



**The Corporation of the City of St. Catharines  
CITY COUNCIL AGENDA  
Regular, Monday, April 1, 2019  
Council Chambers, City Hall, 6:00 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 [March 18, 2019](#)
  - 3.2 General Committee, Minutes of [March 18, 2019](#)
  - 3.3 Budget Standing Committee, Minutes of [January 7, 2019](#)
- 4. Declarations of Interest**
- 5. Public Meetings Pursuant to Planning Act and Notice By-Law**
  - 5.1 **Public Meeting Pursuant to Planning Act**  
Planning and Building Services, Planning Services  
Draft Plan of Vacant Land Condominium, 427 Geneva Street;  
Applicant/Owner: Brock View Homes; Agent: Better Neighbourhoods Inc.
  - 5.2 **Public Meeting Pursuant to Notice By-law**  
Financial Management Services, Accounting  
2019 Water and Wastewater Budget and Associated Rates  
(*Staff presentation precedes discussion of report*)
- 6. Delegations**
  - 6.1 Bruce Macdonald, Tim Rigby and Bill Shenck  
Re: FISA 2024 Hosting Opportunity
- 7. Presentations**
- 8. Motions**
  - 8.1 2024 FISA Hosting Opportunity  
*Councillor Phillips will present the following motion:*

3 - 21

22 - 51

That St. Catharines City Council endorse the bid application from St. Catharines World Rowing to host the 2024 World Rowing Senior, Under 23 and Junior Championships.

8.2 Swimming Pool Setbacks

*Councillor Harris will present the following motion:*

WHEREAS the current Zoning By-law regulates the location of swimming pools and ancillary equipment facilities on residential properties; and

WHEREAS climate change is causing more significant weather events; and

WHEREAS the current zoning regulations for swimming pools regulate distance to water's edge and not pool decking which could interfere with defined grading and stormwater infrastructure;

THEREFORE BE IT RESOLVED that staff be directed to review swimming pool setbacks, including the location of decking and ancillary equipment, through the next zoning by-law housekeeping exercise planned for this Fall, to ensure adequate space exists to accommodate grading and stormwater infrastructure.

**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:

- Arts and Culture Advisory Committee - [February 5, 2019](#)
- Public Art Advisory Committee - [November 28, 2018](#)
- Recreation Master Plan Advisory Committee - [February 19, 2019](#)
- St. Catharines Heritage Advisory Committee and St. Catharines Heritage Permit Advisory Committee - [February 28, 2019](#) (draft)

**15. Adjournment**



## Corporate Report

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

**Date of Report:** March 22, 2019

**Date of Meeting:** April 1, 2019

**Report Number:** PBS-050-2019

**File:** 60.46.450

**Subject:** *Recommendation Report*

Application for Draft Plan of Vacant Land Condominium; 427 Geneva Street; Owner: Brock View Homes; Agent: Better Neighbourhoods Inc.

### Recommendation

That Council defer consideration of the Staff Recommendation to April 15, 2019, at least 14 days after the Public Meeting of April 1, 2019, pursuant to Section 51 (20) of the Planning Act. FORTHWITH

### Staff Recommendation

That Council approve the Draft Plan of Vacant Land Condominium for the lands described as Part Lot 17 CON 3 Grantham designated as Part 2 on 30R15321 and Part 3 on 30R6196, save and except for Part 1 on 30R15322, municipally known as 427 Geneva Street, showing 4 townhouse dwelling units with associated detached garages and 3 detached dwelling units, together with common elements containing visitor parking, landscaping, and servicing, as illustrated in Appendix 1 of this report, 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, in the event of an appeal to the Local Planning Appeal Tribunal (LPAT), Council authorize the City Solicitor or her designate and City staff, as appropriate, to attend any LPAT hearing in support of Council's decision; 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

Staff are 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

As outlined in a report to Council February 11, 2019, and in accordance with the associated report (PBS-033-2019), the reporting structure for planning applications has been revised so that planning staff will be providing Council with one Recommendation Report in most cases. As such, in addition to information concerning the subject application, this Recommendation Report contains a planning analysis and provides a staff recommendation for consideration by Council at the meeting on April 15, 2019.

As referenced in the report to Council February 11, 2019, draft plans of condominium are subject to a requirement under the Planning Act that prohibits consideration of the application until at least 14 days after the Public Meeting. The Council meeting of April 15, 2019 is the next meeting of Council and meets the 14-day requirement under the Planning Act.

In accordance with the February 11, 2019, report to Council regarding the one-report structure for planning applications, after the closing of the Public Meeting April 1, 2019, one of the following motions will be required of Council.

*That Council consider the Recommendation Report at the April 15, 2019, meeting of Council since no public input was submitted prior to or at the Public Meeting, or that Council is satisfied that the Recommendation Report adequately addresses the submissions made prior to or at the Public Meeting.*

OR

That Council defer consideration of the Recommendation Report to *(a defined date or a date to be determined based on the issues to be further considered)* since public input prior to and at the Public Meeting warrants further consideration, and/or Council requests staff to report back on the following issues:

*(Council to provide specific direction on issues warranting additional information and direction from staff).*

Council should be aware that the procedures for the Council meeting April 15, 2019, will be modified to require approval of one of these motions.

Regarding this application for draft plan of condominium approval. this private road development is currently being reviewed through the Site Plan Approval process and will be subject to a Site Plan Agreement. This application for Draft Plan of Condominium approval relates to tenure (ownership) of the units only. Should Council approve the subject application for Draft Plan of Vacant Land Condominium, the Condominium Corporation will be subject to the applicable Site Plan Agreement.

The applicant previously submitted an application to the Committee of Adjustment for Consent (B-61/18SC) to facilitate a boundary adjustment with the adjacent lands to the north, known as 429 Geneva Street. A 374 m<sup>2</sup> portion of the lands from 429 Geneva Street was added to 427 Geneva Street. 429 Geneva Street retained 512 m<sup>2</sup> of land with an existing two-storey detached dwelling and detached garage. The existing detached dwelling at 427 Geneva Street will be retained and included in the proposed private road development.

The Committee of Adjustment also considered an associated application for Minor Variance (A-100/18) which was made to request the reduction of the minimum landscape strip, minimum landscape buffer and various reduced setbacks within the proposed private road development. Both the Consent and Minor Variance applications were approved, and no appeals were received.

## **Report**

### **Proposed Development**

The Draft Plan of Vacant Land Condominium application proposes to establish condominium tenure for 7 residential units with associated garages and parking, 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 Geneva Street, and fourteen parking spaces internal to the site (Appendix 3). The applicant has requested Draft Plan of Vacant Land Condominium Approval so that each of the proposed 7 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 north side of Geneva Street, between Thompson Avenue and Overholt Street. A location map is attached as Appendix 4.

The subject property is 0.28 hectares in size, with 30.48 metres of frontage along Geneva Street.

Surrounding land uses include:

North:	Detached dwellings
South:	Detached dwellings
East:	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.

## 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.

## Official Plan (Garden City Plan)

The subject lands are designated Neighbourhood Residential, as per Schedule D1 of the Garden City Plan (GCP) (Appendix 5). The lands are further designated as Low Density Residential, as per Schedule E1 of the GCP (Appendix 6). 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.

## **Zoning By-law**

By-law 2013-283 zones the lands as Low Density Residential – Suburban Neighbourhood (R1) (Appendix 7). 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-100/18), to permit various setback and landscape buffer deficiencies.

## **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 including, but not limited to conformity with Provincial land use policy, the City Official Plan, land use compatibility, site design, and suitability of the lands for proposed development. This application for Draft Plan of Vacant Land Condominium has been evaluated on the basis of those prescribed considerations, as outlined in Appendix 8. Staff have had regard for the matters outlined in Section 51(24) of the Planning Act and recommend approval.

## **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. The proposed Condominium Corporation will assume the responsibilities of the site plan agreement, should this application be approved. The Site Plan Agreement addresses the development as a whole including the structures, access to the property, and the developer's responsibility to repair any damage to City property resulting from construction activity.

Since there is no change of use proposed in this application and the application seeks approval for ownership tenure only, no further concerns were raised by the circulated departments with respect to the site plan. All development on site shall be in compliance with the Registered Site Plan Agreement. All agreements shall be complied with prior to final condominium registration.

## Affordable Housing

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

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

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.

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.

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 February 19, 2019. The agent and applicant were in attendance. Twelve (12) members of the public attended and no objections or concerns have been raised relating to the proposed condominium tenure. Those in attendance did provide comments and suggestions regarding the site plan. The applicant has indicated a willingness to incorporate many of the suggestions received through the site plan approval process.

## 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

### *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).

## 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 Local Planning Appeal Tribunal, then the planner who has provided the second opinion shall be retained for the purpose of a hearing before the Local Planning Appeal Tribunal.

## **Conclusion**

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 the 3 detached dwelling units and each of the 4 townhouse dwelling units to be sold individually. The proposal is consistent with Provincial, Regional and local Official Plan policies.

## **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:**

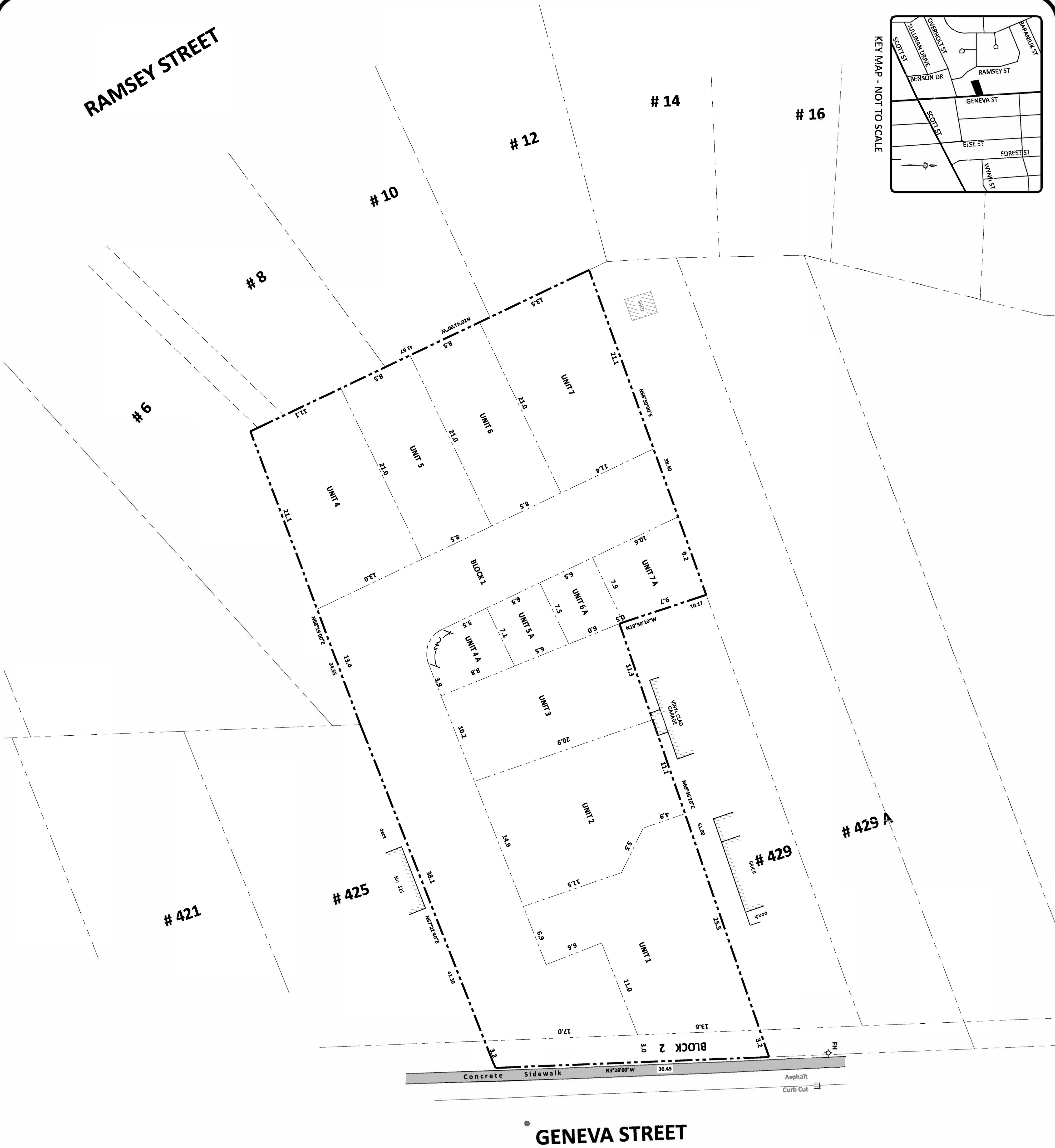
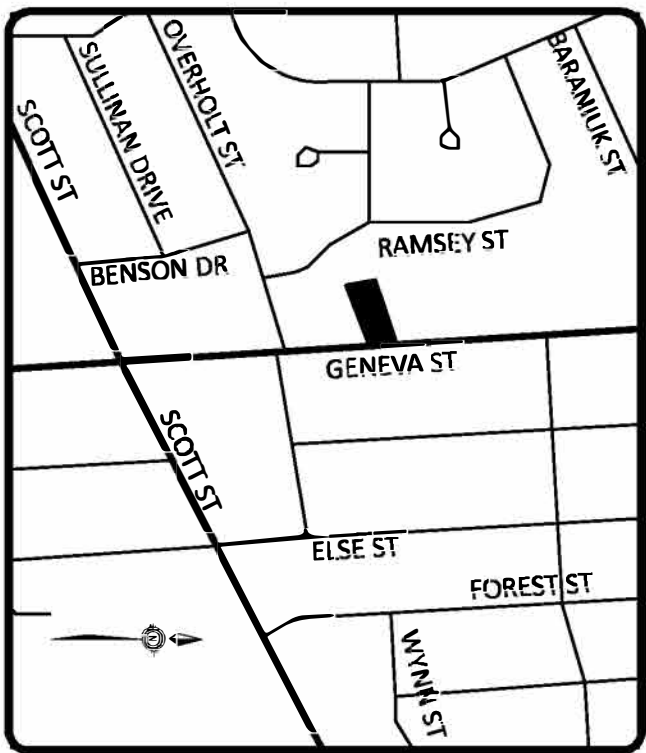
Judy Pihach, MCIP, RPP  
Manager of Planning Services

### **Approved by:**

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

## **List of Appendices**

1. Draft Plan of Condominium
2. Conditions of Draft Plan Approval
3. Site Plan
4. Location Map
5. Official Plan –Schedule D1, General Land Use Plan Map
6. Official Plan –Schedule E1, North Planning District
7. Zoning By-law 2013-283, Schedule A8
8. Planning Act – Section 51 (24) Evaluation



LAND USE SCHEDULE		
UNIT/ BLOCKS	LAND USE	AREA (m²)
UNIT 1	SINGLE DETACHED	333.0
UNIT 2	SINGLE DETACHED	281.5
UNIT 3	SINGLE DETACHED	227.8
UNIT 4	TOWN HOUSE	253.1
UNIT 5	TOWN HOUSE	179.4
UNIT 6	TOWN HOUSE	179.9
UNIT 7	TOWN HOUSE	261.8
UNIT 7A	PARKING FOR UNIT 7	86.8
UNIT 6A	PARKING FOR UNIT 6	50.3
UNIT 5A	PARKING FOR UNIT 5	47.8
UNIT 4A	PARKING FOR UNIT 4	57.5
BLOCK 1	COMMON ELEMENT	829.1
BLOCK 2	PROPOSED ROAD WIDENING	93.1
TOTAL		2881.1

**PROJECT TITLE:**

427 GENEVA STREET  
St. Catharines, Ontario

**DRAWING TITLE:**

DRAFT PLAN OF  
VACANT LAND  
CONDOMINIUM

**DATE OF ISSUE:**

2019 03 19

**DRAWING NO:**

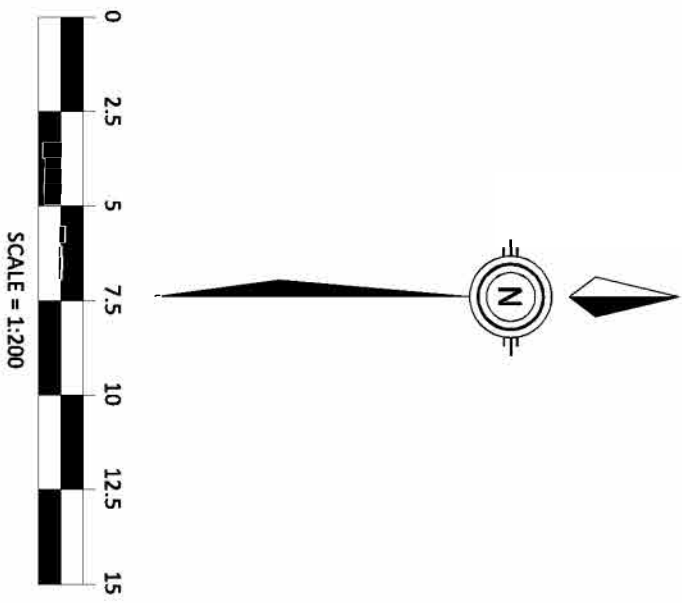
0279 DPVLC - 1

**REV. NO:**

0

**better neighbourhoods**  
development consultants  
390A Ontario Street, Ontario L2R 8V9  
Office: 905.884.0585 betterneighbourhoods.ca

#	DATE	REVISIONS
1	2019 03 19	LEGAL DESCRIPTION
0	2018 11 20	PRELIMINARY DRAFT PLAN



**OWNER'S CERTIFICATE**

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

**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  
MARCH 19, 2019  
DATE

**LEGAL DESCRIPTION**

PART OF LOT 17, CONCESSION 3, GEOGRAPHIC TOWNSHIP OF GRANTHAM, CITY OF ST CATHARINES, REGIONAL MUNICIPALITY OF NIAGARA.

- 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 SERVICES | (L) SEE PLAN  |

**Conditions of Draft Approval  
427 Geneva Street  
File No. 60.46.450**

**General Approval**

1. That this approval applies to lands described as Part Lot 17 CON 3 Grantham designated as Part 2 on 30R15321 and Part 3 on 30R6196, save and except for Part 1 on 30R15322, municipally known as 427 Geneva Street, for a draft plan of vacant land condominium prepared by Better Neighbourhoods Inc., dated May 10, 2018, and showing a 7-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, road widening 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)*

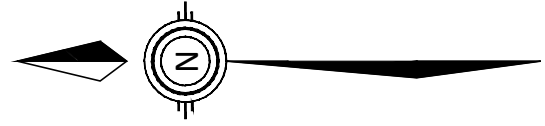
**Administration**

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.

ENTIRE PROPERTY	
	AREA
PROPOSED SITE	2788m <sup>2</sup>
WIDENING	93.1 m <sup>2</sup>
TOTAL	2881.1 m <sup>2</sup>
# UNITS	7
DENSITY	24 u/ ha

LAND USE SCHEDULE (EXCLUDING ROAD WIDENING)	
AREA	2881 m <sup>2</sup>
BUILDING COVERAGE	29%
PAVEMENT COVERAGE	24%
LANDSCAPE COVERAGE	47%
PROPOSED DEVELOPMENT (PRIVATE ROAD DEVELOPMENT)	
EXISTING HOUSE (TWO STOREY)	1
SINGLE DETACHED HOUSE (TWO STOREY)	2
BUNGALOW	4
PARKING PROVIDED	14



#	DATE	REVISIONS	
2	2018 05 21	FOR SITE PLAN RE-SUBMISSION	KH/MK
1	2018 05 11	FOR SITE PLAN SUBMISSION	DR/MK
0	2017 11 09	FOR PRE-CONSULTATION	GB/MK

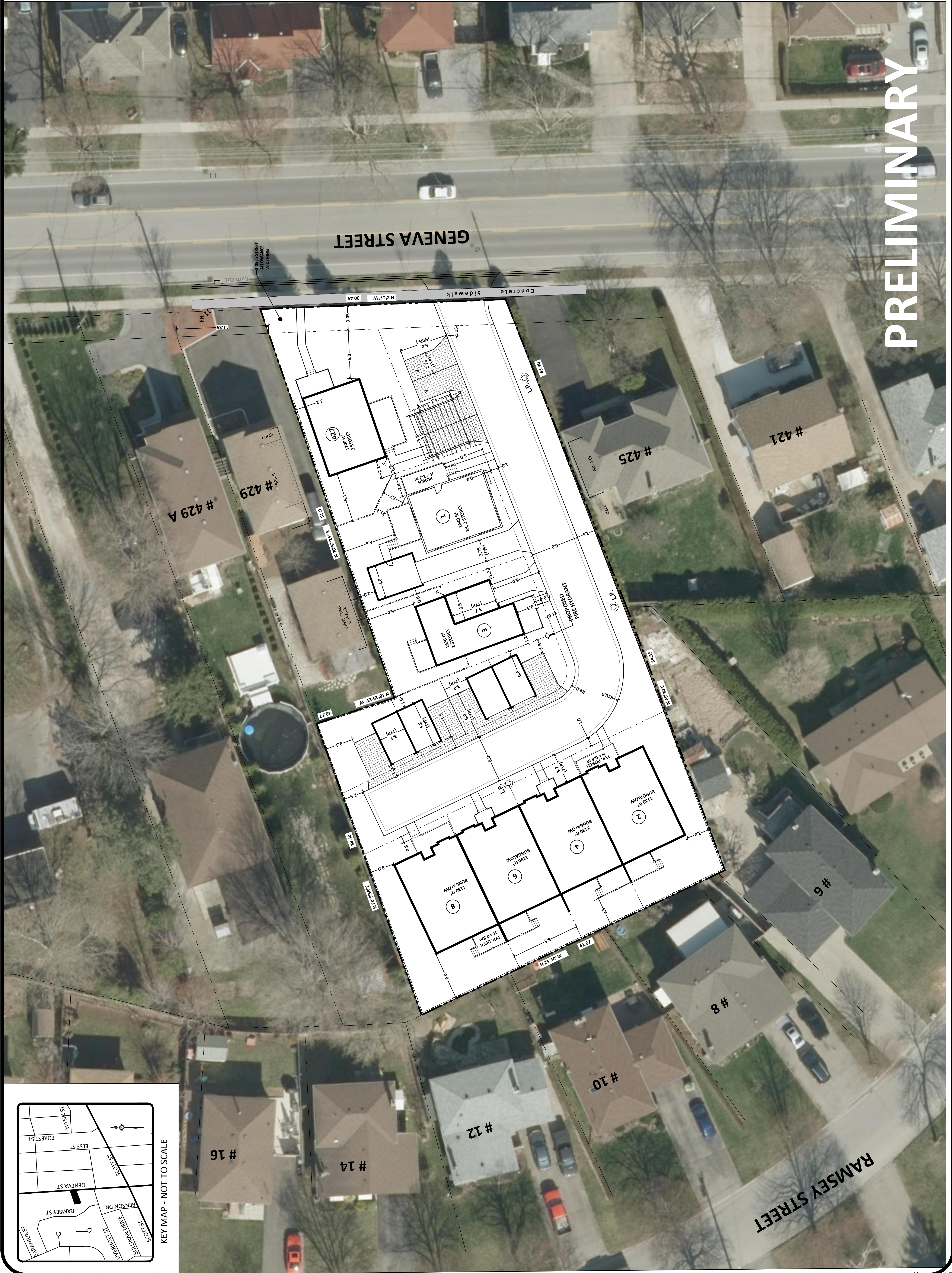


PROJECT TITLE: 427 GENEVA STREET  
St. Catharines, Ontario

## DRAWING TITLE


DATE OF ISSUE:-

DRAWING No:	REV. NO.
0279 SP - 1	2



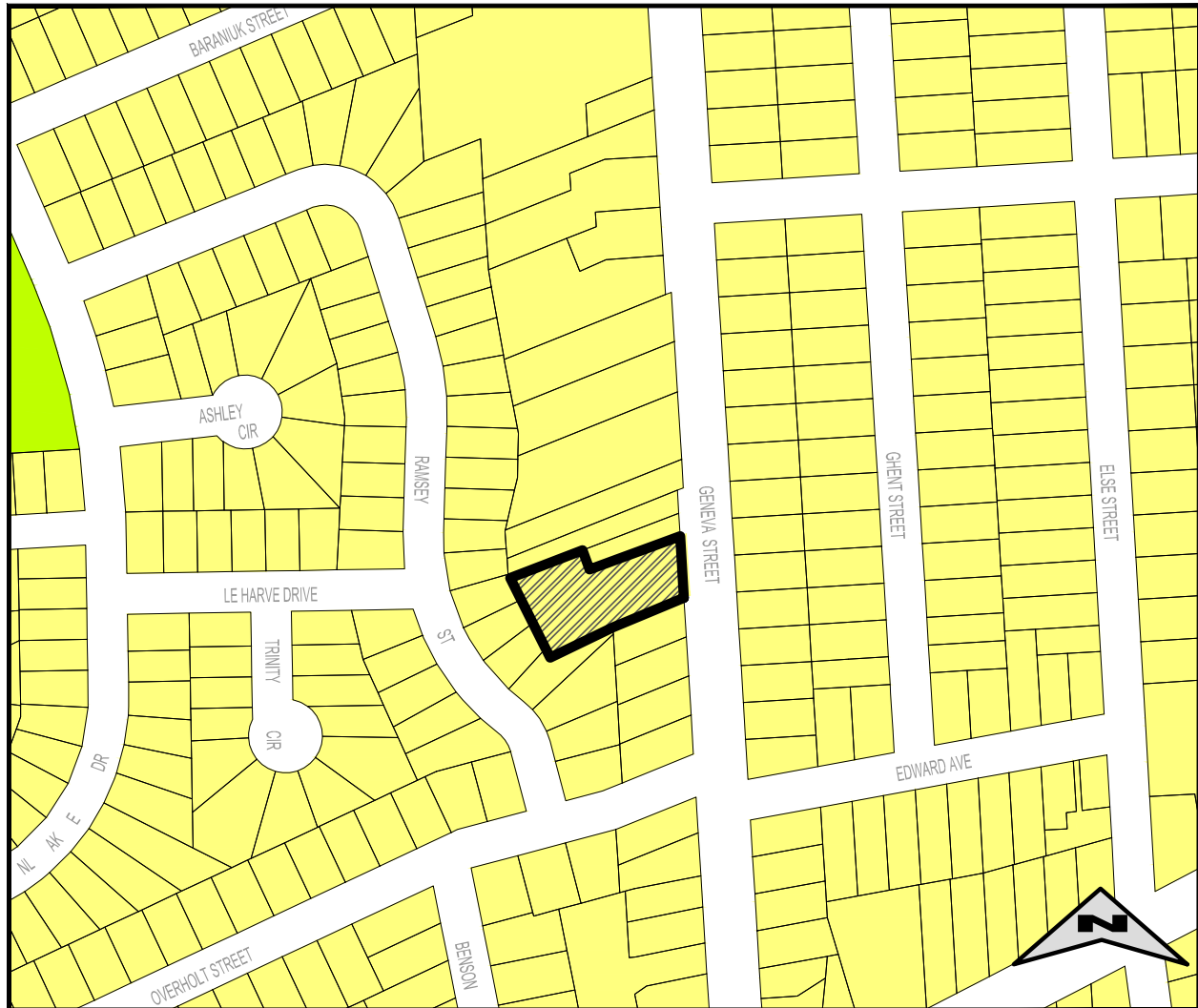
# Location Map



 Subject Lands  
 427 Geneva Street  
 File:60.46.45

## Existing Land Use Designation

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



**Subject Lands**

427 Geneva Street

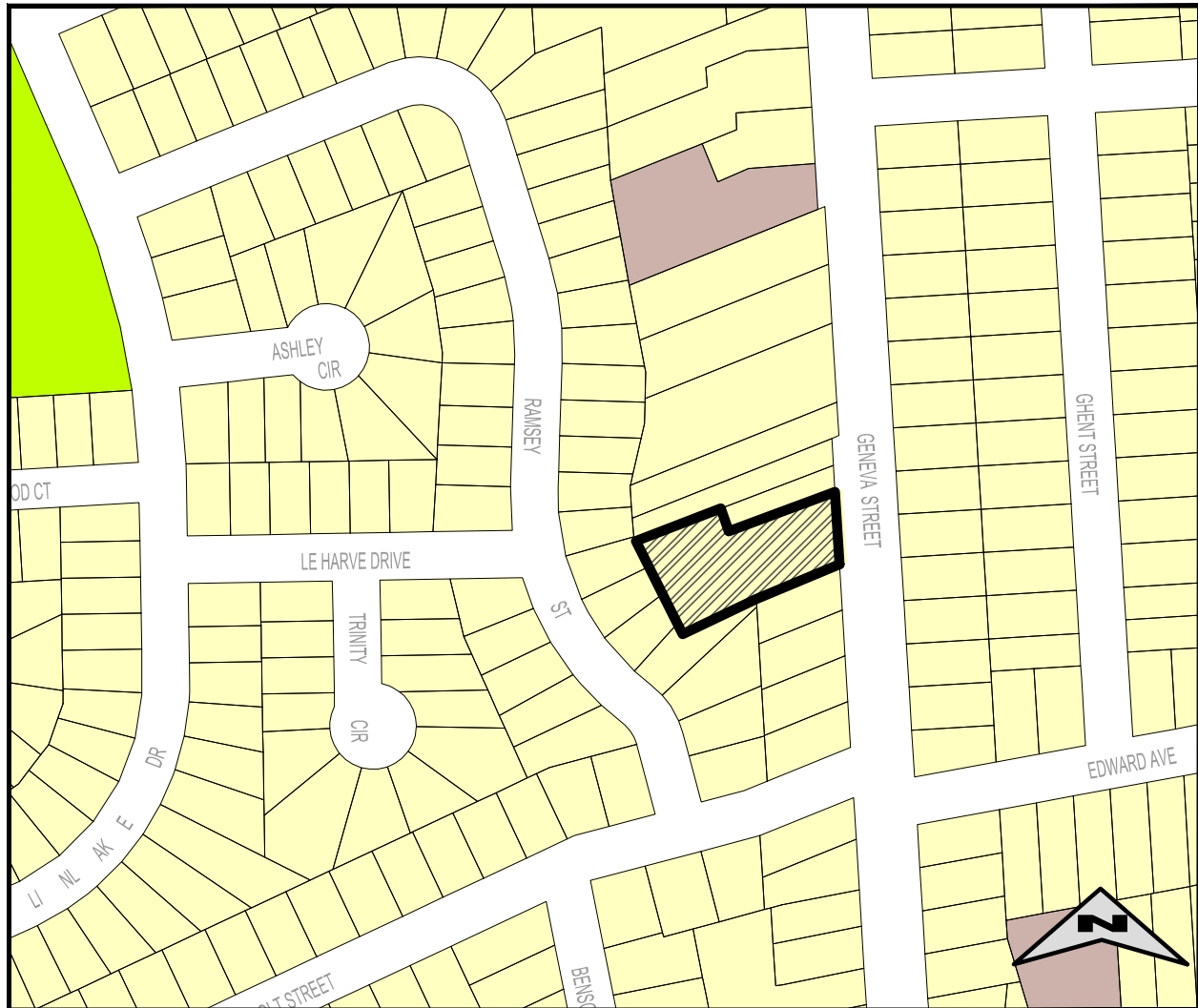
### Land Use Designations


- Neighbourhood Residential
- Parkland & Open Space

File: 60.46.450


## Existing Land Use Designation

(The Garden City Plan - North Planning District, Schedule E1)



 Subject Lands  
427 Geneva Street

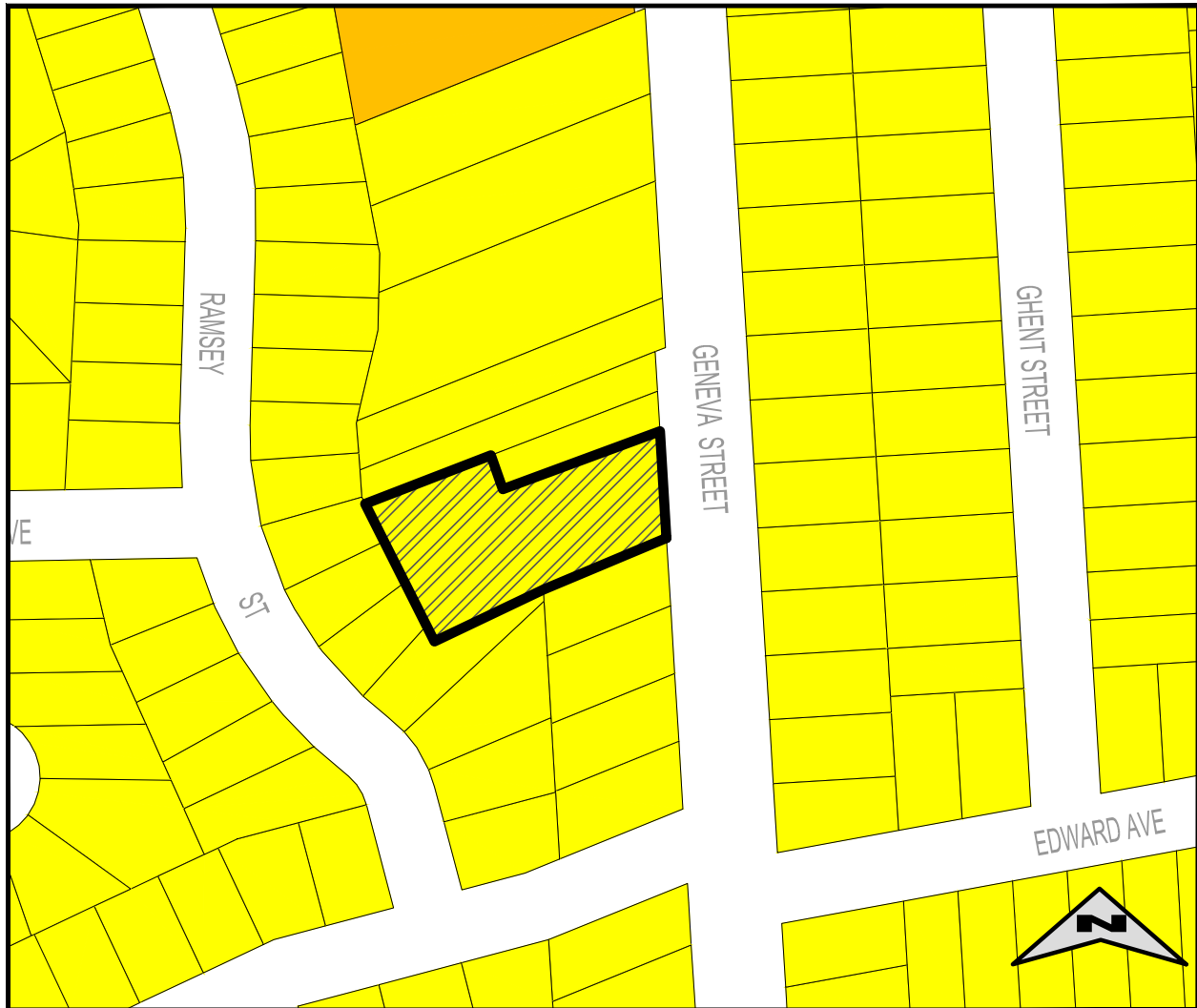
### Land Use Designations


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

File:60.46.450

# Existing Zoning

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



 Subject Lands  
427 Geneva Street

## Zones

-  R1 Low Density Residential
-  R3 Medium Density Residential

File:60.46.450

Section 51 (24) of the Planning Act	Planning Comment
<p>a) The effect of development of the proposed condominium on matters of provincial interest</p> <p>b) Whether the proposed condominium is premature or in the public interest</p>	<p>The parcel is zoned and planned to allow for private road developments and multi-unit residential uses, and contributes to the City's growth which is supported and encouraged by the Growth Plan and Provincial Policy Statement.</p>
<p>c) Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any.</p>	<p>The proposed density is in keeping with low density thresholds intended for this site, and the site contains adequate parking, access and landscaping.</p>
<p>d) The suitability of the land for residential purposes.</p> <p>i. If any affordable housing units are being proposed, the suitability of the proposed units for affordable housing</p>	<p>The surrounding uses are residential. The visual impact of the building massing is considered to be compatible with surrounding existing uses, while introducing an additional dwelling type of townhouse units. The proposed residential buildings will be compatible with existing residential uses. The proposed development is not intended as affordable housing.</p>
<p>e) Adequacy of any public streets and how they are designed and how they link with adjacent streets.</p>	<p>The development is located on Geneva Street which is designated as a Local Arterial road in the Official Plan. The development will have its own private road, which has access from Geneva Street. These roads are considered adequate to support any traffic generated by the subject development.</p>
<p>f) The adequacy of the proposed size and shape of lots and blocks.</p>	<p>The size of the units is appropriate for the residential use and contributes to a mix of housing in the City.</p>
<p>g) Any restrictions on the subject lands or adjoining lands.</p>	<p>Site Plan Control regulates the site formation and layout.</p>
<p>h) Conservation of natural resources and flood control.</p>	<p>There are no natural resources or flooding hazards identified on or adjacent to the subject lands. City staff will review and ensure adequate stormwater management control measures are in place through Site Plan Approval.</p>
<p>i) Adequacy of existing utilities and municipal services.</p>	<p>The existing utilities and services are adequate to support the development.</p>
<p>j) Adequacy of school sites in the vicinity.</p>	<p>There are a variety of school sites located in the vicinity of the subject lands. No additional school capacity is required.</p>

k) Any land considered for dedication for public purposes.	A road widening along Geneva Street is to be dedicated to the City through the Site Plan Approval process.
l) The extent to which the proposed design optimizes efficient use and conservation of energy.	Staff have reviewed the design and determined it to be compliant with this criteria.
m) Any considerations regarding the subdivision of the land and matters relating to site plan approval.	The Site Plan Agreement shall be registered prior to final approval of the plan of condominium.



CITY OF  
ST. CATHARINES

At the meeting of March 18, 2019, ~~Council~~ **AGENDA ITEM #5.2**  
Committee approved the Recommendation to hold a  
public meeting on April 1, 2019, at which time  
Council will consider the Staff Recommendation

## Corporate Report

**Report from** Financial Management Services, Accounting

**Date of Report:** February 15, 2019

**Date of Meeting:** March 18, 2019

**Report Number:** FMS-058-2019

**File:** 18.45.254

**Subject:** 2019 Water and Wastewater Budget and Associated Rates

### Recommendation

That the report from Financial Management Services dated February 15, 2019, regarding the 2019 Water and Wastewater Budget and Associated Rates be referred to City Council for consideration of the Staff Recommendation after the Public Meeting scheduled for April 1, 2019. FORTHWITH

### Staff Recommendation

That Council approve the 2019 Water and Wastewater Budget and Associated Rates, as presented;

That Council approve the addition of one full-time employee for water and wastewater asset management; and

That the City's Water Collection Policy be amended for the tenant mailing contracts to allow for the first unpaid billing by the tenant to be added to the landlord's property taxes; and

That Council receive for information purposes an update on the opportunity to extend the Low-Income Senior Credit Program to tenants; and

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

### Report

The Water and Wastewater budget is fully funded by user rates with no reliance on property taxes. The water and wastewater rates fund both operating and capital expenditures. This report seeks approval for the 2019 Water and Wastewater Budget and associated rates. The report is organized with the following sections:

1. Proposed Rates
2. Fixed Costs
3. Sustainable Funding of Infrastructure
  - a. Watermain replacement
  - b. Sanitary sewer replacement
4. Regional costs: (a) Regional water (b) Regional Wastewater

5. Automated Meter Reading (AMR) project
6. Additional Full-Time Employee (FTE) for water and wastewater Asset Management
7. Low Income Seniors Homeowner Credit Program for Water / Wastewater
8. Forecasting Water Volumes
9. Financial Stability of the Wastewater system

## 1. 2019 Water and Wastewater Proposed Rates

### General Rate Structure

The City's current water and wastewater structure is a combination of fixed and volumetric charges. Each customer account is charged a fixed rate for water and wastewater. In addition, the customer is billed volumetric rates for water and wastewater based on the amount of water used.

### Recommended Water and Wastewater Rates

For 2019, staff is proposing an increase to both the water and wastewater fixed and volumetric rates. Staff recommend that effective April 1, 2019, the rate structure for recovering water and wastewater costs be the following:

	2019	2018
<b>Water</b>		
<b>Fixed (annual)</b>	\$162	\$156
<b>Volumetric (per cm)</b>	\$1.285	\$1.224
<b>Wastewater</b>		
<b>Fixed (annual)</b>	\$108	\$96
<b>Volumetric (per cm)</b>	\$1.966	\$1.890

The proposed rates will result in an annual increase to the average ratepayer (at annual consumption levels of 170 cubic metres) of \$41.29 – a 5.28% increase. See appendix 2 for further details on the calculations.

Description	Amount
Water Rates	\$16.37
Wastewater Rates	\$24.92
Total Increase - \$	\$41.29
Total Increase - %	5.28%

## 2. The Fixed Charge – Water and Wastewater

In the City's current water and wastewater rate structure, the fixed charge is defined to be the cost of the City's annual replacement programs and fixed regional charges. For each of the systems these costs are calculated to be:

	<b>Water Budget</b>	<b>Wastewater Budget</b>
Improvement program	\$5,700,000	\$2,500,000
Debt Charges	526,248	624,257
Total City Fixed Charges	\$6,226,248	\$3,124,257
Regional Fixed Charges	2,920,423	20,740,949
Total Fixed Costs	\$9,146,671	\$23,865,206

Calculation of Recovery Rates:		
Based on 42,450 customers	\$215	\$562
<b>2019 Proposed Rates</b>	<b>\$162</b>	<b>\$108</b>
2018 Rates	\$156	\$96

As the chart indicates, the calculated fixed component of the City's rate structure should be \$215 for Water and \$562 for Wastewater. While staff does not propose that the 2019 rates be increased in one year to fully recover these costs, increases over time need to be considered. The increase in the fixed water and wastewater rates in 2019 will result in the recovery of a larger portion of the fixed costs to operate the water and wastewater systems. Due to the increasing cost of construction, especially related to underground services, there will be the need to increase fixed costs just to complete the same level of infrastructure work. Additionally, with the Region's commitment to increase its fees to the municipalities annually, there will be a corresponding increase to the City's fixed portion going forward.

### 3. Sustainable Funding of Infrastructure

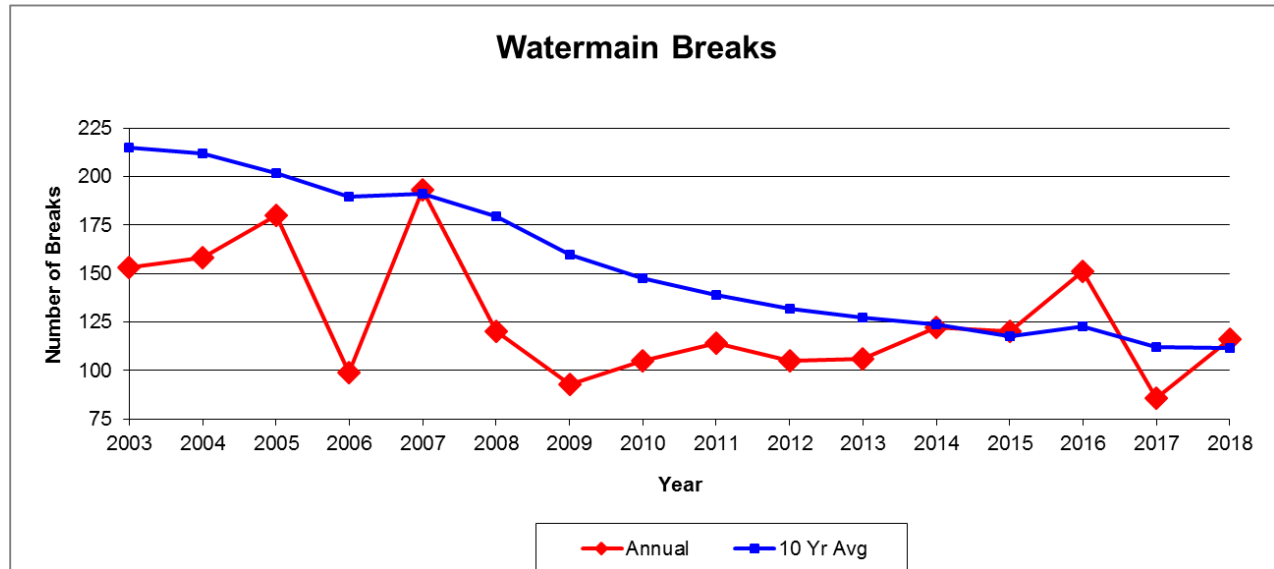
The proposed 2019 Water and Wastewater budget contains the following levels of funding for watermain and sanitary sewer infrastructure replacement:

#### a) Watermain Replacement Program

The total length of watermain under the City's jurisdiction is approximately 606 km. The estimated replacement value in 2019 dollars is \$1,317 million.

Assuming an average service life of 50 years for the entire system, the annual cost for watermain replacement should be 2% of the total replacement cost of the whole system, or \$26 million, to maintain a sustainable watermain distribution system.

Staff continues to monitor the number and location of existing watermain breaks. A total of 86 breaks occurred in 2017, which is approximately 23% below the 10-year average of 112 breaks per year. In 2018 there were a total of 116 breaks. Figure 1 presents a summary of the annual and rolling 10-year average number of watermain breaks over the past 15 years. As shown in Figure 1, the annual number of watermain breaks fluctuates significantly from year to year. Although the rolling average number of breaks has been declining, the rate of that decline has lessened over the last few years. This can largely be attributed to the fact that the watermain replacement budget has remained at \$5.5 million since 2008.

**Figure 1 – Watermain Breaks – Annual and 10-Year Average**

The proposed 2019 water budget includes \$5.7 million for the replacement of watermain. The water budget addresses 1.1 km of previously approved projects and 2.3 km of newly identified watermain replacement. Additionally, there is a 0.075 km section of new watermain proposed from Martindale Road to Sawmill Road, which is also part of the 2019 program.

Watermain replacement is prioritized based on a number of criteria with the primary consideration being the previous number of breaks on a particular section. In addition, previous Council has directed that each year's water budget include an allocation of at least \$750,000 for the replacement of watermain in areas experiencing coloured water. In the 2019 budget, \$3.49 million is proposed to be spent on replacement of old and deteriorated cast iron watermain which are usually the cause of coloured water in the system.

At present, approximately 53% of the pipes in the watermain system are comprised of relatively new PVC (polyvinylchloride) pipe or other currently approved materials. The remaining 47% is comprised of various other older materials such as cast iron, ductile iron or transite.

Lead water services are replaced if encountered during a new watermain construction project or when repairing a water service leak. The City will replace the portion of the service on public property at the City's expense. As part of the Community Wide Lead Testing Program, the City will replace the public property side of a lead service when a lead exceedance is found or if the property owner replaces the private portion of the lead service line. Lead service lines are replaced with either copper or plastic service lines. The City has replaced approximately 188 metres of lead water services over the last three years.

### b) Sanitary Service Replacement Program

The City currently has 570 km of combined and sanitary sewers. The estimated replacement value of these sewers in 2019 dollars is in the order of \$900 million. The proposed 2019 Sanitary Sewer Improvement Program, funded by the wastewater budget, is \$2.5 million.

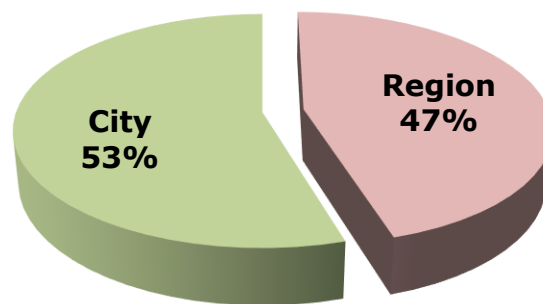
Sewers for replacement and rehabilitation have been selected on a priority basis. These priorities are set principally from the results of CCTV inspection reports. Information from Operations field personnel is also solicited when developing the program.

The combined sewers allow rainwater to enter into the sanitary sewer system. In 2018, the Region supplied the City with 15.5 million cubic metres of potable water and treated 22.2 million cubic metres of wastewater. The City's regional wastewater cost is not only influenced by the amount of water used but also the amount of precipitation the city received in the year.

Although funded from the Capital Budget, the construction of new storm sewers in combined sewer areas reduces the amount of surface water entering the sanitary or combined sewer system. This reduces the amount of rainwater that is treated at the treatment plants in addition to providing relief of potential basement flooding to the immediately adjacent areas as well as the properties upstream and downstream of the new sewers.

## 4. Regional Costs

**Figure 2 – Region vs. City Water Expenditures**



The City and Region are responsible for various aspects of water distribution. The Region is responsible for supply and treatment including all reservoirs and water towers. In general, watermain sixteen inches (400 mm) in diameter or larger are a Regional responsibility and the City is responsible for the smaller distribution watermain. There is also a shared responsibility for collection and treatment of wastewater between the City and the Region. The Region is responsible for treatment facilities, pumping stations, sludge disposal and sewers with flows of six cubic feet per second or greater or sewers spanning a municipal boundary. The City is responsible for the remaining wastewater pipelines.

In effect, the Region is the service provider to the City, supplying potable water and treatment of wastewater. The cost to provide the service to lower-tier municipalities is part of the Region's budget and each municipality is charged its respective portion. The Region has committed to increasing its water and wastewater rates annually for the next ten years to ensure program sustainability. These increases will result in annual increases to City water and wastewater rates.

### **Determination of St Catharines' share of the Regional Costs**

The calculation of each municipality's share is dependent upon the municipality's usage of each system (i.e. cubic metres of water purchased or cubic metres of wastewater treated). This means St Catharines' share of the total budget will change over time with our water and wastewater flows.

#### **a) Regional Water Rates**

The Region charges the lower-tier municipalities for the supply of potable water using both a fixed monthly charge and a variable rate per cubic metre. The rates for 2019 (with comparable 2018 rates) are as follows:

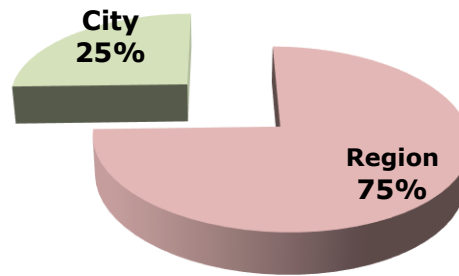
<b>Water</b>	<b>2019</b>	<b>2018</b>	<b>% increase (decrease)</b>
<b>Variable rate per cm</b>	\$0.580	\$0.566	2.47%
<b>Fixed Monthly Charge</b>	\$243,369	\$232,163	4.83%

The above rates result in the City's 2019 draft Water budget, including Regional costs of \$11,620,423, an increase of \$457,670 (4.10%) from 2018. As \$8,700,000 of these costs are related to the variable rate, this provides some protection to the City should the water consumption decline in 2019. The fixed annual charge of \$2,920,423 will be payable to the Region regardless of City water consumption.

#### **b) Regional Wastewater Rates**

The Regional wastewater charges contain no variable rates. The rates for 2019 (with comparable 2018 rates) are as follows:

<b>Wastewater</b>	<b>2019</b>	<b>2018</b>	<b>%increase</b>
<b>Fixed Monthly Charge</b>	\$1,728,412	\$1,621,805	6.57%

**Figure 3 – Region vs. City Wastewater Costs**

The Region is recommending increasing the wastewater bill to the Municipalities by over 6% per year for the next ten years to approach program sustainability.

### 2019 Water and Waste Water Summary of Expenditures

Expenditure	Water		Wastewater	
City Costs	\$6,980,947	28.02%	\$3,711,799	13.40%
Water / Sewer Improvement Program	5,700,000	22.88%	2,500,000	9.03%
City Debentures	526,248	2.11%	624,257	2.25%
Capital Out of Revenue	86,000	0.35%	120,000	0.43%
Region	11,620,423	46.64%	20,740,949	74.89%
<b>Total</b>	<b>\$24,913,618</b>	<b>100%</b>	<b>\$27,697,005</b>	<b>100%</b>
Region Controlled Costs	\$11,620,423	46.64%	\$20,740,949	74.89%
City Controlled Costs	13,293,195	53.36%	6,956,056	25.11%
<b>Total</b>	<b>\$24,913,618</b>	<b>100%</b>	<b>\$27,697,005</b>	<b>100%</b>

The 2019 water and wastewater budget recommends an increase above the rate of inflation to both meet the Region's annual prescribed increase and to address the City's infrastructure deficit. The City is committed to increasing its own portion of the water / wastewater program as presented in the 10-year plan, to start to minimize the funding gap.

The details of the water and wastewater expenditures are available in Appendix 1.

## 5. Automated Meter Reading (AMR) Project

The City has been installing new automated water meters in residential properties since August 2014. The City's AMR program uses wireless technology to automatically collect water consumptions, diagnostic and status data from the City's water meters and automatically transfers that data to a database for billing, troubleshooting and analyzing.

The battery operated AMR transmitter is wired directly to the water meter inside the home and wirelessly communicates with mobile reading equipment installed in City-owned meter reading vehicles. The AMR transmitter sends wireless signals to the mobile reading equipment three times per year currently, and operates on Industry Canada licensed 900 MHz spectrum. These transmissions last for less than 1/8<sup>th</sup> of a second at power levels less than 2 watts.

The benefits associated with automated meter reading technology is the ability to monitor consumption levels on a property-by-property basis, and to use this consumption data to potentially assist property owners with leak detection.

AMR data has the ability to focus on inactive accounts to ensure there is no unauthorized usage. AMR has the ability to store 35 days of data, which provides hourly data and assists staff in determining when the consumption occurred. AMR can reduce estimated reads and costs associated with re-billing accounts. Since AMR systems have very high accuracy and read percentages, the system reduces re-bill costs. An automated system will prove to be a more efficient method for obtaining these reads.

Currently the City bills every four months. Changing to monthly or bi-monthly billings may make it easier for customers to pay a monthly bill rather than a larger four-month bill. It could also result in a possible change in the collection process and collection rates. Once the AMR project is complete, staff will be reviewing the options to increase the frequency of billing water accounts. Further reporting will occur prior to any changes in billing frequency. In addition, other costs that would be associated with manual meter reading could be eventually eliminated with automation, which may include vehicle costs, cellular phone expenses, labour, maintenance and some general overhead expenses. Further technology upgrades will provide additional efficiencies in billing processes.

To date, 33,586 water meters have been upgraded to the AMR technology. The upgrade project is expected to be completed by the end of 2019.

## 6. Additional FTE for Water and Wastewater Asset Management

One of the recommendations is to hire an additional Full-Time Employee (FTE) for water and wastewater asset management. This position is required to assist with the delivery on the Provincial Regulation 588/17 as the existing staff complement do not have the capacity to adequately address the enhanced asset management requirements while continuing to effectively deliver the construction program related to these assets.

The asset management responsibilities related to the water and wastewater system are one of many duties that are currently undertaken by engineering staff working in Transportation and Environmental Services. These asset management responsibilities include activities such as:

- Evaluation and rating the condition of the watermain/sewers through various means (watermain break records, water colour and pressure issues, CCTV sewer inspections, dye and smoke testing, operational issues, etc.)
- Updating and maintaining the watermain/sewer inventory and database, determination of the system replacement value and the proposed project cost estimates based on recent tender results
- Undertaking hydraulic, hydrologic modelling, master servicing studies, providing comments as required to Planning and Building Services Department Engineering staff related to servicing requirements for proposed developments
- Reviewing and applying for various external funding opportunities that may develop from time to time
- Establishing the annual proposed water and wastewater construction program while coordinating with other construction programs (i.e. City road and storm sewer programs, Region of Niagara works, etc) which includes capital budget estimates
- Coordinating with Financial Management Services staff to ensure project costs are properly allocated to the appropriate asset

The same staff who are responsible for these asset management activities are also responsible for the project management related aspects of the resulting construction projects. These project related aspects include preliminary design, detailed design (if utilized), utility coordination, construction tendering, contract administration and construction maintenance follow-up.

Due to current workload, project staff working on linear infrastructure projects (which include water and wastewater projects) are typically responsible for, on average, 15 to 20 active projects at any one time, worth approximately \$10 to \$15 million per project staff person. Based on industry standards, this is considered to be at the upper limit of the number and value of projects that can be effectively managed per project staff person. Some of these staff are also tasked with the aforementioned asset management responsibilities associated not only with the water and wastewater infrastructure, but also all other of the City's linear assets (roads, sidewalks, storm sewers, watercourses, etc.)

With the enhanced asset management requirements related to Provincial Regulation 588/17, staff believe that the provision of an additional FTE dedicated to asset management related to water and wastewater infrastructure is necessary at this time. This additional FTE will also free up time to assist project management staff to more effectively deliver the construction program related to these assets.

## 7. Low Income Seniors Homeowner Credit Program for Water / Wastewater - Tenants

At the Budget Standing Committee (BSC) meeting of April 16, 2018, BSC directed staff to report back on the opportunity to extend the Low-Income Seniors Homeowner Credit Program for Water / Wastewater to tenants who pay water bills and with information on how landlords pass on costs of water bills to tenants.

There are basically two ways that water bills are paid by tenants. The water bill is either included in the rent and the landlord pays the water bill to the City, or the tenant is required to pay his / her own water bill directly to the City. If the tenant is required to pay his / her own water bill a Tenant Mailing Contract is set up between the home owner and the City. This Tenant Mailing Contract keeps the water bill in the name of the property owner, but it is mailed to the service address "c/o tenant." The tenant is then responsible for paying his / her water bill. Should the tenant not pay the water bill, the owner is ultimately responsible.

The City currently offers a credit of \$100 annually for low income seniors, who own their own homes, towards payment of the water bill. The homeowner must apply annually and provide proof of income status to qualify.

The table below shows the history of Low-Income Senior Credit program activity for the previous five years:

**Table 1 – Budget to Fund Low-Income Senior Credit Program**

YEAR	AMOUNT	NUMBER OF APPLICATIONS
2014	\$18,900	189
2015	\$20,300	203
2016	\$21,700	217
2017	\$20,900	209
2018	\$23,800	238
<b>Total past five years</b>	<b>\$105,600</b>	<b>Average Number: 211</b>

The cost to fund the program from 2014 to 2018 was \$105,600 and the average number of yearly submitted applications was 211. Appendix 3 provides full details of the City's comparators. There are two comparator municipalities that provide a water account credit to low-income seniors who own their home. There is one additional Niagara municipality that offers a credit to Low Income Seniors who own their own homes if the consumption is less than 50cm annually.

Should the program be extended to low income seniors who rent properties and pay his / her own water bill directly to the City, the following would apply:

- There must be a valid Tenant Mailing Contract on file with the City for the property
- The applicant must apply annually

- Must provide proof that they pay the water bill – current lease agreement and proof of payment
- Provide proof of low income by providing GIS -Guaranteed Income Supplement
- Must be a tenant for at least a year in the same property

There is no estimate as to how much this will cost annually, and no funds have been included in the 2019 water / wastewater budget for the possible extension of this program to include low income seniors who rent and are required to pay the City for water usage.

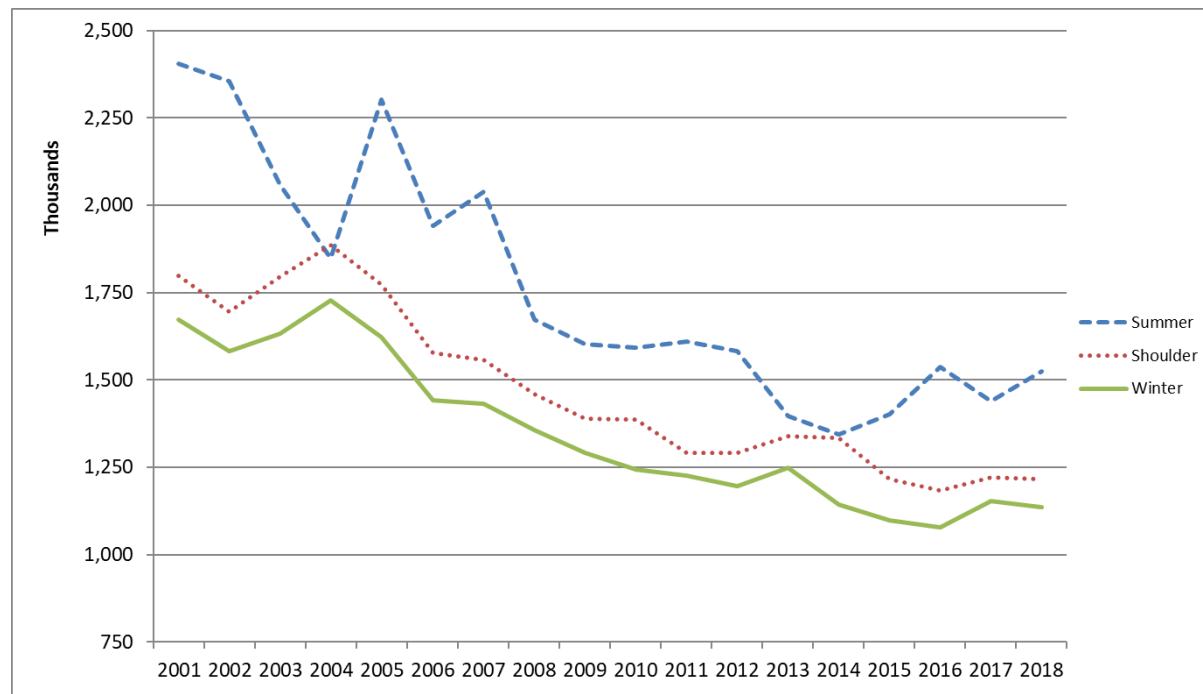
Staff also recommend that the City's Water Collection Policy be amended for the Tenant Mailing Contracts to allow for the first unpaid bills by the tenant to be added to the landlord's property taxes. The *Municipal Act, 2001* is clear that fees and charges for the supply of a public utility may be collected in the same manner as taxes and added to the tax roll of the property where the public utility was supplied. There is no distinction as to who the recipient of the service was. Ontario Regulation 586/06 states that fees and charges for the supply of water and use of a sewage system are a public utility and as such are a priority lien against the property where it was supplied.

By allowing Staff to add unpaid water bills to the landlord's property taxes, the need for disconnection notices and water shut offs are no longer required for tenanted properties.

## 8. Forecasting Water Volumes

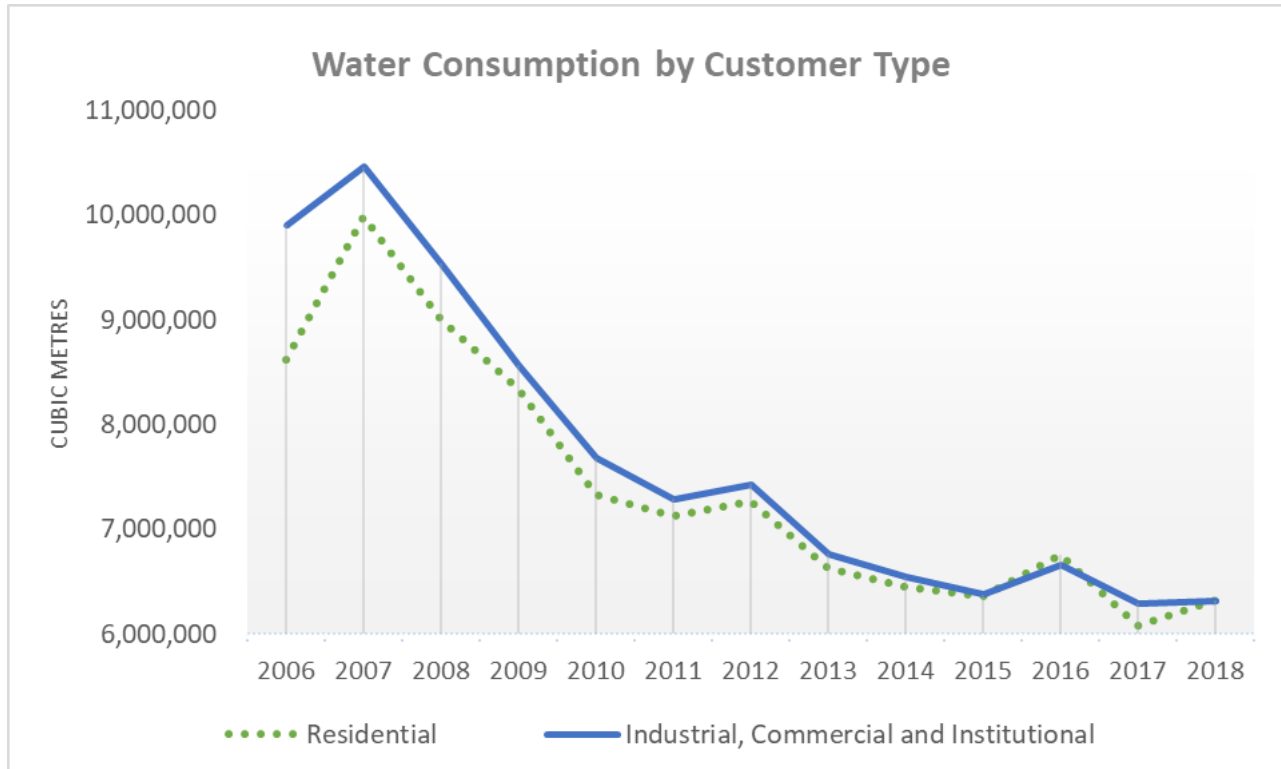
An analysis of water purchases has shown conservation efforts by St Catharines water customers have resulted in significant reduction in cubic metres of water purchased from the Region. Since 1999, annual water purchases have decreased 43% from 27,310,000 cubic metres annually to 15,507,000 cubic metres in 2018. From 2007 to 2018 alone the decrease was 4.59 million cubic metres (22.9%). Each year staff review the history of water purchase volume and utilize that information to forecast what future volumes will be.

Over the past years there has been concern as to the determination of how much further the volumes can decline. In effect, are we nearing the end of volume decreases, or is a significant decline still to come? In the process of this estimation, staff analyzed the water purchase based on three separate "seasons" of the year: **summer** – June to September; **winter** – November to February; **shoulder months** – March to May and October.

**Figure 4 – Water Purchases by Season**

The chart clearly depicts the average monthly summer consumption (the blue or top line) as the most volatile line. It fluctuates significantly each year. While the volume rebounded in 2016, in 2017 it declined and in 2018 rebounded again. The summer monthly consumption is still higher than either of the other “seasons,” which are less volatile.

Reviewing 2018 water purchases, it appears that water consumption may be levelling off. The 2018 purchases from the Region totaled 15.5 million cubic metres of water. In 2017, the City purchased 15.25 million cubic meters and in 2016 purchased 15.18 million cubic meters. Staff estimate water purchases for 2019 will be more in line with more recent years and slightly higher than the 2015 levels of 14.8 million cubic metres of water. Staff estimate the 2019 purchases of 15.0 million cubic metres of water from the Region. With the changes to our climate, adaptation planning will be needed to manage the risks. Some climate related impacts St. Catharines has already felt include; extreme winds / fallen trees (2011), severe rainstorms / basement flooding (2014, 2017 and 2018), extreme cold / frozen water services (2015) and extreme dry periods / fire ban (2016). Additionally, record high water levels in Lake Ontario in the spring and summer of 2017 resulted in the closure of Lakeside Park. The severity and unpredictability of these events will be a challenge in the future. As the City moves forward with its Covenant of Mayors Program Requirements Action Plan in 2019 and future years, the impact on the City’s water consumption and potential changes required to annual forecasts will be closely monitored by staff, as there will be financial impacts on the water and wastewater rates.

**Figure 5 – Water Consumption by Customer Type**

As shown in the graph above, since 2007 the City has seen a relatively steady decline in consumption (in cubic metres) of both the Residential and Industrial, Commercial and Institutional (ICI) customers. In 2011, ICI sector consumption began to move closer to the Residential sector until 2015 and 2016 where the ICI transitioned to below the Residential sector. Reflected in 2018 is a slight rebound in Residential consumption to meet the ICI consumption.

## 9. Financial Stability of the Wastewater System

A significant portion of the costs of the wastewater system are fixed. While the wastewater rates include a fixed portion, the majority of the revenue is collected through a variable rate based on water purchased by the customer.

When the majority of a rate structure consists of a variable rate, periods of declining consumption result in the reduction of the overall revenue. Consequently, the revenue generated does not cover the cost of the system. In the past number of years, this trend is changing. Details are shown in Table 2 below.

**Table 2 – Water / Wastewater Annual Recovery/(Loss)**

In millions of \$	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
<b>Revenue</b>	\$26.45	\$26.64	\$27.38	\$25.71	\$25.80	\$24.86	\$25.32	\$23.46	\$22.50	\$20.12
<b>Expenditures</b>	\$25.58	\$25.66	\$26.02	\$25.18	\$25.53	\$25.07	\$25.25	\$24.00	\$23.35	\$21.65
<b>Recovery/(Loss)</b>	<u>\$0.87</u>	<u>\$0.98</u>	<u>\$1.36</u>	<u>\$0.53</u>	<u>\$0.27</u>	<u>(\$0.21)</u>	<u>\$0.07</u>	<u>(\$0.54)</u>	<u>(\$0.85)</u>	<u>(\$1.53)</u>

The positive results the last number of years have assisted in eliminating the accumulated deficit of \$1.87 million at the end of 2015. In effect, the water rates had been subsidizing the operations of the wastewater system. While many of the City's customers have both water and wastewater charges on their bills, there are customers who do not. As per guidelines from the Province, rates should be structured so that both systems maintain their own financial stability through separate rates.

## Financial Implications

The proposed 2019 water and wastewater rates result in an increase for both water and wastewater rates. For the average ratepayer (at annual consumption levels of 170 cubic metres) they will pay \$822.67. This is an increase of \$41.29 or 5.28% over the amount they paid in 2018 of \$781.38.

## Relationship to Strategic Plan

Economic Sustainability will be enhanced through:

- Optimizing capital infrastructure through effective asset management and sustainable investment.

Environmental Sustainability will be enhanced through:

- Review and update all municipal operations to minimize the impacts and ensure preparation for climate change. All sanitary sewer and storm sewer designs are undertaken using updated design criteria

## Conclusion

Staff recommends that Council approve the 2019 water and wastewater rate increase, which for the average customer annual consumption of 170 cubic metres is 5.28% or \$41.29.

### Prepared by:

Trish Sorrenti, Accounting and Budget Clerk  
M Kreuk, Manager, Budgets and Capital

### Submitted and Approved by:

Dan Dillon, Director, Transportation and Environmental Services / City Engineer  
Kristine Douglas, Director, Financial Management Services / City Treasurer

## **Attachments:**

- Appendix 1 – 2019 Water and Wastewater Budgets
- Appendix 2 – 2019 Water and Wastewater Annual Bill Change
- Appendix 3 – Comparator Municipalities and Niagara Municipalities – Senior Credit Program and Tenant Mailing Contract Information

**City of St Catharines**  
**Water/Wastewater Budget Summary**

	<b>Estimate</b>		<b>Actuals</b>		
	2019	2018	2018	2017	2016
Reserve at Beginning of Year	5,449,486	3,824,317	3,824,317	3,844,722	3,319,840
Revenues	52,244,811	49,703,983	49,419,991	49,275,913	50,881,713
Less: Region expenditures	32,361,372	30,624,413	30,893,197	30,660,277	30,655,488
Net Revenue	19,883,439	19,079,570	18,526,793	18,615,637	20,226,224
City Expenditures					
Water Operating costs	6,980,947	6,538,867	6,049,674	6,500,390	6,687,392
Water Debenture debt	526,248	571,022	587,026	878,619	957,099
Water Infrastructure costs	5,786,000	5,500,000	4,014,732	5,038,678	5,430,659
Sewer Operating costs	3,711,799	3,643,094	3,274,065	3,518,601	3,472,586
Sewer Debenture debt	624,257	599,806	640,958	870,027	923,547
Sewer Infrastructure costs	2,620,000	2,450,000	2,335,169	1,829,727	2,230,059
	20,249,251	19,302,789	16,901,624	18,636,042	19,701,342
Annual Surplus/(Deficit)	-365,813	-223,219	1,625,169	-20,406	524,882
Reserve at End of Year	5,083,674	3,601,098	5,449,486	3,824,317	3,844,722
City total	20,249,251	19,302,789	16,901,624	18,636,042	19,701,342
Region total	32,361,372	30,624,413	30,893,197	30,660,277	30,655,488
	52,610,623	49,927,202	47,794,821	49,296,319	50,356,831
cm - purchased	15,000,000	14,800,000	15,507,748	15,258,218	15,189,384

2019 Water/Wastewater Budget

WATER SYSTEM (515.XXX)

2019 Water Budget Summary

			Estimate		Actual		
	Dept.	Acct.	2019	2018	2018	2017	2016
<b><u>Operating Expenditures:</u></b>							
General Administration	FMS	105	1,363,886	1,290,091	1,044,900	1,156,934	1,206,063
Engineering Overhead	TES	110	1,766,162	1,467,771	1,578,150	1,948,351	1,756,771
Mains, Valves, Hydrants	TES	115	2,217,207	2,209,110	1,899,743	2,014,559	2,221,978
Water service lines	TES	120	551,981	510,183	549,494	489,406	511,026
Meters	TES	125	912,208	894,225	801,809	785,795	815,943
New Mains, Valves, Hydrants	TES	135	169,503	167,487	138,263	113,235	134,413
Services Rendered	TES	145	0	0	37,315	-7,890	41,198
Total Operating Expenditures:			6,980,947	6,538,867	6,049,674	6,500,390	6,687,392
<b><u>Capital Expenditures:</u></b>							
Water Capital/Revenue	FMS	190	86,000	0	0	124,000	
Debenture Debt	FMS	195	526,248	571,022	587,026	878,619	957,099
Water Improvement Program	TES	520	5,700,000	5,500,000	4,014,732	4,914,678	5,430,659
Total Capital Expenditures:			6,312,248	6,071,022	4,601,758	5,917,297	6,387,758
<b>Total Water Expenditures</b>			13,293,195	12,609,889	10,651,432	12,417,687	13,075,149

Note: FMS - Financial Management Services

TES - Transportation and Environmental Services

**City of St Catharines  
2019 Water Improvement Program**

**2019 Water/Wastewater Budget**

Account 520.	Budget 2019
520.'s	
951 St Davids Road <b>P17-067</b>	\$905,000
739 Terry Lane Reconstruction <b>P17-068</b>	40,000
743 Haig/Ventura Underground Improvements <b>P17-103</b>	1,690,000
952 Champa Drive Watermain Replacement <b>P18-100</b>	430,000
953 Rendale Avenue Watermain Replacement <b>P18-101</b>	725,000
954 Hampstead Place Road Reconstruction <b>P19-002</b>	260,000
955 Avalon/Bernhardt/Embassy <b>P19-020</b>	55,000
956 Bradmon Drive watermain <b>P19-100</b>	670,000
957 Arran/Dixie watermain <b>P19-102</b>	700,000
958 Valves, Hydrants & Services <b>P19-118</b>	50,000
959 Design for 2020 Projects <b>P19-119</b>	50,000
960 Martindale Rd reconstruction <b>RN19-xxa</b>	125,000
	<b><u>5,700,000</u></b>

**CITY OF ST. CATHARINES - WATER/WASTEWATER BUDGET  
ESTIMATE 2019**

**2019 Water/Wastewater Budget**

EXPENDITURE ACCOUNT	2019 BUDGET
310.112 <u><b>WATER/WASTEWATER EQUIPMENT RESERVE:</b></u>	
OPENING BALANCE	\$1,371,226
ANNUAL RESERVE PROVISION	305,000
EXPENDITURES,2019	-806,000
CLOSING BALANCE	<u>\$870,226</u>
<u>EXPENDITURE DETAILS</u>	
TWO (2) BACKHOES (REPLACE UNIT#46,53)	\$280,000
THREE (3) CUBE VANS EQUIPPED FOR UTILITY OPERATIONS (REPLACE UNIT#55,63,64)	240,000
ONE (1) VALVE TURNING MACHINE (REPLACE UNIT#296)	100,000
TWO (2) 3/4 TON PICKUP TRUCKS (REPLACE UNIT#75,77)	80,000
ONE (1) COMPRESSOR WITH UNDERGROUND PIERCING TOOL AND JACK HAMME (REPLACE UNIT#184)	40,000
TWO (2) SEWER CAMERAS	30,000
ONE (1) GPS DATA COLLECTION UNIT	15,000
ONE (1) HYDROSEEDER	10,000
ONE (10) WATER SERVICE TRACING MACHINE	7,000
THREE (3) GAS DETECTION METERS	<u>4,000</u>
	<u>\$806,000</u>

WASTEWATER SYSTEM

2019 Water/Wastewater Budget

2019 Wastewater Budget Summary

			Estimate		Actual		
	Dept.	Acct.	2019	2018	2018	2017	2016
<b><u>Operating Expenditures:</u></b>							
Sewers - General	TES	730.100	697,188	694,303	619,953	636,856	658,138
Sewers - Insurance	FMS	730.105	0	0	28,485	54,743	95,043
FLAP Program	TES	732.115	311,555	308,237	258,087	267,211	267,992
Lateral Replacement	TES	732.100	705,535	711,001	665,805	588,634	576,765
New Laterals	TES	732.105	0	0	32,917	25,636	-4,053
Drain Clearing	TES	732.110	321,546	324,499	179,176	140,281	195,018
Overhead	TES	732.190	669,068	592,240	635,658	810,478	760,206
Pollution Control	TES	735.300	782,204	754,450	526,949	676,317	625,274
Overhead	TES	735.305	224,703	258,364	327,035	318,446	298,204
Total Operating Expenditures:			3,711,799	3,643,094	3,274,065	3,518,601	3,472,586
Debt Service Debt	TES	731.195	624,257	599,806	640,958	870,027	923,547
Sewer Improvement Program	TES	731.100	2,500,000	2,300,000	2,185,169	1,769,727	2,173,059
Capital Out of Revenue	FMS	735.304	120,000	150,000	150,000	60,000	57,000
Total Capital Expenditures:			3,244,257	3,049,806	2,976,127	2,699,754	3,153,607
<b>Total City Wastewater Expenditures</b>			6,956,056	6,692,900	6,250,192	6,218,355	6,626,193

Note: FMS - Financial Management Services

TES - Transportation and Environmental Services

**City of St Catharines  
2019 Sewer Improvement Program**

Account 731.	Budget 2019
<hr/>	
731.'s	
946 Moffatt Street Reconstruction <b>P15-066</b>	\$211,000
725 Yale Crescent Underground Improvements <b>P17-009</b>	400,000
947 St Davids Road <b>P17-067</b>	610,000
948 Haig/Ventura Underground Improvements <b>P17-103</b>	150,000
824 Wastewater Master Plan <b>ST18-01</b>	154,000
949 Clover/Niagara Sewer Improvements <b>P19-001</b>	355,000
950 Hampstead Place Road reconstruction <b>P19-002</b>	245,000
951 2019 Extraneous Flow Elimination <b>P19-003</b>	50,000
952 2019 Sanitary Sewer Spot Repair Program <b>P19-011</b>	100,000
953 2019 Sanitary Sewer Flushing & Reaming <b>P19-012</b>	25,000
954 2019 CCTV Sewer Inspection <b>P19-014</b>	150,000
955 Design for 2020 Projects <b>P19-015</b>	50,000
	<b><u>2,500,000</u></b>

**2019 Water/Wastewater Budget**

**WATER, WASTEWATER AND RELATED SERVICE RATES**

1. The following rates shall be paid to The Corporation of the City of St. Catharines for the use of water supplied by The Corporation of the City of St. Catharines:

(a)	<u>Consumption - Cubic Metres</u> (For each four month billing period)	<u>Current</u>	<u>Proposed</u>
	Customer Charge	\$52.00	\$54.00
	Consumption Charge - per cubic metre	1.224	1.285
	*Note: Large Industrial Users are billed monthly		
	Water meter size of 1" or greater will be subject to a water meter equivalency charge when calculating the Customer Charge.		
	Exemption: Single Family Residential classification. See (b) below.		
(b)	<u>Meter Equivalency</u>		
	Water meter size of 1" or greater will be subject to a water meter equivalency charge when calculating the Customer Charge.		
	Exemption: Single Family Residential classification.		
	1" meter = 1.4 meter equivalency units		
	1 1/2" meter = 1.8 meter equivalency units		
	2" meter = 2.9 meter equivalency units		
	3" meter = 11 meter equivalency units		
	4" meter = 14 meter equivalency units		
	* 6" meter = 21 meter equivalency units		
	* >6" meter = 21 meter equivalency units		
	* Note: Where a single 6" meter or greater is installed for the purpose of additional fire protection, the multiplier equivalency shall be discounted to 50%.		
(c)	<u>Flat Rates</u> (For each four month billing period)		
	Per Dwelling unit	\$175.00	
	Note: Where more than 20 units are being constructed, the maximum number of units charged is 20.		
(d)	<u>Estimated Billing</u>		
	Where consumption and/or Flat Rate does not apply, estimates are based on previous actual readings. In the absence of previous actual readings, amount to be determined at the discretion of the Treasurer.		
(e)	<u>Rates for Services Outside City</u> (For each four month billing period)		
	Multiple of Regular Rate	2X	2X
	Customer Charge	\$104.00	\$108.00
	Consumption Charge - per cubic metre	2.448	2.57
(f)	<u>Bulk Water</u> (Key Pad Operated)		
	Multiple of Regular Rate	2X	2X
	Per cubic metre	\$2.448	\$2.570
(g)	<u>Water Under Construction</u>		
	First four month period Per sq. ft. Water Increase 2017 1.22 %, 2018 1.64%, + 2019 4.50% increase	\$0.026	\$0.028
	Per sq. m.	0.282	0.303

**2019 Water/Wastewater Budget**

	<u>Current</u>	<u>Proposed</u>
Next Flat Rate per dwelling unit for each four month period until meter is installed		\$175.00
If there are extenuating circumstances or if large Industrial/Commercial building, "Next Flat Rate" to be determined at the discretion of the Treasurer.		
2. The following rates shall be paid to The Corporation of the City of St. Catharines for the use of water related services supplied by The Corporation of the City of St. Catharines:		
(a) <u>METER RENTALS</u> (Annually <sup>1</sup> )		
<u>Meter Size</u>		
*16mm (5/8") Displacement		\$19.00
*16mm (5/8")SR II Displacement with ECR		\$35.00
*16mm (5/8") Accustream/Transmitter		\$40.00
*16mm (5/8") IPERL/Transmitter		\$45.00
19mm (3/4") Displacement		\$25.00
19mm (3/4")SR II Displacement with ECR		\$41.00
19mm (3/4") Accustream/Transmitter		\$46.00
19mm (3/4") IPERL/Transmitter		\$50.00
25mm (1") Displacement		\$29.00
25mm (1") SR II Displacement with ECR		\$46.00
25mm (1") Accustream Transmitter		\$51.00
25mm (1") IPERL/Transmitter		\$55.00
38mm (1-1/2") Displacement		\$82.00
38mm (1-1/2") Displacement with ECR		\$115.00
38mm (1-1/2") Displacement /ECR/ Transmitter		\$120.00
38mm(1-1/2") Turbine		\$111.00
38mm(1-1/2") Turbine/Transmitter		\$116.00
38mm (1 1/2") OMNI C2 Compound		\$122.00
38mm (1 1/2") OMNI R2 Residential		\$75.00
38mm (1-1/2") OMNI T2 Turbine		\$96.00
50mm(2") Displacement		\$92.00
50mm(2") Displacement with ECR		\$128.00
50mm(2") Displacement-ECR/Transmitter		\$133.00

**2019 Water/Wastewater Budget**

	<u><b>Current</b></u>	<u><b>Proposed</b></u>
50mm (2") Compound	\$96.00	
50mm (2") Compound/Transmitter	\$101.00	
50mm (2") Turbine	\$114.00	
50mm (2") Turbine/Transmitter	\$119.00	
50mm (2") OMNI C2 Compound	\$150.00	
50mm (2") OMNI R2 Residential	\$80.00	
50mm (2") OMNI T2 Turbine	\$115.00	
75mm (3") Compound	\$418.00	
75mm (3") Compound/Transmitter	\$423.00	
75mm (3") Turbine	\$375.00	
75mm (3") Turbine/Transmitter	\$380.00	
75mm (3") OMNI C2 Compound	\$402.00	
75mm (3") OMNI T2 Turbine	\$375.00	
100mm (4") Compound	\$498.00	
100mm (4") Compound/Transmitter	\$503.00	
100mm (4") Turbine	\$475.00	
100mm (4") Turbine/Transmitter	\$480.00	
100mm (4") OMNI C2 Compound	\$488.00	
100mm (4") OMNI F2 Fire Assembly	\$798.00	
100mm (4") OMNI T2 Turbine	\$475.00	
150mm (6") Compound	\$671.00	
150mm (6") Compound/Transmitter	\$676.00	
150mm (6") Turbine	\$587.00	
150mm (6") Turbine/Transmitter	\$592.00	
150mm (6") Fire Assembly	\$900.00	
150mm (6") Fire Assembly /Transmitter	\$905.00	
150mm (6") OMNI C2 Compound	\$671.00	
150mm (6") OMNI F2 Fire Assembly	\$980.00	

**2019 Water/Wastewater Budget**

	<u>Current</u>	<u>Proposed</u>
150mm (6") OMNI T2 Turbine	\$587.00	
200mm (8") Fire Assembly	\$1,340.00	
200mm (8") Fire Assembly /Transmitter	\$1,345.00	
200mm (8") Turbine	\$665.00	
200mm (8") Turbine/Transmitter	\$670.00	
200mm (8") OMNI C2 Compound	\$930.00	
200mm (8") OMNI F2 Fire Assembly	\$1,350.00	
200mm (8") OMNI T2 Turbine	\$830.00	
250mm (10") Fire Assembly	\$1,510.00	
250mm (10") Fire Assembly/Transmitter	\$1,515.00	
250mm (10")Turbine	\$900.00	
250mm (10")Turbine/Transmitter	\$905.00	
250mm (10") OMNI C2 Compound	\$1,125.00	
250mm (10")OMNI F2 Fire Assembly	\$1,810.00	
250mm (10") T2 OMNI Turbine	\$1,000.00	

\* NOTE: No charge for 16mm (5/8") meter unless installed outside the City.

Where meter type consists of two meters combined, one rental rate is applicable, based on the predominant use of the meter.

(a)(i) METER PITS (CHAMBER) RENTALS (Annually)

Meter Size

16mm (5/8")	\$63.00	<b>\$69.00</b>
19mm (3/4")	\$64.00	<b>\$71.00</b>
25mm (1")	\$71.00	<b>\$78.00</b>
38mm (1-1/2")	\$181.00	<b>\$199.00</b>
50mm (2")	\$193.00	<b>\$213.00</b>
75mm (3")	Actual Cost	
100mm (4")	Actual Cost	
150mm (6")	Actual Cost	
200mm (8")	Actual Cost	
250mm (10")	Actual Cost	

**2019 Water/Wastewater Budget**

	<u>Current</u>	<u>Proposed</u>
3. The following rates shall be paid to the Corporation of the City of St. Catharines for the wastewater system and services as outlined herein:		
(a) <u>Wastewater Fees (for each four month period)</u>		
Sewer Replacement Program	\$32.00	<b>\$36.00</b>
Wastewater charges – per cubic metre	1.890	<b>1.966</b>
Water meter size of 1" or greater will be subject to a water meter equivalency charge when calculating the Customer Charge. Exemption: Single Family Residential classification. See (b) below.		
(b) <u>Meter Equivalency</u>		
Water meter size of 1" or greater will be subject to a water meter equivalency charge when calculating the Customer Charge. Exemption: Single Family Residential classification.		
1" meter = 1.4 meter equivalency units		
1 1/2" meter = 1.8 meter equivalency units		
2" meter = 2.9 meter equivalency units		
3" meter = 11 meter equivalency units		
4" meter = 14 meter equivalency units		
6" meter = 21 meter equivalency units		
>6" meter = 21 meter equivalency units		
Note: Where a single 6" meter or greater is installed for the purpose of additional fire protection, the multiplier equivalency shall be discounted to 50%.		
(c) <u>Flat Rates (For each four month billing period)</u>		
Per Dwelling unit	\$225.00	
(d) <u>Wastewater Under Construction</u>		
First four month period	0.00	
Next Flat Rate per dwelling unit for each four month period until meter is installed	\$225.00	
Note: Where more than 20 units are under construction, the maximum number of units charged is 20.		
If there are extenuating circumstances or if large Industrial/Commercial building, "Next Flat Rate" to be determined at the discretion of the Treasurer.		
4. <u>Unauthorized Use of Water</u>		
(a) Rate when bypass valve is opened without Authorization or any other unauthorized use of water or determination that water provided has not passed through the meter:		
Two (2) times the average of last three representative bills.	2X	
If not applicable, estimate to be determined at the discretion of the Treasurer. (For each four month billing period)		
(b) Where property has operated a grow-op, amount is three (3) times the total Flat Rate per dwelling unit as outlined in Sections 1 and 3 (For each four month billing period)	<b>\$1,200.00</b>	

**2019 Water/Wastewater Budget**

	<u>Current</u>	<u>Proposed</u>
<b>5. <u>Miscellaneous</u></b>		
(a) <u>Meter Relocation</u> to a more appropriate position to facilitate reading and/or maintenance:		
When requested by homeowner, equivalent to applicable Water Service Call as defined in Rates and Fees.		
When determined by City Engineer, amount charged at the discretion of the Treasurer		
(b) Installation of Automated Meter Reading (AMR) apparatus when performed not in accordance with scheduled deployment :		
When requested by homeowner	\$350.00	<b>\$375.00</b>
When determined by City Engineer, amount charged at the discretion of the Treasurer		
Customer non compliance with AMR installation	\$500.00	
(c) <u>Late Payment Penalty</u>		
A penalty for late payment of 1.5% per month is added the day following the due date and the first day of each month thereafter.		
(d) <u>Water Certificate –</u>	\$41.65	<b>In rates&amp;fees</b>
<b>Moved to Rates and Fees, effective April 1, 2019 - \$65.00</b>		
(e) The rates set out above shall be deemed to have become effective on all accounts with Billing periods ending on or after <b>April 1, 2019.</b>		

\* NOTE: METRIC CONVERSION: 1 cubic metre (CM) equals 220 gallons or 1,000 litres

**\*bolded script = proposed changes for 2019**

**City St. Catharines**  
**Water/Wastewater Budget**  
**Annual Bill Change Comparison**

	<b><u>2019 New Rates</u></b>	<b><u>2018 Old Rates</u></b>	<b><u>Change</u></b>	
			<b><u>\$</u></b>	<b><u>%</u></b>
<b><u>Consumption</u></b>				
Normal Consumption	170	170		
	<u>170</u>	<u>170</u>	<u>0</u>	0.00%
<b><u>Water - Retail Rate</u></b>				
Rate per billing period (4 months)	\$54.00	\$52.00		
Fixed Fee	\$162.00	\$156.00	6.00	3.85%
Consumption Rate per CM	\$1.285	\$1.224		
Consumption Fee	\$218.45	\$208.08	10.37	4.98%
Total Water	<u>\$380.45</u>	<u>\$364.08</u>	<u>\$16.37</u>	4.50%
<b><u>Wastewater - Retail Rate</u></b>				
Rate per billing period (4 months)	\$36.00	\$32.00		
Fixed Fee	\$108.00	\$96.00	12.00	12.50%
Consumption Rate per CM	\$1.966	\$1.890		
Consumption Fee	\$334.22	\$321.30	12.92	4.02%
Total Wastewater	<u>\$442.22</u>	<u>\$417.30</u>	<u>\$24.92</u>	5.97%
<b><u>Total Water and Wastewater Bill</u></b>	<u><u>\$822.67</u></u>	<u><u>\$781.38</u></u>	<u><u>\$41.29</u></u>	5.28%
Fixed Component	\$270.00	\$252.00		
Variable Component	<u>\$552.67</u>	<u>\$529.38</u>		
	<u><u>\$822.67</u></u>	<u><u>\$781.38</u></u>		
Fixed Percentage	32.82%	32.25%		
Variable Percentage	<u>67.18%</u>	<u>67.75%</u>		
	<u><u>100.00%</u></u>	<u><u>100.00%</u></u>		

**History of "Analysis of Average Increase" - per annual budget presentations**

	<b><u>City</u></b>	<b><u>Region</u></b>	<b><u>Cons</u></b>	<b><u>Remove Tax Sup</u></b>	<b><u>Total</u></b>	<b><u>Stated % Increase</u></b>
July 1, 2009	(10.70)	26.75	69.55	21.40	107.00	16%
April 1, 2010	4.00	24.01	26.44		54.45	7%
April 1, 2011	2.71	6.13	28.96		37.80	5.32%
April 1, 2012	4.44	16.53	19.23		40.20	5.38%
April 1, 2013					20.40	2.59%
April 1, 2014					20.00	2.47%
April 1, 2015					12.22	1.63%
April 1, 2016					0.00	0.00%
April 1, 2017					15.09	1.98%
April 1, 2018					15.18	1.98%
April 1, 2019					41.29	5.28%

### APPENDIX 3 – LOW-INCOME SENIOR CREDIT PROGRAM and TENANT MAILING CONTRACTS

Table 1- Approved Municipal Comparators

Municipal Comparators			
	Senior Credit Program	Tenant Name	Tenant Mailing Contract
Barrie	NO	YES	YES
Guelph	NO	YES	NO
Kingston	NO	YES	NO
Thunder Bay	YES	NO	NO
Windsor	NO	YES	NO
Cambridge	NO	NO	NO
Kitchener	NO	YES	NO
Niagara Falls	YES	YES	NO
Oshawa	NO	NO	NO
Waterloo	NO	YES	NO

Table 2 – Local Area Municipalities

Local Area Municipalities			
	Senior Credit Program	Tenant Name	Tenant Mailing Contract
Wainfleet	NO	N/A	N/A
Niagara Falls	YES	YES	YES
Welland	YES	NO	NO
Thorold	NO	YES	NO
Niagara on the Lake	NO	YES	YES
Fort Erie	NO	NO	NO
Grimsby	NO	NO	NO
Lincoln	NO	NO	NO
West Lincoln	NO	YES	YES
Pelham	NO	NO	N/A
Port Colborne	NO	NO	NO

Only two of the Municipal Comparators provide a Low-Income Senior Water credit to their rate payers. Niagara Falls and St Catharines criteria for eligibility is similar. Thunder Bay is based on a total household income and a property assessment value but all identified that the recipient of the credit must own and occupy their property.

Of the Local Area municipalities (LAMS), Welland is the only additional municipality that provides a rebate. The difference in their criteria is their annual consumption must be 50M3 or less. There are no provisions for tenants residing and renting a residential property.

**Thunder Bay - \$200.00 Water Credit Program for Low-Income Persons**

- Total household income must be \$38,539 or less.
- The value of the property as shown on the latest assessment roll must be less than or equal to \$147,750.
- The applicant must **own and occupy** the property as their principal residence and the property must be in the residential property class.

**Niagara Falls- \$100.00 Senior Water Credit**

- A City of Niagara Falls water customer
- A City of Niagara Falls Property **Owner** and residing at the property
- Age 65 or over
- In receipt of the Federal Guarantee Income Supplement

**Welland – Low Income Seniors \$100.00 Water /Wastewater Rebate**

- Applicant (or spouse) is 65 years of age or older; and
- Applicant (or spouse) has been assessed as **owner(s)** of the residential property in the City of Welland for at least one (1) year preceding the application; and
- Applicant (or spouse) uses the property for which the application is being made for the purposes of a personal residence; and
- Applicant (or spouse) is in receipt of a monthly Guaranteed Income Supplement pursuant to Part II of the Old Age Security Act (Canada); and
- The annual water/wastewater consumption must be 50 m3 or less for the application year (prior year).



## By-laws to be considered Monday, April 1, 2019

- (a) 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.)
- (b) A By-law to authorize a transfer of easement from The Corporation of the City of St. Catharines to Niagara Health System. (One reading – with respect to pedestrian access over Francis Creek Boulevard. Delegation By-law No. 2004-277, as amended.)
- (c) A By-law to authorize a transfer of easement from 1333664 Ontario Inc. to The Corporation of the City of St. Catharines. (One reading – with respect to accessing and maintaining the proposed storm outlet structure at 179 Rykert Street. Delegation By-law No. 2004-277, as amended.)
- (d) A By-law to authorize a Demolition Agreement with Harold Duerksen. (One reading – with respect to demolition of the existing dwelling and construction of a new one at 7 Lundy's Lane. Delegation By-law No. 2004-277, as amended.)
- (e) A By-law to authorize the acceptance of a conveyance of certain lands from 1473941 Ontario Limited. (One reading – with respect road widening along Highland Avenue and Ridgewood Road. Delegation By-law No. 2004-277, as amended.)
- (f) A By-law to authorize the acceptance of a conveyance of certain lands from Brock View Homes Inc. (One reading – with respect to road widening along Geneva Street. Delegation By-law No. 2004-277, as amended.)
- (g) A By-law to amend By-law No. 2018-43 entitled "A By-law to authorize a contract with EnviroSystems Incorporated". (One reading – with respect to renewal of Sewer Flushing and Cleaning Project No. P18-013. General Committee, March 19, 2018, Item No. 4.3)
- (h) A By-law to authorize the construction and issuing of debentures for Airport Capital Grant – 2017 and 2018. (One reading - with respect to Project No. 415.058.xxx. General Committee, March 6, 2017, Item No. 3.2. and Regular Council, March 5, 2018, Item No. 5.2.)
- (i) A By-law to authorize the construction and issuing of debentures for Station #1 – Communications Upgrade - Phase 1 and 2. (One reading - with respect to Project No. 405.316.xxx. General Committee, August 22, 2016, Item No. 3.3. and Regular Council, March 5, 2018, Item No. 5.2.)



- (j) A By-law to amend By-law No. 2018-174 entitled “A By-law to impose certain rates and fees charged by The Corporation of the City of St. Catharines with respect to certain administrative matters.” (One reading – with respect to addition of a Water Certificate fee. Regular Council, June 25, 2018.)
- (k) A By-law to fix the rates for the use of water and water related services supplied by The Corporation of the City of St. Catharines. (One reading - with respect to 2019 Water and Wastewater Budget and associated rates. To be considered by Council, April 1, 2019.)
- (l) A By-law to exempt the condominium description from plan of condominium approval requests of the Planning Act. (One reading – with respect to 300 Fourth Avenue. To be considered by General Committee, April 1, 2019.)
- (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 removing Holding (H1) Designation from 525 Niagara Street. To be considered by General Committee, April 1, 2019.)
- (n) A By-law to authorize a contract with Internat Energy Solutions Canada Inc. (One reading – with respect to City’s Conservation and Demand Management Plan. To be considered by General Committee, April 1, 2019.)
- (o) A By-law to confirm the proceedings of council at its meeting held on the 1<sup>st</sup> day of April, 2019. (One reading - with respect to confirming the proceedings of the meeting held on April 1, 2019.)