



**The Corporation of the City of St. Catharines
CITY COUNCIL AGENDA
Regular, Monday, May 13, 2019
Council Chambers, City Hall, 6:30 PM**

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

Page

- 1. Mayor's Report**
- 2. Adoption of the Agendas**
- 3. Declarations of Interest**
- 4. Adoption of the Minutes (Council and General Committee)**
Following Adoption of the Minutes, Council will consider General Committee Agenda Items 1 and 2 before proceeding with the remainder of the Council Agenda
 - 4.1 Regular Meeting of Council, [Minutes of April 29, 2019](#)
 - 4.2 General Committee, [Minutes of April 29, 2019](#)
- 5. Public Meeting Pursuant to Planning Act**
 - 5.1 *Recommendation Report*
Planning and Building Services, Planning Services
Application for Draft Plan of Vacant Land Condominium; 192 Rykert Street; Owner: Marvin Preston Joint Venture; Agent: Better Neighbourhoods Inc.
- 6. Delegations**
 - 6.1 Doug Hamilton, Chairman, 2021 Canada Games Host Society
Re: 2021 Canada Summer Games Legacy Projects
(see General Committee Agenda, May 13, 2019, Item 3.1)
 - 6.2 Caleb Ratzlaff and Suzanne Veenstra, Fitzgerald Neighbours
Re: Licence and Operating Agreement Amendment - Portables at Harriet Tubman Public School - Realty File No. 13-15
(see General Committee Agenda, May 13, 2019, Item 3.2)
- 7. Presentations**
- 8. Motions**

3 - 21

8.1 Strategic Planning Meeting – May 29, 2019

Councillor Harris will present the following motion:

That Council approve the addition of a strategic planning meeting to the Council meeting schedule; and

That the meeting be held on Wednesday, May 29, 2019 in the Mills Room at the St. Catharines Public Library Central Branch commencing at 5:00 p.m.; and

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

9. Call for Notices of Motion

10. Resolve into General Committee

11. Motion Arising from In-Camera Session

12. Motion to Ratify Forthwith Recommendations

13. By-laws

13.1 Reading of By-Laws

14. Agencies, Boards, Committee Reports

14.1 Minutes to Receive:

- Accessibility Advisory Committee, [March 27, 2019](#)
- Cultural Sustainability Committee, [April 10, 2019](#) (draft)
- Cultural Sustainability Committee, [April 17, 2019](#) (draft)
- Governance Review Task Force, [April 8, 2019](#)
- Governance Review Task Force, [April 15, 2019](#)
- Governance Review Task Force, [May 6, 2019](#) (draft)
- Economic Sustainability Committee, [April 3, 2019](#) (draft)
- Environmental Sustainability Committee, [April 3, 2019](#) (draft)
- Social Sustainability Committee, [April 2, 2019](#) (draft)
- Social Sustainability Committee, [April 30, 2019](#) (draft)

15. Adjournment



Corporate Report

Report from Planning and Building Services, Planning Services

Date of Report: April 25, 2019

Date of Meeting: May 13, 2019

Report Number: PBS-088-2019

File: 60.46.441

Subject: *Recommendation Report*

Application for Draft Plan of Vacant Land Condominium; 192 Rykert Street;
Owner: Marvin Preston Joint Venture; Agent: Better Neighbourhoods Inc.

Recommendation

That Council consider the Recommendation Report at the May 27, 2019 meeting of Council, at least 14 days after the Public Meeting of May 13, 2019, pursuant to Section 51 (20) of the Planning Act.

Staff Recommendation

That Council approve the Draft Plan of Vacant Land Condominium for the lands described as Part Lot 22, Concession 7, municipally known as 192 Rykert Street, showing 9 townhouse dwelling units, together with common elements containing 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 only one Recommendation Report, rather than an Information Report followed by a second Recommendation Report at a later date, the previous reporting protocol.

This Recommendation Report follows the revised reporting protocol and contains information regarding the proposed development together with a planning analysis and a staff recommendation for consideration by Council at the meeting on May 27, 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 May 27, 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 May 13, 2019, one of the following motions will be required of Council.

That Council consider the Recommendation Report at the May 27, 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 May 27, 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 applications to the Committee of Adjustment for Minor Variances (A-114/18 and A-37/19) relating to certain details of the site design. The variances were decided by the Committee of Adjustment with no appeal to its decision.

Report

Proposed Development

The Draft Plan of Vacant Land Condominium application proposes to establish condominium tenure for 9 residential units within a private road development, as well as a common element area for the private road, parking areas, landscaping and servicing, as outlined in Appendix 1.

The development has one access from Rykert Street, and seventeen 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 9 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 Rykert Street, between Vansickle Road and Westland Street. A location map is attached as Appendix 4.

The subject property is 0.34 hectares in size, with 13.9 metres of frontage along Rykert Street.

Surrounding land uses include:

North:	Detached dwellings and townhouse dwellings
South:	Detached dwellings
East:	Detached dwellings and semi-detached dwellings
West:	Detached dwellings and semi-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 E7 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-114/18 and A-37/19), 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 26, 2019. The agent and applicant were in attendance. Two (2) 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 each of the 9 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:

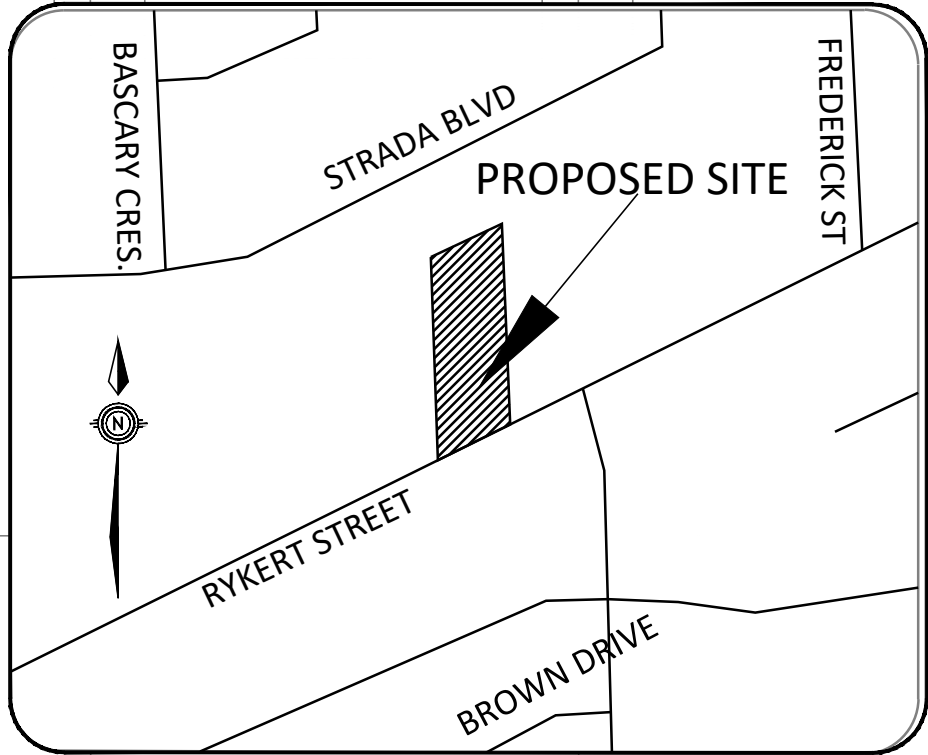
Judy Pihach, MCIP, RPP
Manager of Planning Services

Approved by:

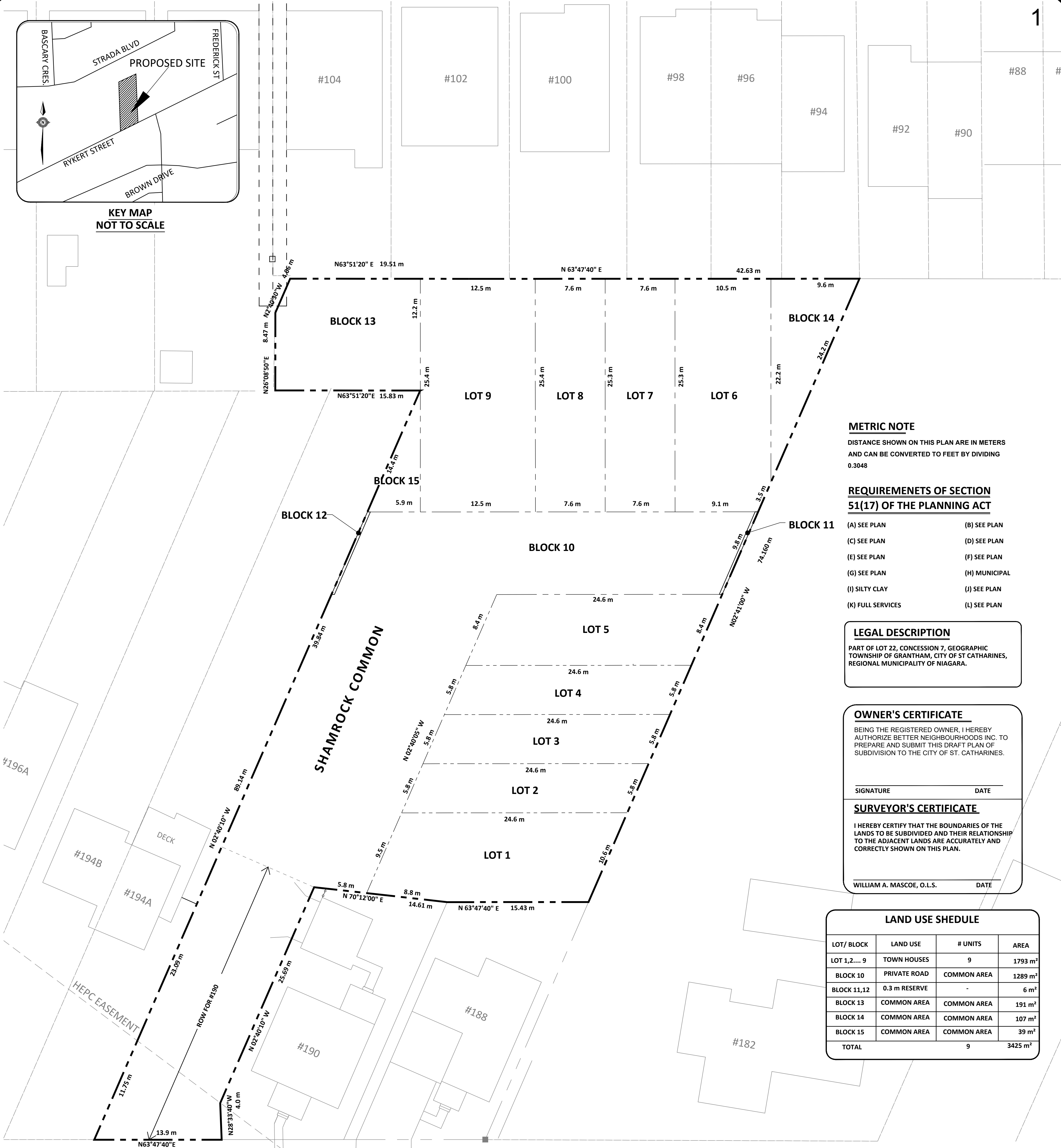
Tami Kitay, MPA, MCIP, RPP
Director of Planning and Building Services

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 E7, West Planning District
7. Zoning By-law 2013-283, Schedule A19
8. Planning Act – Section 51 (24) Evaluation



KEY MAP
NOT TO SCALE



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

**REQUIREMENTS OF SECTION
51(17) OF THE PLANNING ACT**

- | | |
|-------------------|---------------|
| (A) SEE PLAN | (B) SEE PLAN |
| (C) SEE PLAN | (D) SEE PLAN |
| (E) SEE PLAN | (F) SEE PLAN |
| (G) SEE PLAN | (H) MUNICIPAL |
| (I) SILTY CLAY | (J) SEE PLAN |
| (K) FULL SERVICES | (L) SEE PLAN |

LEGAL DESCRIPTION

PART OF LOT 22, CONCESSION 7, GEOGRAPHIC
TOWNSHIP OF GRANTHAM, CITY OF ST CATHARINES,
REGIONAL MUNICIPALITY OF NIAGARA.

OWNER'S CERTIFICATE

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

SIGNATURE _____ DATE _____

SURVEYOR'S CERTIFICATE

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

WILLIAM A. MASCOE, O.L.S. _____ DATE _____

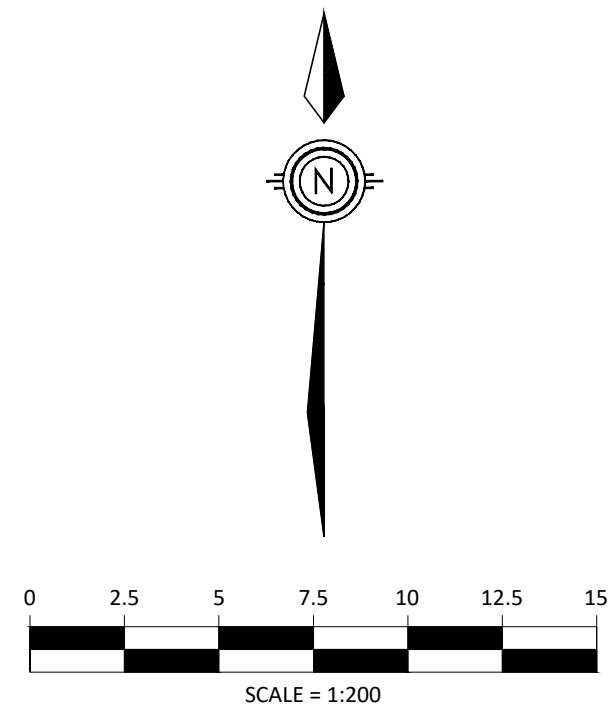
LAND USE SCHEDULE

LOT/ BLOCK	LAND USE	# UNITS	AREA
LOT 1,2,... 9	TOWN HOUSES	9	1793 m ²
BLOCK 10	PRIVATE ROAD	COMMON AREA	1289 m ²
BLOCK 11,12	0.3 m RESERVE	-	6 m ²
BLOCK 13	COMMON AREA	COMMON AREA	191 m ²
BLOCK 14	COMMON AREA	COMMON AREA	107 m ²
BLOCK 15	COMMON AREA	COMMON AREA	39 m ²
TOTAL		9	3425 m ²

RYKERT STREET

WESTLAND
STREET

PRELIMINARY



#	DATE	REVISIONS	
2	2019 02 26	FOR DPC RESUBMISSION	KH/MK
1	2018 10 03	FOR SPA SUBMISSION	GB/MK
0	2018 03 29	FOR DPC SUBMISSION	GB/MK

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

PROJECT TITLE:
**SHAMROCK COMMON
St. Catharines, Ontario**

DRAWING TITLE:
**DRAFT PLAN OF
VACANT LAND
CONDOMINIUM**

DATE OF ISSUE:
2019 02 26

DRAWING No:
0171 - VLC - 1

REV. NO:
2

**Conditions of Draft Approval
192 Rykert Street
File No. 60.46.441**

General Approval

1. That this approval applies to lands described as Part Lot 22, Concession 7, designated as Parts 1, 2 and 3 on RP 30R-14467 and Part 11 on RP 30R-8935; subject to an easement over Part 3 on Plan 30R14467 as in GRN41512; subject to an easement over Parts 2 and 3 on Plan 30R14467 in favour of Parts 4 and 8 on Plan 30R14467 as in NR394620, municipally known as 192 Rykert Street, for a draft plan of vacant land condominium prepared by Better Neighbourhoods Inc., dated February 26, 2019, and showing a 9-unit private road development.

Site Plan Agreement

2. 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)

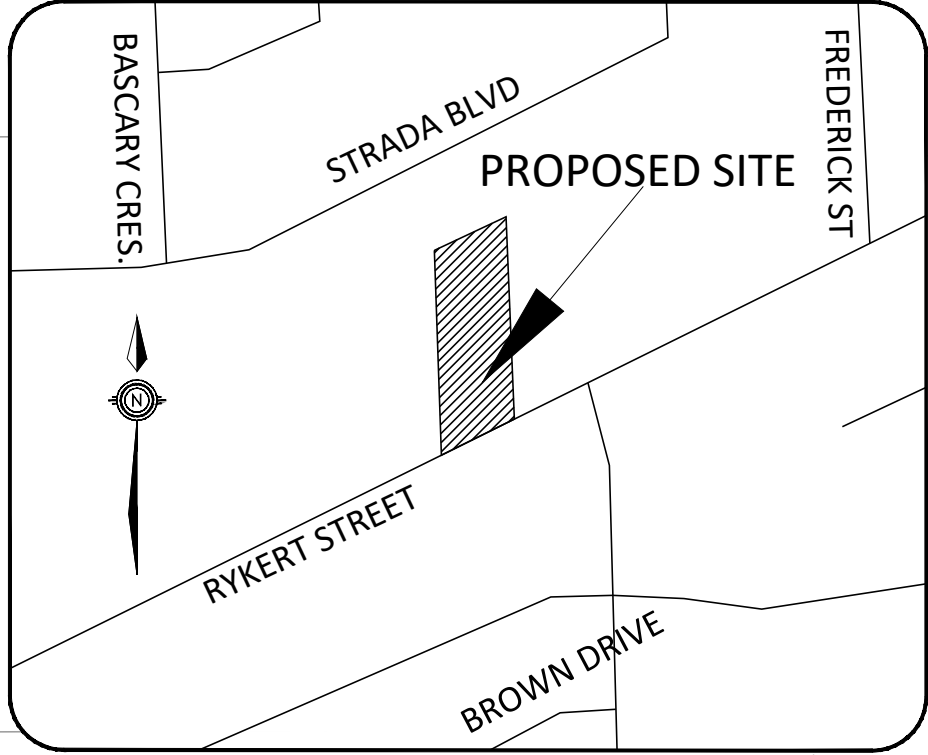
3. The site plan agreement shall require, prior to final approval of the plan of condominium, that the Owner shall deposit securities in the amount of 100% of the estimated cost of all works that are incomplete and which comprise part of a common element.

(City of St. Catharines)

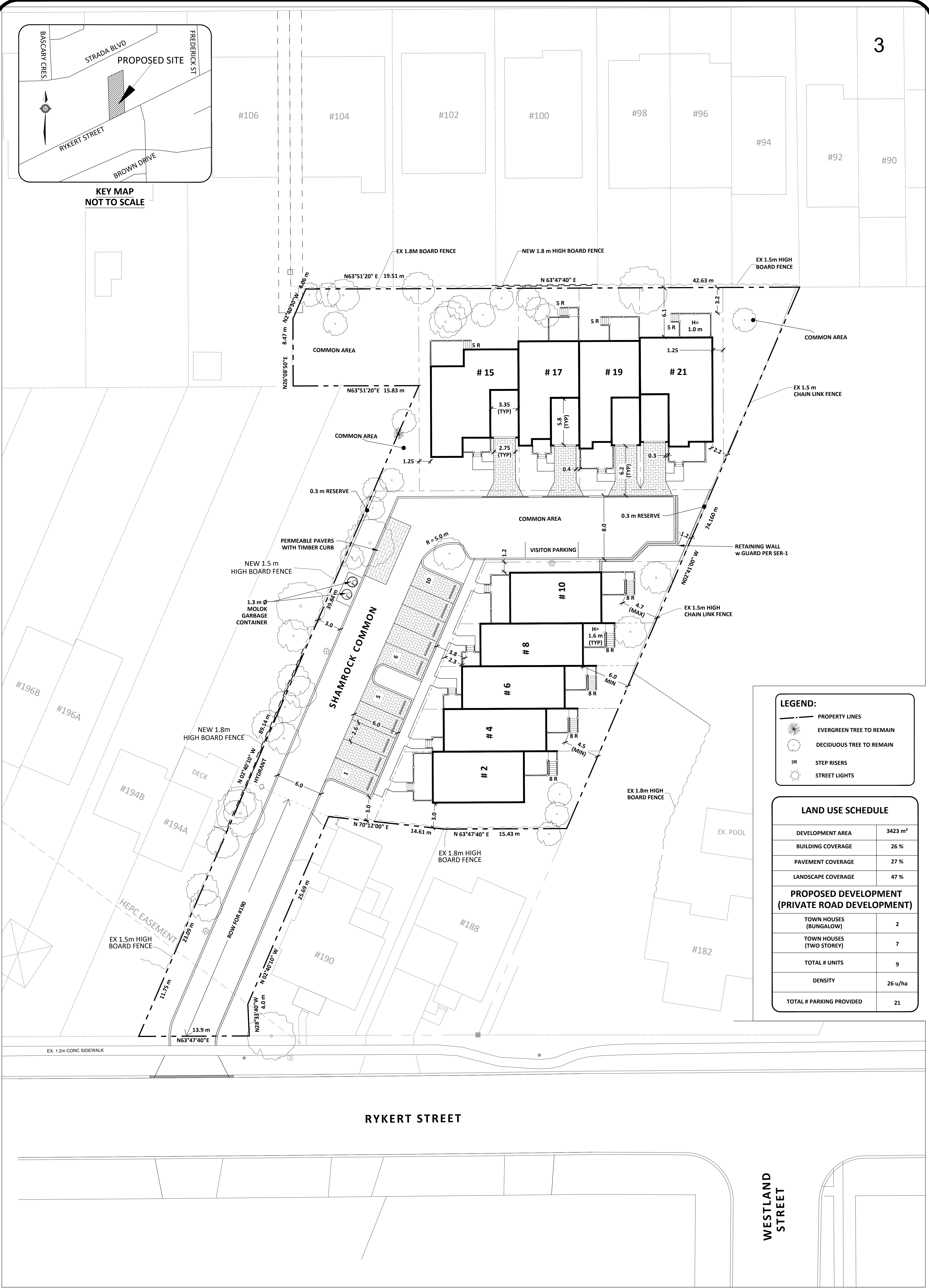
Administration

4. 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.



KEY MAP
NOT TO SCALE



LEGEND:

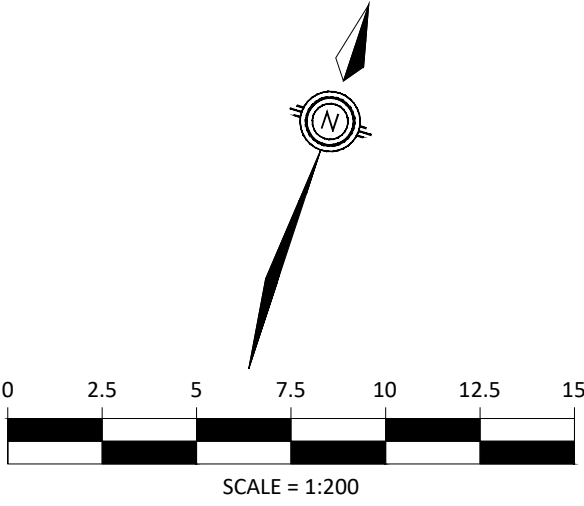
- PROPERTY LINES
- EVERGREEN TREE TO REMAIN
- DECIDUOUS TREE TO REMAIN
- 3R STEP RISERS
- STREET LIGHTS

LAND USE SCHEDULE	
DEVELOPMENT AREA	3423 m ²
BUILDING COVERAGE	26 %
PAVEMENT COVERAGE	27 %
LANDSCAPE COVERAGE	47 %
PROPOSED DEVELOPMENT (PRIVATE ROAD DEVELOPMENT)	
TOWN HOUSES (BUNGALOW)	2
TOWN HOUSES (TWO STOREY)	7
TOTAL # UNITS	9
DENSITY	26 u/ha
TOTAL # PARKING PROVIDED	21

RYKERT STREET

WESTLAND
STREET

PRELIMINARY



#	DATE	REVISIONS	
4	2019 02 12	FOR CoA	KH/MK
3	2018 10 03	FOR SPA RESUBMISSION	KH/MK
2	2018 08 07	FOR SPA RESUBMISSION	GB/MK
1	2018 04 02	FOR SPA SUBMISSION	GB/MK
0	2017 04 17	FOR PRE CONSULTATION	GB/MK

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

PROJECT TITLE:

SHAMROCK COMMON
St. Catharines, Ontario

DRAWING TITLE:

SITE PLAN

DATE OF ISSUE:

2019 03 22

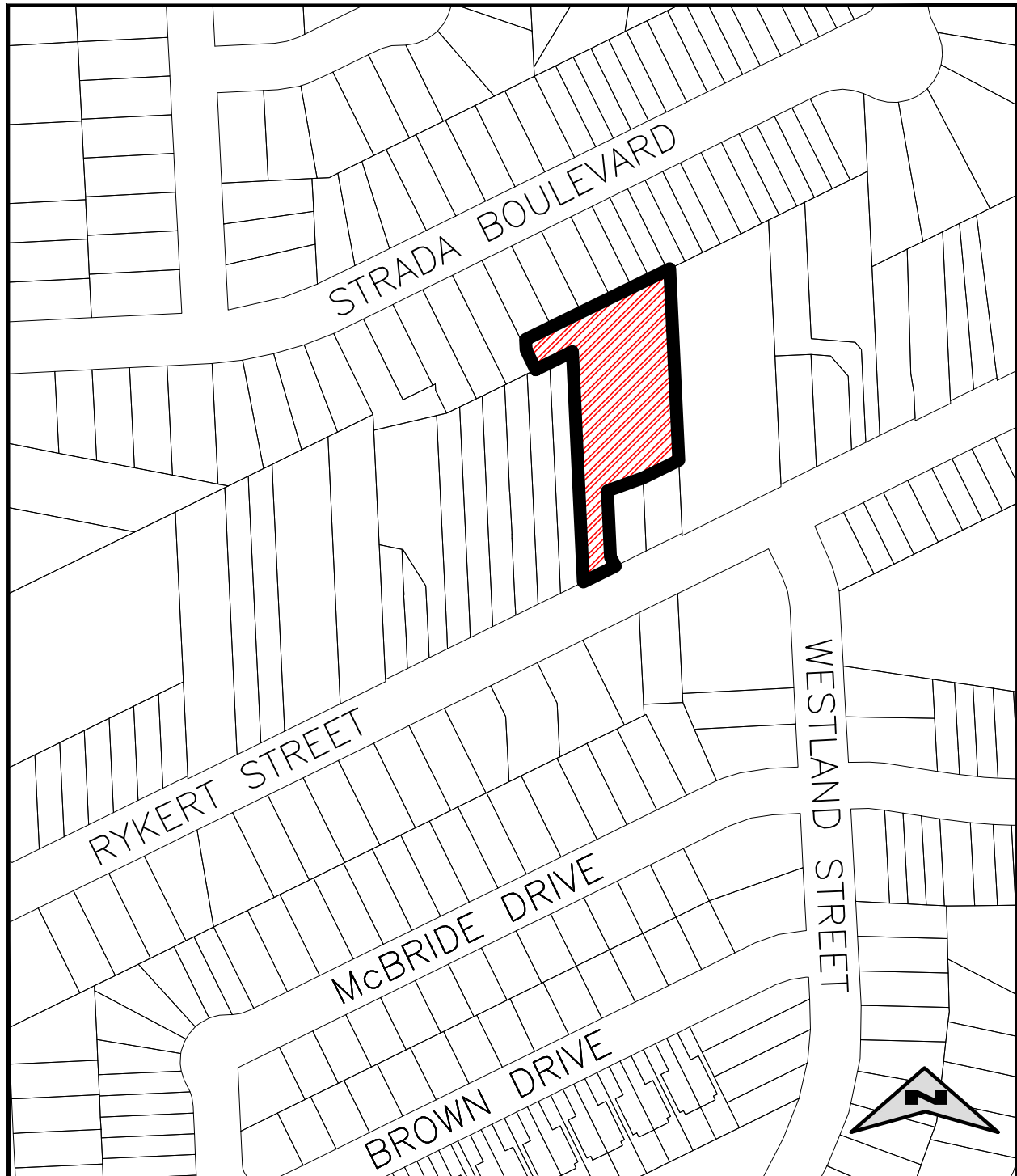
DRAWING No:


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REV. NO:

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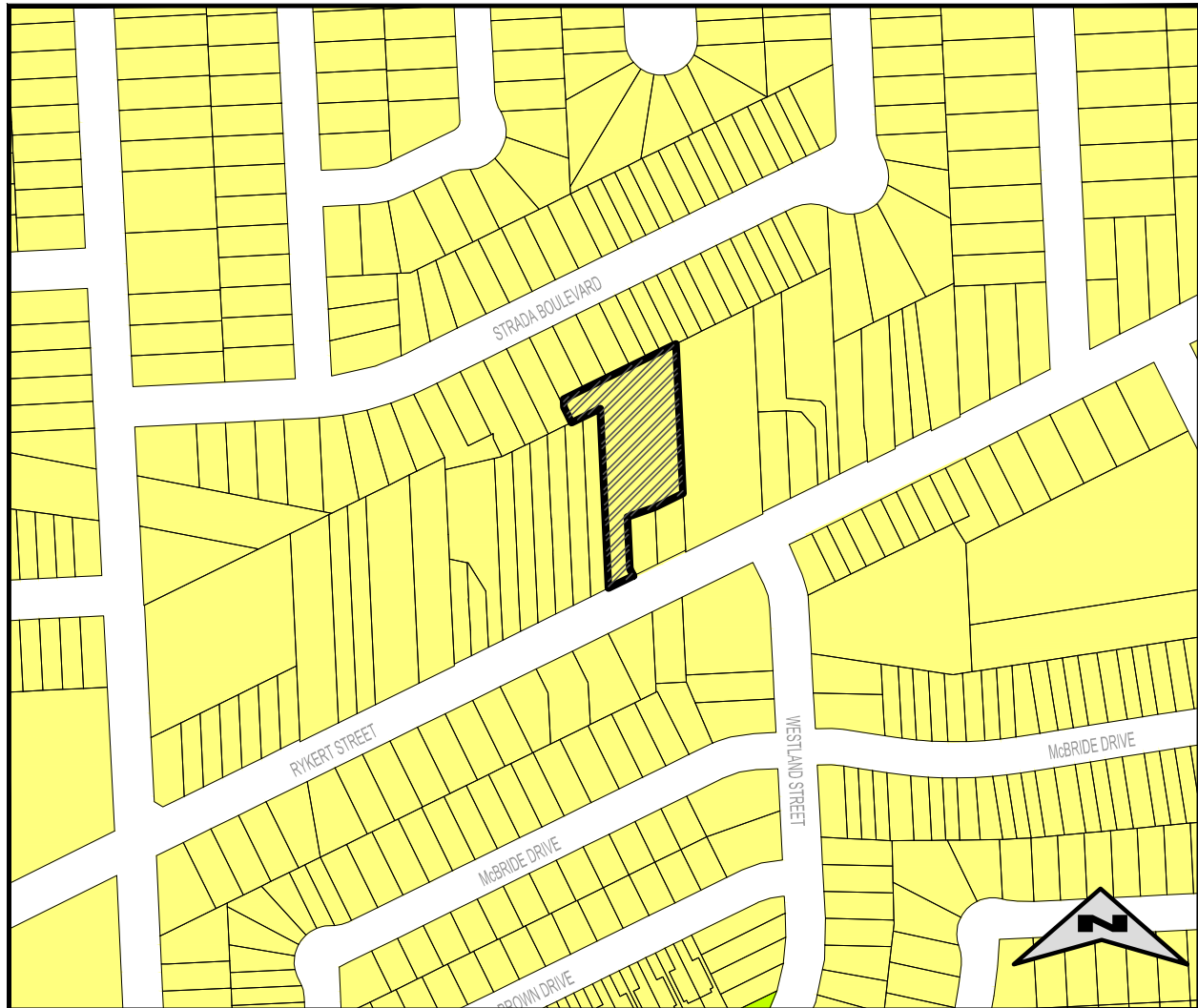
Location Map




 Subject Lands
192 Rykert Street
File: 60.46.441

Existing Land Use Designation

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



 Subject Lands
192 Rykert

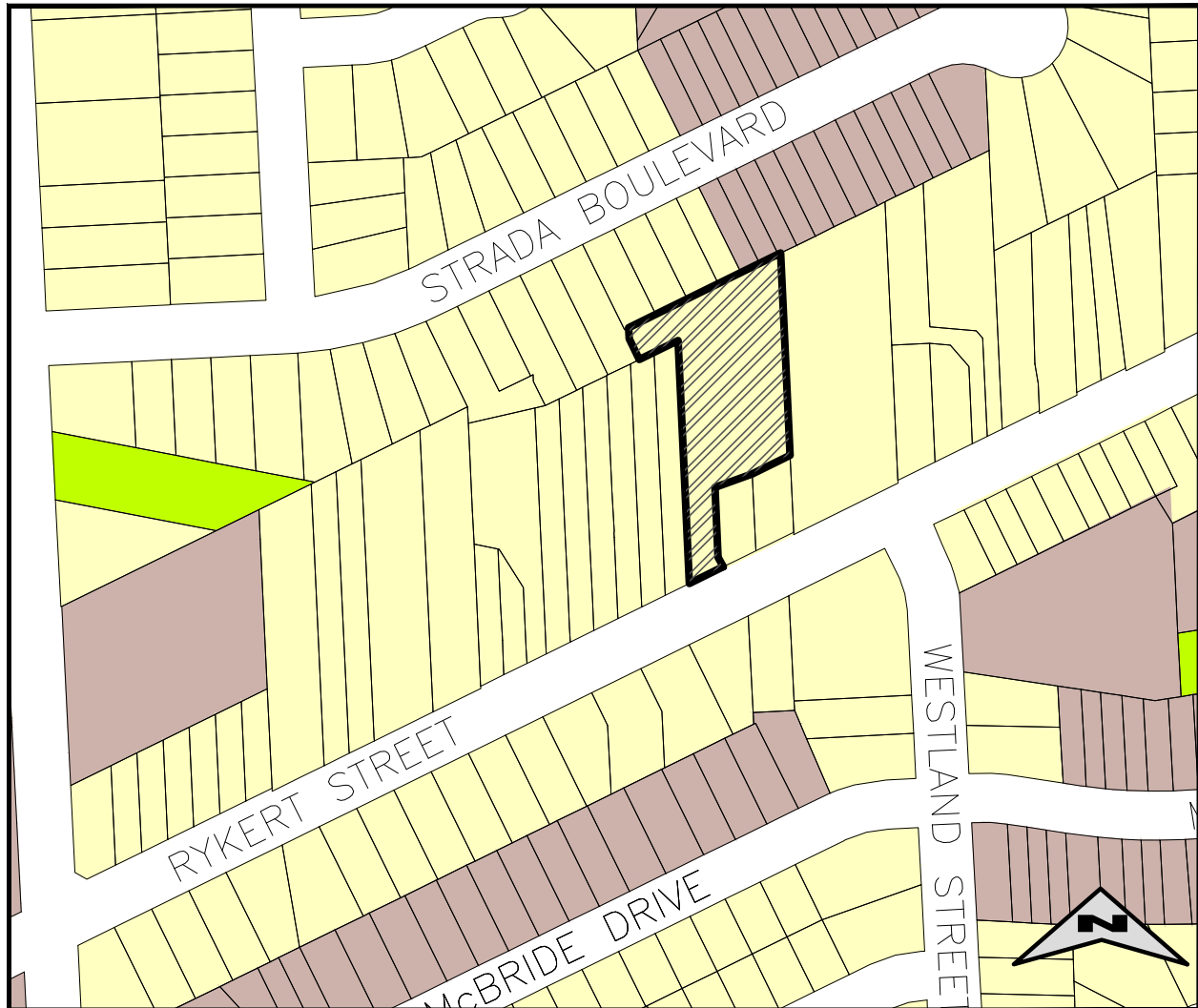
Land Use Designations


 Neighbourhood Residential

File:60.46.441

Existing Land Use Designation

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



 Subject Lands
192 Rykert Street

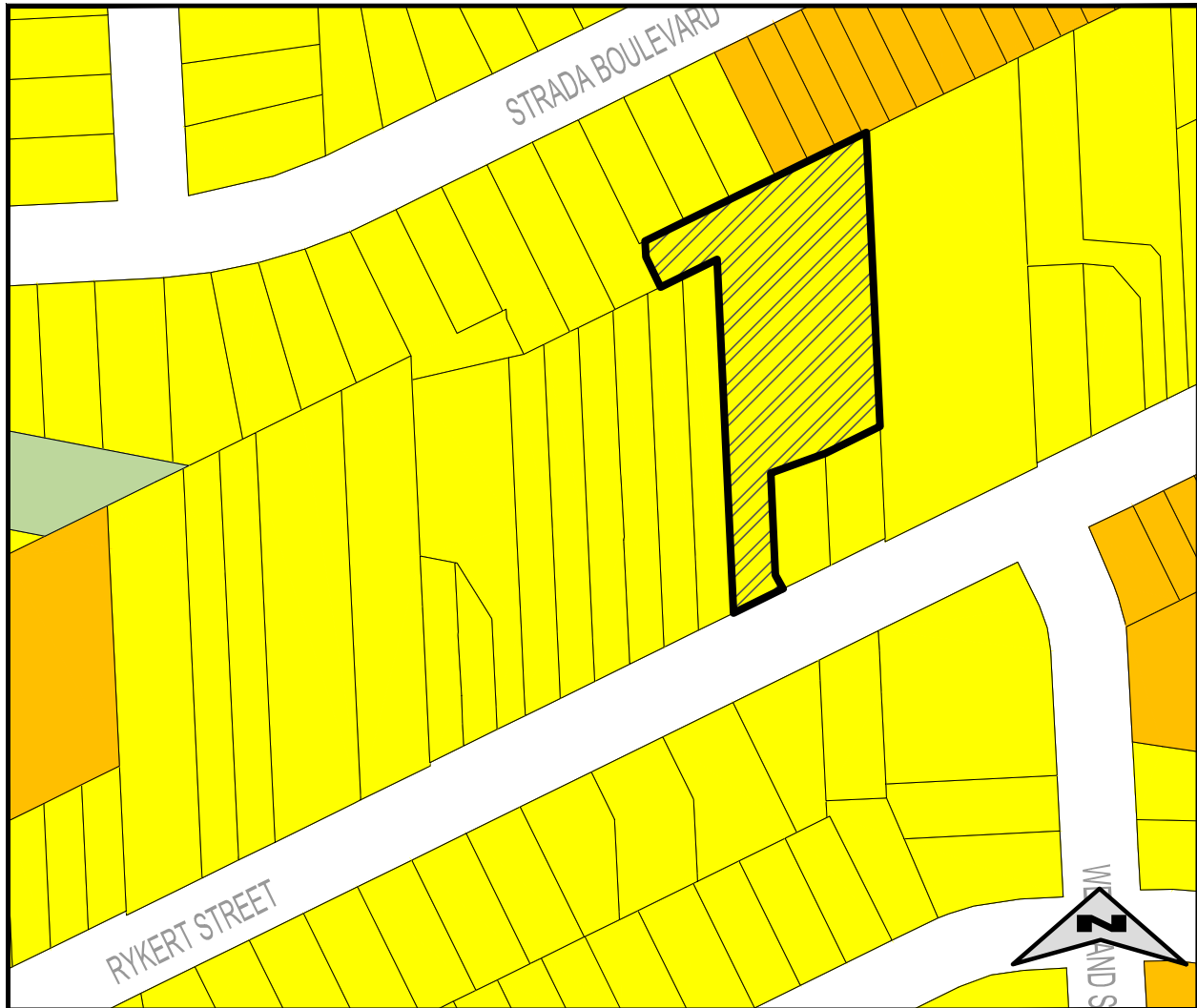
Land Use Designations

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

File:60.46.441

Existing Zoning

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



Subject Lands
192 Rykert Street

Zones

- R1 Low Density Residential
- R3 Medium Density Residential
- G2 Minor Green Space

File:60.46.441

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. 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 Rykert Street which is designated as a Collector road in the Official Plan. The development will have its own private road, which has access from Rykert 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>
<p>k) Any land considered for dedication for public purposes.</p>	<p>No land dedication is required.</p>

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.



By-laws to be considered Monday, May 13, 2019

- (a) A By-law to authorize a contract with O'Hara Trucking & Excavating Inc. (One reading – with respect to the Smythe Street Watermain Project, under Project No. P18-102. Delegation By-law No. 2004-277, as amended.)
- (b) A By-law to authorize a contract with O'Hara Trucking & Excavating Inc. (One reading – with respect to the Nancy Drive / Rosemount Avenue Watermain Replacement, under Project No. P17-105. Delegation By-law No. 2004-277, as amended.)
- (c) A By-law to authorize a contract with Brennan Paving Limited. (One reading – with respect to the 2019 Resurfacing Program – Part 1, under Project No. P19-080-1. Delegation By-law No. 2004-277, as amended.)
- (d) A By-law to amend By-law No. 89-2000 entitled "A By-law regulating traffic and parking on City Roads. (One reading – with respect to parking prohibitions on Colonel Lyall Street. Delegation By-law No. 2004-277, as amended.)
- (e) A By-law to authorize a Fire Training Centre Facility Use Agreement with The Corporation of the Town of Fort Erie. (One reading – with respect to the use of a Fire Training Centre at 525 Industrial Drive in Fort Erie. Delegation By-law No. 2004-277, as amended.)
- (f) A By-law to authorize a Grant Agreement with Ontario Business Improvement Area Association. (One reading – with respect to implementation of a Digital Service Squad Program. Delegation By-law No. 2004-277, as amended.)
- (g) A By-law to amend By-law No. 2019-39 entitled "A By-law to authorize a contract with Black and McDonald Limited". (One reading – with respect to correcting an administrative error. General Committee, March 18, 2019, Item No. 4.8.)
- (h) A By-law to authorize an amendment to the Licence and Operating Agreement with District School Board of Niagara. (One reading – with respect to portable classrooms on City land adjacent to Harriet Tubman Public School. To be considered by General Committee, May 13, 2019.)
- (i) A By-law to authorize an Agreement with Kerry T. Howe Engineering Limited. (One reading - with respect to award of engineering services for Project No. P17-063 – Glenwood Avenue and South Drive Reconstruction. To be considered by General Committee, May 13, 2019.)
- (j) A By-law to amend By-law entitled "A By-law to authorize a Servicing Agreement with The Beaches at Port Inc. (One reading - with respect to a condominium development at 6-10 Dalhousie Avenue to undertake improvements to existing staircase and sidewalk. To be considered by General Committee, May 13, 2019.)



- (k) A By-law to confirm the proceedings of council at its meeting held on the 13th day of May, 2019. (One reading - with respect to confirming the proceedings of the meeting held on May 13th, 2019.)