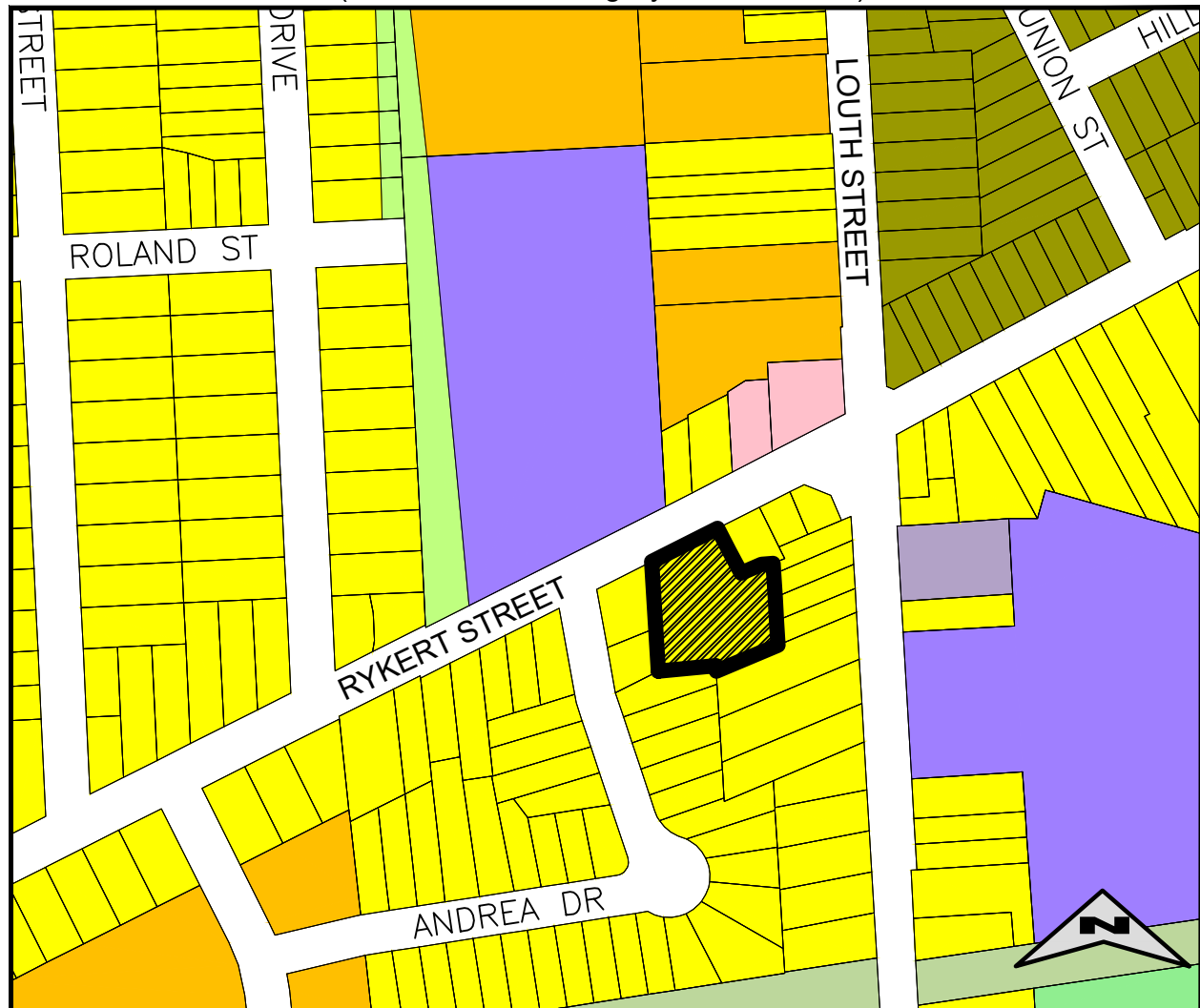
-  Low Density Residential
-  Medium Density Residential
-  Parkland & Open Space
-  Natural Areas

File:60.446.447



## Existing Zoning

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



Subject Lands

125 Rykert Street

### Zones

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

- C1** Local Convenience Commercial
- G1** Conservation / Natural Area
- G2** Minor Green Space
- I1** Local Neighbourhood Institutional
- I2** Community Institutional

File:60.446.447



## **By-laws to be considered Monday, January 14, 2019**

- (a) 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 vehicular load limits at bridges. To be considered by General Committee, January 14, 2019.)
- (b) A By-law to authorize a contract with Norjohn Contracting and Paving Limited. (One reading – with respect to Third Street Louth Reconstruction, under Project No. P15-067-1. To be considered by General Committee, January 14, 2019.)
- (c) A By-law to authorize an agreement with Urban & Environmental Management Inc. (One reading – with respect to consulting engineering services for Third Street Louth Reconstruction, under Project No. P15-067-1. To be considered by General Committee, January 14, 2019.)
- (d) A By-law to authorize an agreement with Cole Engineering Group Ltd. (One reading – with respect to consulting engineering and construction inspection services for Russell Avenue and Woodland Avenue, under Project No. P17-066. To be considered by General Committee, January 14, 2019.)
- (e) A By-law to confirm the proceedings of council at its meeting held on the 14<sup>th</sup> day of January, 2019. (One reading - with respect to confirming the proceedings of the meeting held on January 14, 2019.)