



**The Corporation of the City of St. Catharines
CITY COUNCIL AGENDA
Third Meeting, Regular, Monday, February 4, 2013
Council Chambers, City Hall, 6:30 p.m.**

His Worship Mayor Brian McMullan takes the Chair and opens the meeting

Page

- 1. Invocation**
- 2. Opening Remarks, Mayor McMullan**
- 3. Declarations of Interest**
- 4. Adoption of the Agendas as Presented**
- 5. Public Meetings Pursuant to Planning Act (Commencing at 7:30 p.m.)**

3-17

- a) Application for Draft Plan of Subdivision Approval to Facilitate Business Park Development, 1296 Fourth Avenue and 1958 Third Street Louth; Applicant: Upper Canada Consultants; File: 60.46.394 (See General Committee Minutes, January 21, 2013, Item Number 4.7 - Copy attached)

- 6. Adoption of the Minutes (Council and General Committee)**

- a) Second Meeting of City Council, January 21, 2013
- b) Second Meeting of General Committee, January 21, 2013

- 7. Presentations**

- a) Presentation of Athletic Achievement Awards to Athlete of the Year, Jessie MacDonald, and Sportsperson of the Year, Frank Girhiny

- 8. Delegations / Public Meetings Pursuant to Notice By-law**

- a) Cindy Paskey, Executive Director; Re: Child Advocacy Centre Niagara Fundraiser
- b) Dale Davis, CEO and Rachel Mills, Public Relations & Communications Officer, Big Brothers Big Sisters of St. Catharines-Thorold and District; Re: Tim Hortons Bowl for Kids Sake Campaign

8. Delegations / Public Meetings Pursuant to Notice By-law

- c) Lesley Bell, Chair and Peter Vietgen, Member, Public Art Advisory Committee;
Re: Committee Update and 2012 Art Acquisitions for Civic Art Collection
- d) Ron Brydges; Re: Bill 140, Strong Communities through Affordable Housing Act,
2011 (See General Committee, February 4, 2013, Item Number 3.1)
- e) **Public Meeting:** Hearing of Objections to the Closing of Youngblut Street as
shown on Registered Plan 519 and Lot 7, Registered Plan 519 Lying East of
Harcove Street and Abutting Mennonite Brethren Senior Citizens Home
- f) **Public Meeting:** Maintenance of Long Grass and Weeds including Untraveled
Portion of Public Highway (Boulevards) - Amendment to By-law 2004-122 and
Associated Rates and Fees (See General Committee, February 4, 2013, Item
Number 3.2)

9. Call for Notices of Motion

10. Motions

11. Resolve into General Committee

12. Motion Arising from In-Camera Session

13. Motion to Ratify Forthwith Recommendations

14. By-laws

- a) Reading of By-laws

15. Agencies, Boards, Committee Reports, and Extras

- a) Committee Minutes to Receive: Clean City Committee, Graffiti Committee, and
Museum Advisory Committee

16. Adjournment

Corporate Report

Report from Planning & Development Services, Implementation

Date of Report: January 7, 2013

Date of Meeting: January 21, 2013

Report Number: PDS-019-2013

File: 60.46.394

Subject: Application for Draft Plan of Subdivision Approval to Facilitate Business Park Development; 1296 Fourth Avenue and 1958 Third Street Louth;
Applicant: Upper Canada Consultants

Recommendation

That Council refer the application for Draft Plan of Subdivision approval for lands known as 1296 Fourth Avenue and 1958 Third Street Louth for consideration after the Public Meeting scheduled for February 4, 2013.

Staff Recommendation

That draft plan of subdivision approval be granted for lands shown on Appendix 1 described as Part of Lot 2 Concession 4, and municipally known as 1296 Fourth Avenue and 1958 Third Street Louth, subject to the fulfillment of the conditions attached as Appendix 3; and

That all future development within this plan of subdivision be subject to site plan approval; and

That the Notice of Decision required by the Planning Act, R.S.O. 1990, c.O. 13, as amended, be processed by the City Clerk. FORTHWITH

Summary

The proposed draft plan of subdivision would create three (3) lots for future business and industrial employment development to be known as the Westgate Business and Professional Park. The proposal also includes the creation a new L-shaped public street that will transect the subdivision, running parallel to Fourth Avenue, before turning northward to join Fourth Avenue along the subdivision's eastern flank. A copy of the proposed draft plan of subdivision is attached as Appendix 2. No specific development proposals for the lots have been received at the time of writing this report, but future development will be subject to site plan control.

Background

In February of 2008, five properties along Fourth Avenue, to the west of the new Niagara Health System (NHS) hospital were zoned to permit the creation of a new business park. Corresponding amendments to the Official Plan and the West St Catharines Secondary Plan to designate the lands as Mixed Industrial Commercial and Prestige Business Park respectively were also approved.

As part of the rezoning of these properties, a Holding (H) designation was placed on the lands at the request of City staff and the Ministry of Transportation to address matters of urban design, servicing availability, traffic and parking, and servicing implementation. A corresponding application to lift this Holding designation from the subject lands is scheduled to be considered by Council at its meeting on January 21, 2013.

Report

Location and Site Description

The site is located in the West Planning District, at the far western edge of the City's urban area. The lands are located between Fourth Avenue (to the north) and the CN rail corridor (to the south), immediately adjacent to Third Street Louth. The lands are located approximately 200 metres west of the new hospital.

The site is generally rectangular in shape, except along the southerly boundary which parallels the CN rail corridor. The lands are 7.05 hectares (17.4 acres) in size, with approximately 250 metres (820') of frontage along both Fourth Avenue and Third Street Louth. A location map is attached as Appendix 1.

The lands are currently vacant but were used historically for agriculture and more recently for the stockpiling of topsoil and fill. Surrounding lands are currently used as follows:

- North: Agricultural
- South: CN Rail corridor, with agricultural uses beyond
- East: Agricultural and a single detached dwelling, with the new NHS hospital beyond
- West: Agricultural, with commercial uses beyond

The surrounding lands to the north, south and west are all located outside of the urban area. The lands to the east are zoned and designated for future business park uses similar to the subject lands.

Official Plan Designation

The Garden City Plan designates the lands as Employment which is intended to permit a broad range of business and industrial employment uses. Schedule E6 provides additional direction for the West Planning District and designates the subject lands as Business Commercial Employment and specifically directs that these lands be developed as a prestige business park, to be developed as a connected, campus-like environment. The proposal is consistent with the policies of

the Garden City Plan. Compliance with the Plan is addressed in greater detail in the Planning Analysis section of this report.

Zoning

By-law 64-270 (Zone 4) as amended by By-law 2008-66 zones the lands as Service Industrial - Holding (SI-H) which permits prestige employment uses, offices, medical clinics, commercial education and training facilities, and financial services, along with a limited range of accessory uses including restaurants, service commercial uses and showrooms.

The Holding designation was intended to ensure that development did not proceed without first developing an urban design, transportation and servicing strategy for the entire business park, which is intended to be developed as a coordinated and connected campus-like environment. A separate application to remove the Holding designation from the subject lands has been submitted by the applicant. Once removed, the plan of subdivision can be implemented.

Proposed Development

The proposed draft plan of subdivision will create three (3) large lots for future business and industrial employment development to be known as the Westgate Business and Professional Park. The three lots will range in size from 1.4 hectares (3.5 acres) to 3.3 hectares (8.2 acres). The proposal also includes the creation two new 20.0 metre (66 ft) wide public streets: Street 'A' and Street 'B'. Each lot will have frontage on the new streets, along with Fourth Avenue or Third Street Louth. It is envisioned that Street 'A' (parallel to Fourth Avenue) will be extend eastward when the abutting lands are developed for similar business park uses. A copy of the proposed draft plan of subdivision is attached as Appendix 2.

Circulation Comments

The application for a Draft Plan of Subdivision approval was circulated to all appropriate City departments and agencies for comments and requirements. No objections were received, however, the following comments were offered.

Niagara Region

The Region has confirmed that the subject lands are located within the City's Urban Area and are planned for a significant employment uses.

The Region notes that the site is in close proximity to a watercourse and within an area of potential archeological discovery. The Region does not anticipate adverse impacts on these features, but has recommended draft plan of subdivision conditions related to additional detailed design approvals from the Niagara Peninsula Conservation Authority and the Ministry of Culture, Tourism and Sport.

The Region has also requested that the applicant's traffic study be updated to reflect any impacts of the planned new 406 interchange (when approved); that the applicant prepare detailed designs for the new intersection at Fourth Avenue; and that the Owner pay cost sharing with the Region for completed road works on Fourth Avenue.

Niagara Peninsula Conservation Authority (NPCA)

The NPCA notes that the subject site is adjacent to lands within the Greenbelt Plan. A watercourse within the Greenbelt Plan is located within 120 metres of the proposed development. This watercourse crosses under the Canadian National Railway tracks at Third Street and then flows north across the properties west of Third Street. As the proposed development is east of Third Street and outside of the Greenbelt Plan, NPCA staff advise that the proposed development is not likely to have negative impacts on the watercourse and an Environmental Impact Study is not required. The NPCA will review and approve detailed stormwater management plans, grading, drainage and erosion control plans prior to the clearance of conditions of draft plan of subdivision approval.

Transportation and Environmental Services (TES)

TES has requested that the applicant be responsible for upgrading Third Street Louth to an urban cross section along the frontage of the property.

Recreation and Community Services (RCS)

RCS has requested that the applicant be responsible for the planting of street trees along the planned new public streets and that securities or a cash deposit will be required to cover these costs. RCS has also requested a draft plan of subdivision condition that requires the applicant to prepare a Streetscape Plan.

Public Open House

A public open house was hosted by Planning and Development Services on November 27, 2012 to present the applicant's proposal and provide an opportunity for questions and information sharing. No neighbours or other members of the public attended this meeting. Only the owner and applicant attended.

Other Correspondence

Staff received one letter regarding the proposed draft plan of subdivision from the planning consultant representing the neighbouring property owners. This letter suggested that the application was premature until such time as servicing, cost sharing and road pattern details were resolved for the larger business park. Since that time, the Master Servicing and Implementation Strategy has been refined through collaboration with the neighbour's representatives and found acceptable by staff. Staff does not consider the application to be premature.

Planning Analysis

Provincial Policy

The Niagara Region has confirmed that the subject property is within a settlement area under the 2005 Provincial Policy Statement (PPS) and identified as Greenfield area in the Places to Grow Growth Plan for the Greater Golden Horseshoe (Growth Plan). The PPS and the Growth Plan contain policies that direct growth to settlement areas and promote the efficient use of land, resources, infrastructure, and public service facilities which are planned or available. The proposal facilitates employment uses that will achieve the Growth Plan's minimum greenfield density

target of 50 people and jobs per hectare and will help to implement both the Provincial Policy Statement and Places to Grow.

Regional Policy

According to the Regional Policy Plan, the property is located within the Urban Area Boundary for the City of St. Catharines and within a designated Greenfield Area under Amendment 2-2009 (Niagara 2031/conformity amendment). A full range of residential, commercial, and industrial uses are permitted generally within the Urban Areas.

Within employment areas, the Region's Sustainable Community Policies require that the Region and local municipalities ensure economic competitiveness by providing an appropriate mix of employment uses to meet long term needs, providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and ensuring that the necessary infrastructure and services are provided to support current and forecasted employment needs including transit and active transportation facilities. The application is consistent with the Regional Policy Plan.

Official Plan

The subject lands are designated as Employment on the General Land Use Plan of the approved Garden City Plan. Schedule E6 – West Planning District further designates these lands as Business Commercial Employment.

Section 15.3 of the Garden City Plan provides specific direction for the subject lands and the abutting lands to the east, stating that:

“The Business Commercial Employment lands west of the new NHS hospital site, and consisting of properties known municipally as 1242, 1262, 1290, 1296 Fourth Avenue and 1958 Third Street Louth, are to be developed as a prestige business park. Development regulations and urban design guidelines and strategies will be employed to direct development in campus format, and to facilitate connected and integrated building and site design, internal roads and infrastructure, shared parking, and to ensure limited and shared ingress and egress to external roads. A high degree of streetscape design and amenities shall be encouraged to recognize and support the prominence of these lands as a major ‘gateway’ location.”

The applicant, as a condition of lifting the Holding designation on the property, was required to prepare an Urban Design Plan for the entire business park. This urban design plan addresses each of the themes listed above including connectivity, gateways, streetscaping, building design, parking and landscaping. The urban design plan has been reviewed and found acceptable by staff and will be used in the review of further development applications to help ensure that the entire business park is developed as a connected, coherent, campus-like environment.

The proposed draft plan of subdivision is consistent with the first phase of the business park layout envisioned in the urban design plan. The application is consistent with the Garden City Plan.

Zoning By-law

The subject lands are zoned Service Industrial – Holding (SI-H) which permits prestige employment uses, offices, medical clinics, commercial education and training facilities, and financial services, along with a limited range of accessory uses including restaurants, service commercial uses and showrooms. The Holding designation requires the submission of an urban design plan, confirmation of urban services, a traffic and parking study, and a master servicing and implementation strategy for the entire business park. The applicant has submitted these materials as part of a concurrent application to lift the Holding designation on the subject lands. The recommendations of the master servicing and implementation strategy, including cost sharing requirements, will be implemented as conditions of draft plan approval. No further amendment to the zoning by-law is required.

Site Plan Control

Staff recommend that all future development within the plan of subdivision be subject to site plan control to ensure proper implementation of the Urban Design Plan and Master Servicing and Implementation strategy for all lands. There are some industrial permissions in the zoning by-law (prestige employment uses) which would not necessarily be subject to site plan control. In this context of a prestige corporate business park, staff recommend all uses be subject to site plan approval.

Draft Plan of Subdivision

Section 50.1(24) of the Planning Act guides staff in assessing applications for draft plan of subdivision approval and staff are satisfied that the proposal fulfills these criteria. The subdivision will satisfy provincial and public interest by clustering new employment uses within the urban area. The lands can be serviced with municipal services. Additional details relating to infrastructure design and implementation will be addressed through the recommended draft plan of subdivision conditions.

In accordance with established procedures the date for the public meeting is provided in the recommendation and notices for the public meeting have been circulated.

Second Planning Opinion Advisory

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

Financial Implications

Not applicable.

Conclusion

In summary, the proposed commercial subdivision is consistent with the Garden City policies for the Employment designation and Business Commercial Employment development. The proposed draft plan of subdivision represents the first phase of implementing the prestige business park planned for this district. Staff is satisfied that the conditions of draft plan of subdivision approval are appropriate for the successful development of this proposal and that they will ensure that the larger business park continues to build-out as envisioned.

Notification

It is in order to notify Upper Canada Planning & Engineering Ltd., 261 Martindale Road, Unit #1, St.Catharines, Ontario, L2W 1A1.

Submitted by:

Judy Pihach, MCIP, RPP
Manager of Planning and Development Services

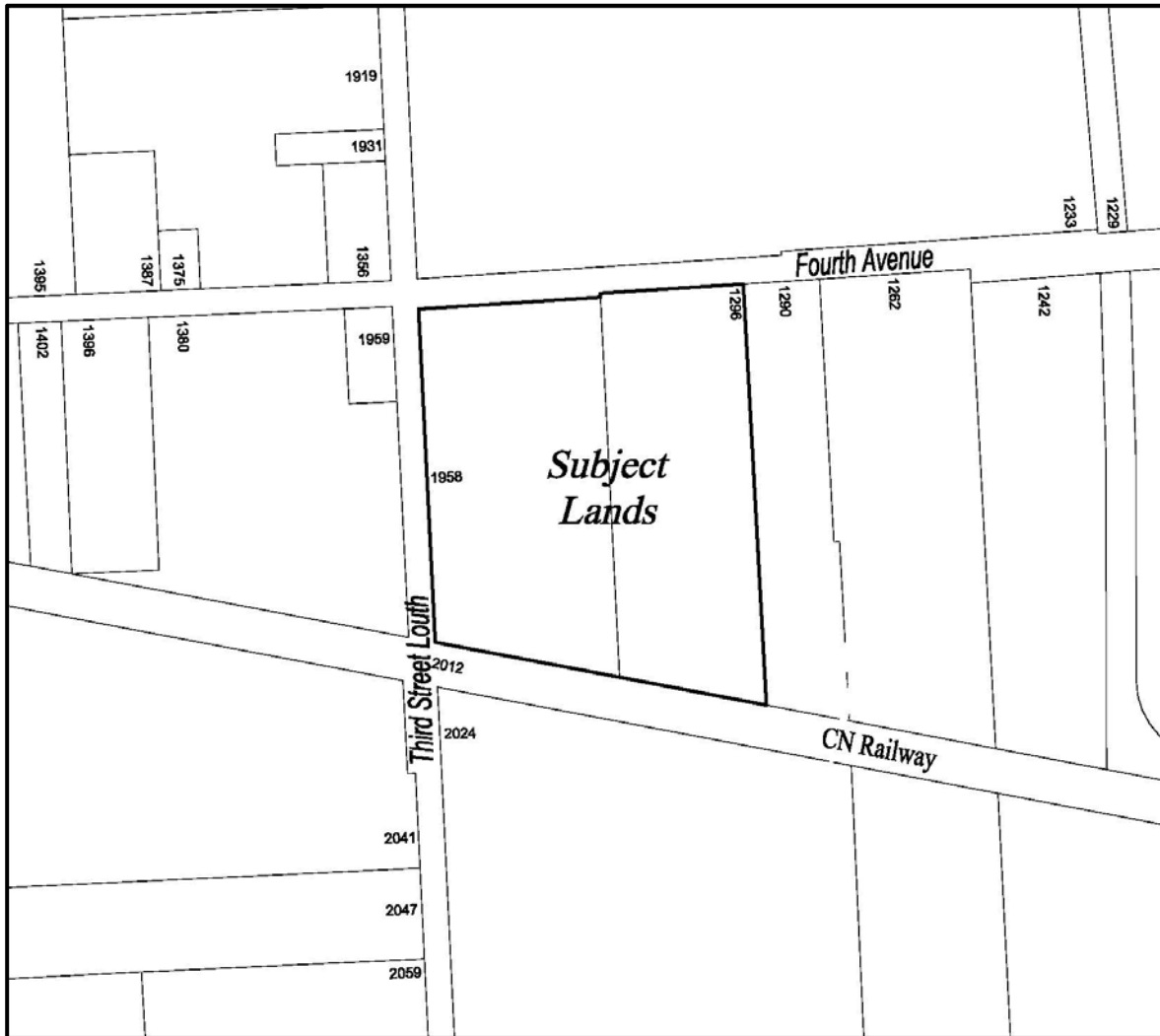
Prepared by:

Scott Ritchie
Urban Design Planner

Approved by:

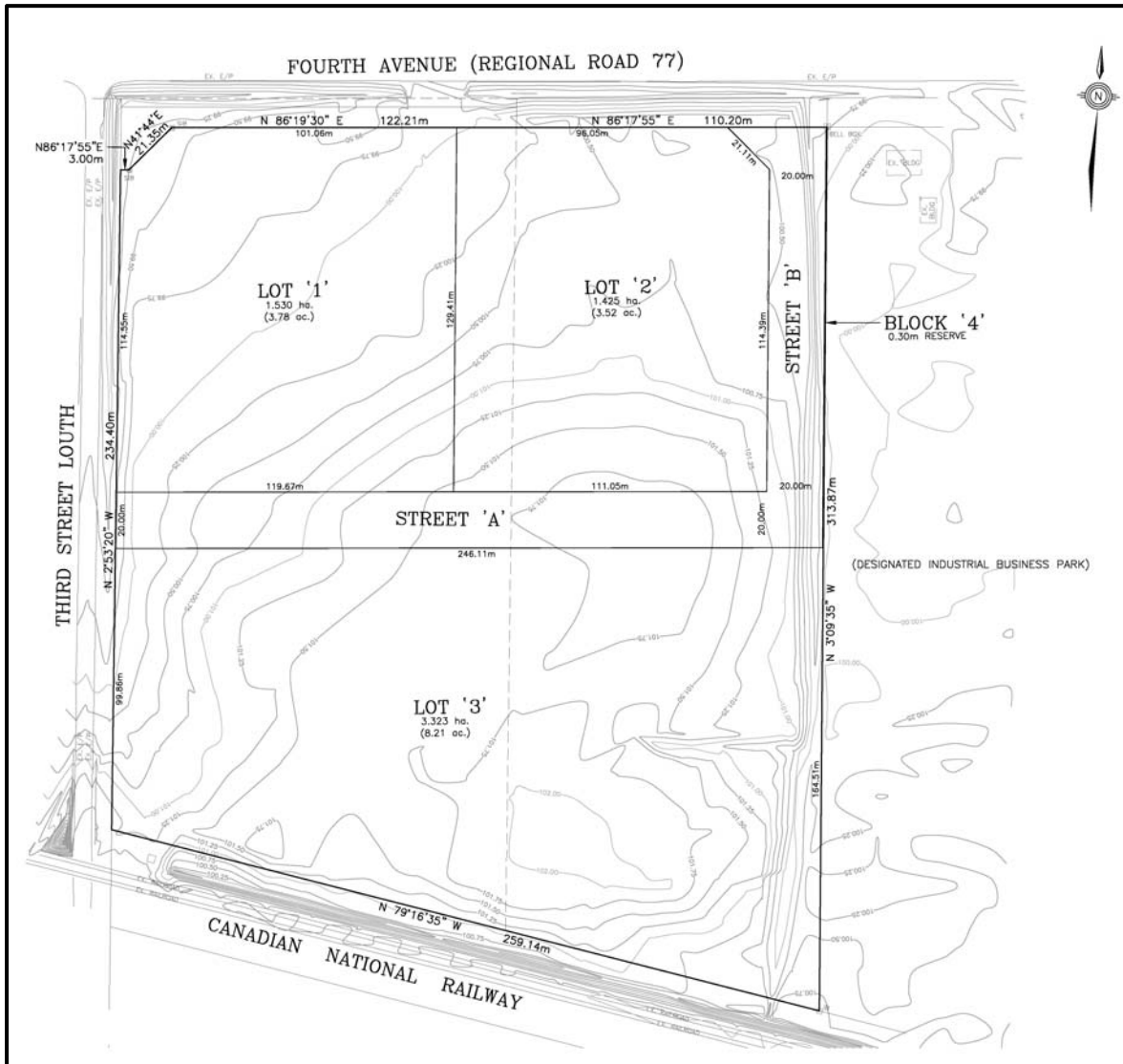
James N. Riddell, MPI, MCIP, RPP
Director of Planning and Development Services

Location Map



Draft Plan of Subdivision Westgate

Business and Professional Park



**Conditions of Draft Approval
Westgate Business and Professional Park
File No. 60.46.394
Submission No. 26T-10-12002**

1. That this approval applies to the Draft Plan of Subdivision being Part of Lot 2, Concession 4, Formerly in the Geographic Township of Louth, City of St. Catharines, known municipally as 1296 Fourth Avenue and 1958 Third Street Louth, prepared by Upper Canada Consultants, June 25, 2012, showing three (3) lots.

Subdivision Agreement

2. That the owner enter into one or more agreements with the City of St. Catharines agreeing to satisfy all requirements, financial or otherwise, as the City of St. Catharines may consider necessary, including the provision of municipal services, roads, sidewalks (both sides of Street A and Street B), landscaping, grading, drainage, fencing, and all other matters pertaining to the development of the site.

(City of St. Catharines)

Registration of Subdivision Agreement

3. That the subdivision agreement between the owner and the City of St. Catharines be registered by the municipality against the lands to which it applies as provided for under the Planning Act.

(City of St. Catharines)

Easements

4. That all easements required for water, sanitary sewers, utilities and drainage purposes be granted by the owner to the appropriate authority.

(City of St. Catharines)

Servicing Design

5. That prior to final approval for registration of this plan of subdivision, the Owner shall submit the design drawings (with calculations) for the sanitary sewer and storm sewer systems required to service this development and obtain Ministry of the Environment Compliance Approval under the Transfer of Review Program to the satisfaction of the Niagara Region Public Works Department, Development Services Division.

(Niagara Region)

6. That the Subdivision Agreement shall include clauses that bind the owner to the Master Servicing Plan as outlined in Appendix A of the Master Servicing and Implementation Strategy prepared by Upper Canada Consultants (January, 2013)

(City of St. Catharines)

Stormwater Management

7. That prior to approval of the final plan of subdivision or any on-site grading, the Owner shall submit a detailed stormwater management plan and the following plans designed and sealed by a qualified professional engineer in accordance with the Ministry of the Environment documents entitled Stormwater Management Planning and Design Manual, March 2003 and Stormwater Quality Guidelines for New Development, May 1991, or their successors to the City and the Niagara Peninsula Conservation Authority for review and approval, with a copy provided to the Niagara Region Public Works Department (Development Services Division):

- a) Detailed lot grading, servicing and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site; and,
- b) Detailed erosion and sedimentation control plans.

Note: The Regional Municipality of Niagara will request the Niagara Peninsula Conservation Authority to review the above information on the Region's behalf and to submit comments to the Niagara Region Public Works Department (Development Services Division) regarding the approval of these plans and the subsequent clearance of related conditions by the Development Services Division. Please also note that NPCA's fee for review of stormwater management plans is in addition to the Regional Municipality of Niagara's final clearance fee.

(Niagara Region, City of St. Catharines)

8. That the subdivision agreement between the Owner and the City of St. Catharines contain provisions whereby the Owner agrees to implement the approved plan(s) required in accordance with Condition 6.

(Niagara Region)

Transportation Impact Study

9. That the Owner submit a revised Transportation Impact Study to the satisfaction of the Niagara Region Public Works Department (Development Services Division).

(Niagara Region)

10. That the subdivision agreement between the Owner and the City of St. Catharines contain provisions whereby the owner agrees to implement the recommendations of the approved Transportation Impact Study required in accordance with Condition 9.

(Niagara Region)

11. That the Owner enter into an agreement with the Regional Municipality of Niagara to implement and pay for all required road works for this development including any upgrades to Fourth Avenue (Regional Road 77) recommended by the approved Transportation Impact Study required in accordance with Condition 9.

(Niagara Region)

Fourth Avenue Cost Sharing with Region

12. That the Owner pay the Regional Municipality of Niagara cost sharing of the road works for the Region's Fourth Avenue (Regional Road 77) road project.

(Niagara Region)

Third Street Louth Cost Sharing with City

13. That a clause be included in the Subdivision Agreement requiring the Owner to pay 50% of the costs of upgrading Third Street Louth to an urban cross section, between Fourth Avenue and the CN rail line *(City of St. Catharines)*

(City of St. Catharines)

Cost Sharing: Master Servicing and Implementation Strategy

14. That a clause be included in the Subdivision Agreement that binds the owner to the terms and conditions of the cost sharing strategy outlined in Appendix B of the Master Servicing and Implementation Strategy prepared by Upper Canada Consultants (January, 2013).

(City of St. Catharines)

Site Plan Control

15. That a clause be included in the Subdivision Agreement which states that all uses on Lots 1-3 shall be subject to site plan control.

(City of St. Catharines)

Boulevard Trees

16. That a clause be included in the Subdivision Agreement requiring boulevard tree planting along all street frontages, including Street 'A', Street 'B', Third Street Louth, and Fourth Avenue, to the satisfaction of the Director of Recreation and Community Services. Securities will be required to cover the cost of the proposed plantings.

(City of St. Catharines)

Sidewalks

17. That the subdivision agreement require that sidewalks be constructed along both sides of Street 'A', both sides of Street 'B', and the east side of Third Street Louth, to the satisfaction of the Director of Transportation and Environmental Services.

(City of St. Catharines)

18. That the subdivision agreement require that sidewalks be constructed along the south side of Fourth Avenue, to the satisfaction of the Region and the Director of Transportation and Environmental Services.

(Niagara Region, City of St. Catharines)

Streetscape Plan

19. That a clause be included in the subdivision agreement requiring the owner to prepare, to the satisfaction of the City, a Streetscape Plan. This Plan shall

include, but may not be limited to, the location of all roadways, sidewalks, street trees, hydrants, street lights, hydro transformers, telephone pedestals and cable television pedestals.

(City of St. Catharines)

Urban Design

20. That the Subdivision Agreement include a clause that binds future development to be substantially in accordance with the Urban Design Plan prepared by Upper Canada Consultants dated November 15, 2012.

(City of St. Catharines)

Dedication of Lands

21. That the proposed streets be dedicated as public roads and named to the satisfaction of the City of St. Catharines.

(City of St. Catharines)

22. That the Owner deed 0.3 metre reserves to the City of St. Catharines along the Third Street Louth frontage of Lots '1' and '3'.

(City of St. Catharines)

23. That the Owner deed a 0.3 metre reserve to the City of St. Catharines along the eastern flank of Street 'B' (Block 4).

(City of St. Catharines)

24. That the Subdivision Agreement include a clause that prohibits the removal of the 0.3 metre reserve along the east side of Street 'B' (Block 4) until such time as Fermo Holdings (the owner) confirms to the Corporation of the City of St. Catharines that it has been reimbursed the costs of servicing in accordance with the cost sharing strategy outlined in Appendix B of the Master Servicing and Implementation Strategy prepared by Upper Canada Consultants (January, 2013).

(City of St. Catharines)

25. That the Owner dedicate free and clear of mortgages, liens and other encumbrances, and agree to pay for all associated cost related to a 15 metre x 15 metre daylighting triangle at the corner of Fourth Avenue (Regional Road 77) and Street 'B'.

(Niagara Region)

26. That the Owner deed 0.3 metre reserves to the Regional Municipality of Niagara along the Fourth Avenue (Regional Road 77) frontage of Lots '1' and '2' including the hypotenuse of all daylighting triangles.

(Niagara Region)

Utilities

Bell Canada

27. The subdivision agreement shall include a clause requiring that the owner enter into an agreement (letter of understanding) with Bell Canada complying with any

underground service conditions imposed by the municipality, and if no such conditions are imposed, that owner shall advise the municipality of the arrangements for such servicing.

(Bell Canada)

Horizon Utilities

28. The subdivision agreement shall include a clause requiring the owner / developer to retain an Electrical Consulting Engineer and Contractor to design and install the entire electrical distribution system including City Owned street lighting.

(Horizon Utilities)

Archaeological

29. That the Owner receive acceptance from the Ministry of Tourism and Culture for the archaeological assessment report titled "Original Report on Archaeological Assessment (Stage 1), Proposed Westgate Business and Professional Park", prepared by Mayer Heritage Consultants Inc., dated July 30, 2012. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from the Ministry of Tourism, Culture and Sport through the Niagara Region Public Works Department (Development Services Division), confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

(Niagara Region)

30. That the following clauses be included in the subdivision agreement between the Owner and the City of St. Catharines:

"Should previously undocumented archaeological resources be discovered on the property during construction activities, construction and alteration of the site shall immediately cease and the owner shall notify the Ministry of Tourism, Culture and Sport (Culture Program Unit) in London (519-675-6898) and engage a licensed consulting archaeologist to carry out archaeological fieldwork in compliance with Section 48 (1) of the *Ontario Heritage Act*".

"As on virtually any property in southern Ontario, it is possible that Aboriginal or Euro-Canadian burials could be present within the development area. In the event that human remains are encountered during construction activities, construction shall immediately cease and the proponent shall notify the Niagara Regional Police, the local coroner, the Ministry of Tourism, Culture and Sport (Culture Program Unit, London office), and the Registrar, Cemeteries Regulation Unit of the Ontario Ministry of Consumer Services in Toronto (416-326-8392)".

(Niagara Region)

Zoning

31. That prior to approval of the final plan the lands within the draft plan be zoned in accordance with the intended use, pursuant to the provisions of the Planning Act.

(City of St. Catharines)

Administration

32. Prior to final approval for registration, a copy of the executed subdivision agreement for the proposed development should be submitted to the Niagara Region Public Works Department (Development Services Division) for verification that the appropriate clauses pertaining to any of these conditions have been included. **Note:** The Regional Development Services Division recommends that a copy of the draft agreement also be provided in order to allow for the incorporation of any necessary revisions prior to execution.

Notes:

- Where required as part of the above conditions, the format for all studies and reports to be submitted to the Niagara Region Public Works Department (Development Services Division) shall be two hard copies and a PDF digital copy.
- Prior to any construction taking place within the Regional road allowance the owner shall obtain a Regional Construction Encroachment and/or Entrance Permit. Applications must be made through the Permits Section of the Niagara Region Public Works Department (Transportation Services Division).

(Niagara Region)

33. 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.

(City of St. Catharines)

Prior to granting approval to the final plan, the City of St. Catharines, Planning and Development Services will require written notification from the following agencies that their respective conditions have been met satisfactorily:

The City of St. Catharines for conditions: 2-4, 6, 7, 13-24, 31, 33

Niagara Region for conditions: 5, 7-12, 18, 25, 26, 29, 30, 32

Bell Canada for condition: 27

Horizon Utilities for condition: 28

By-laws to be considered on February 4, 2013

- (a) A By-law to amend By-law No. 89-304 entitled “A By-law to designate private roadways as fire routes along which no parking of vehicles is permitted”. (Three readings – with respect to fire routes at NHS Health Care Complex at 1200 Fourth Avenue and Kiwanis Seniors Apartments at 313A Geneva Street. Delegation By-law No. 2004-277, as amended.)
- (b) 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”. (Three readings – with respect to change in personnel. Delegation By-law No. 2004-277, as amended.)
- (c) A By-law to authorize a contract with ECCO Electric Limited. (Three readings – with respect to Fire Station No. 1 – Generator Replacement, under Project No. P12-154. Delegation By-law No. 2004-277, as amended.)
- (d) A By-law to assume and declare certain lands to be a highway and to be known as Queen Street. (Three readings – with respect to lands adjacent the property known municipally as 73 Queen Street. Delegation By-law No. 2004-277, as amended.)
- (e) A By-law to amend By-law No. 6609 entitled “A By-law to establish Zoning Area No. 8 and to regulate the use of land and the character, location and use of buildings and structures therein.” (Three readings – with respect to removing regulations for recreational vehicles on residential lands (Zone 8). Council, January 21, 2013, Item No. 5.1)
- (f) A By-law to close permanently that part of the road known as part of Youngblut Street, being east of Harcove Street together with the one foot reserve described as Lot 7, Plan 519, more particularly described as YOUNGBLUT ST BEING; YOUNGBLUT ST, PL 519; LT 7, PL 519, being PIN 46253-0021 (LT), in the City of St. Catharines, Regional Municipality of Niagara. (Three readings – with respect to permanently closing part of Youngblut Street. General Committee, January 21, 2013, Item No. 4.5.)
- (g) A By-law to confirm the proceedings and decisions of the Council of The Corporation of the City of St. Catharines at its meeting held on the 4th day of February, 2013. (Three readings – with respect to ratification and adoption of City Council Minutes of January 21, 2013, and General Committee Minutes of January 21, 2013.)



**CITY OF ST. CATHARINES
CLEAN CITY COMMITTEE**



**Meeting Minutes
December 11, 2012
City of St. Catharines, Lake Street Service Centre**

1. Call to Order by Chair at 6:36 pm
2. Attendance:
 - Regrets: Tisha Polocko, Staff: Gord Campbell, Bob Riediger, Councillor Bruce Williamson
 - Attendees: Holly Washuta, Jennifer Bernard, Elaine Manocha, Cheryl Crawley, Donna Miotto
3. Motion to Approve Minutes from previous meeting
 - Approved by Cheryl, seconded by Jennifer
4. Motion to Adopt Agenda
 - By Cheryl, seconded by Donna
5. Reports – Staff/Council
 - No Council report at this time
 - No staff report at this time
6. Correspondence/Email/Voicemail
 - Voicemail from student inquiring about clean – up – will respond with information on spring clean up.
7. Budget
 - No items at this time.
8. Cigarette Butt Campaign
 - Members discussed photos and determined that a more focused approach was needed.
9. Other Business
 - 2013 Meeting Schedule:
 - January 15, February 12, March 12, April 9, May 14, June 11, August 13, September 10, October 8, November 12, December 10
 - Members confirmed that the spring clean-up week will be April 21-27, with the Pitch In Day April 27, 2013.
10. Next Meeting: February 12, 2013, Lake Street Service Centre, 5:45 pm
11. Adjournment – motion to adjourn by Donna, seconded by Cheryl.



Corporation of the City of St. Catharines
MAYOR'S GRAFFITI COMMITTEE MEETING

Tuesday, January 15, 2013

3:00 to 4:00pm

St. Catharines City Hall, 50 Church Street: Committee Room 1

Meeting Notes

Present: Mayor Brian McMullan

Staff: Stacey Wells (legal), Kristen Sullivan (RCS)

Tisha Polocko, Ben Hannan, Kris Akilie, Ben Wilby, Cam Hathaway

Peter Voulgaridis

Regrets: Councillor Jeff Burch

Staff: Rick Lane and Jim Benson (RCS)

Dan Trainor, Michelle Price, Selby Harris, Daniel Frye, Edmund Bruckner

Stacey Sheehan, Dave Schulz, Paul Jackson

Guests: Hilary and Victoria, students from Brock University

Welcome from Julie Hughes (on behalf of the Mayor)

Roundtable introductions

Approval of meeting notes from September 4, 2012

- Motion to approve, by Kris Akilie
- All in favour
- Carried

1. Joint Mural Task Force ~ Tisha Polocko

- Goal to roll out a civic mural program in 2013
- Work from municipal sites identified by RCS
- Proposals to go out spring/summer 2013

Action: *Joint Mural Task Force will be identifying a budget & making that request of Graffiti Committee*

(Mayor McMullan takes over the chair)

2. Update on graffiti removals ~ Mayor McMullan

- CN bridge site, PAC hoarding and Glenridge lawn bowling club fencing were all cleaned

3. Review of Graffiti Committee account~ Mayor McMullan

- Expenditures: Rinkboards \$411.89
Powerwasher \$5,763.00
Fencing \$250.00
- Current balance \$67,816.25 (with those expenses paid)
- There will be no funds allocated to this account in 2013 budget

Motion by Ben Hannan: *That the expenditures identified in the agenda be approved and paid from the Graffiti account*

- All in favour
- Carried

MAYOR'S GRAFFITI COMMITTEE MEETING

MEETING: January 15, 2013

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4. Vine Planting Initiative ~ Ben Hannan

- The \$2,000.00 (for plant material) committed to this joint project with Green Committee was not fully spent in 2012

Motion by Ben Hannan: *That the funds not spent on the greening pilot project (2012 QEW barrier) is rolled over for future planting sites along the QEW at staff's discretion*

- All in favour
- Carried

5. Graffiti Removal Program ~ Ben Hannan

- Stats: 2009 ~ 6 applicants (\$2,200 payout)
2011 ~ 1 applicant (\$300 payout)
2012 ~ 1 inquiry
- Discussion on the merits of following up on with those who have accessed the graffiti removal program as to their satisfaction

Motion by Kris Akilie: *That the upset limit of \$300.00 for the Graffiti Removal Program is increased to \$500.00 per incident, not to exceed \$1,500 per annum per property*

- All in favour
- Carried

6. 3 year review of graffiti stats ~ Mayor McMullan

- See appendix
- General decline illustrated in both graffiti reports to NRP and City and those sites cleaned by Mainstream
- Mainstream has been unable to clean city buildings tarnished by graffiti due to staff's concerns that the integrity of the building may be compromised

Action: *Mayor to review with RCS and TES staff*

7. Committee composition review ~ Mayor McMullan

- Resignations accepted by Pathstone representative
- Status of reps from St. Catharines Community Policing in question at this time
- Difficulty in achieving quorum and the role of alternate councillor discussed

Action: *Committee members will contact others to encourage attendance*

Next meeting: Tuesday March 26

3pm to 4:30pm

Committee Room 1

Meeting adjourned: 4:15

Graffiti, Jan 15, Item 6

2010 Sites	April	May	June	July	August	September	October	November	TOTAL	% change
Cogeco	127	58	22	30	41	48	26	14	366	
City Parks	0	0	9	65	33	8	1	2	118	
Region	0	0	64	23	32	8	0	18	145	
TOTAL CLEANED									629	

2010 Reports

NRP

Prop Stds

TOTAL REPORTED

67
37

104

2011 Sites	April	May	June	July	August	September	October	November	TOTAL	% change
Cogeco	0	0	0	0	65	10	50	33	158	
City Parks	25	22	31	46	5	10	4	23	166	
Region	12	40	43	38	6	32	12	25	208	
TOTAL CLEANED									532	-15%

2011 Reports

NRP

Prop Stds

TOTAL REPORTED

30
14

44

-58%

2012 Sites	April	May	June	July	August	September	October	November	TOTAL	% change
Cogeco	29	35	1	9	52	22	14	15	177	
City Parks	24	21	18	68	68	10	6	3	218	
Region	40	12	0	0	11	10	8	8	89	
TOTAL CLEANED									484	-23%

2012 Reports

NRP

Prop Stds

TOTAL REPORTED

46
16

62

-40%



St. Catharines Museum Advisory Committee

FOR: 2012 / 7th Meeting

HELD: Tuesday, November 27, 2012

PRESENT: Edwin Wand, Vice-Chair; Irene Romagnoli; Lesley Seaborne; Brenda Zadoroznij

REGRETS: Alan R. McEwen, Chair; Matt Harris, Councillor; Vaughn Stewart

CIRCULATED TO: Dan Carnegie, Director Corporate Support Services

IN ATTENDANCE: Kathleen Powell, Supervisor Museum Operations/Curator;
Karen Cockerham, Secretary

MINUTES

1. Call to Order

The meeting was called to order at 6:36 pm by the Vice-Chair

2. Confirmation of Minutes

MOTION: ROMAGNOLI/SEABORNE

THAT the Minutes of the meeting held October 23, 2012 be approved.
Carried.

3. Reports

a. Chair's Report

There was no report at this time.

b. Director's Report

There was no report at this time.

c. Museum Report – K. Powell

Handouts: October Stat Report

- Fantastic Sea Monsters exhibit
 - Opening event was very well attended
 - Holiday and March Break programming will relate to exhibit

- **Newsletter**
 - Committee members are enthused about the newsletter and willing to contribute article re Committee doings
 - Notice will be sent 3-4 weeks prior to newsletter mailing date for volunteer(s) to submit information
- **Potential Acquisition: 1904 Oldsmobile**
 - Independent appraisal has confirmed projected value
 - On loan for winter season; no deadline set for purchase
- **Culture Plan**
 - In progress
- **Staff/Volunteer Potluck – Dec. 14**
- **Social Media Stats**
 - Twitter was tracked during the time period a submarine was passing through the Welland Canal. Tracking shows that Twitter and Facebook receive good primary and secondary exposure.
 - Committee appreciates the value of using social media and is pleased with the scope and breadth of the results

d. Council Report

There was no report at this time.

4. Business Arising from the Minutes

a. Strategic Planning

Deferred to the next meeting.

5. Ongoing Discussion Items

a. Public Transit

Deferred to the next meeting.

b. Outdoor Signage

Deferred to the next meeting

6. Special Funds Report

MOTION: ROMAGNOLI/SEABORNE

THAT the Special Funds Report be received.

Carried.

7. Sub-Committee Reports

a. Collections Advisory Sub-Committee

Sub-Committee met, made recommendations re acquisitions, deaccessioning

b. Programs Advisory Sub-Committee

Looked at business plan re mega-exhibits

c. Public Relations/Fundraising Advisory Sub-Committee

Shipman's Shindig wrap-up meeting was held. Road Rally event planned for July 2013.
Membership review on-going.

- d. **Dragon Boat Festival Ad Hoc Committee**
Committee met to finalize 2012 Festival

8. **Other Business**

- a. **Mayor's Advisory Committee for Black History**
A verbal update was provided.

9. **Next Meeting**

The next meeting has been scheduled for Tuesday, January 22, 6:30 pm, at the Museum.

10. **Adjournment**

The meeting was adjourned at 7:34 pm

Certified Correct (Secretary): _____

Confirmed by (Chair): _____