



**The Corporation of the City of St. Catharines  
CITY COUNCIL AGENDA  
Regular, Monday, May 27, 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 May 13, 2019](#)
- 4.2 General Committee, [Minutes of May 13, 2019](#)

- 5. Public Meetings Pursuant to Planning Act**

- 5.1 *Recommendation Report*  
Planning and Building Services, Planning Services  
Application to Amend Zoning By-law to Permit Conversion of  
Commercial Space to a Residential Unit; 26½ Catherine Street  
Owner: Duncan Stewart; Agent: Thomas A. Richardson

- 6. Delegations**

- 6.1 Tom Richardson, Sullivan Mahoney LLP  
Re: 7 Shelley Avenue  
(See General Committee Agenda, May 27, 2019, Item 3.3)

- 7. Presentations**

- 7.1 Dorian Anderson, Executive Director, Niagara Grape and Wine Festival  
Re: Niagara Grape and Wine Festival Line of Credit Guarantee Renewal  
(see General Committee Agenda, May 27, 2019, Item 3.1)

3 - 30

## **8. Motions**

### **8.1 Water Credit for Seniors Who Are Tenants**

*Councillor Garcia will present the following motion:*

WHEREAS at the March 18, 2019 Council meeting, a staff report provided an update on the opportunity to extend the water bill Low-Income Senior Credit Program to qualified tenants but this update was only received for information purposes and;

WHEREAS the report identified that, on average, 211 seniors who own their homes file for the \$100 credit annually for a total cost of approximately \$21,100 per year and;

WHEREAS staff does not have an accurate count of how many tenants who pay their water bills are also seniors but, they know that only 5,000 to 8,000 of the total 44,000 water bills go to tenants so the number of senior tenants is expected to be significantly smaller than the number of comparable owners and, therefore, the annual cost of extending the credit to tenants will be relatively minor;

THEREFORE, be it resolved, that Council approve extending the credit to tenants who are seniors and pay their water bills and meet appropriate qualifications. FORTHWITH

### **8.2 Councillor Appointment to the Committee to hire the Director of Transportation and Environmental Services**

*Councillor Harris will present the following motion:*

That Councillor \_\_\_\_\_ be appointed to the Committee to hire the Director of Transportation and Environmental Services.  
FORTHWITH

## **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:**

- Heritage Permit Advisory Committee, [April 25, 2019](#) (Draft)
- Recreation Master Plan Advisory Committee, [March 19, 2019](#)

## **15. Adjournment**



## Corporate Report City Council

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

**Report Date:** May 13, 2019      **Meeting Date:** May 27, 2019

**Report Number:** PBS-104-2019      **File:** 60.35.1036

**Subject:** *Recommendation Report*  
Application to Amend Zoning By-law to Permit Conversion of Commercial Space to a Residential Unit; 26½ Catherine Street; Owner: Duncan Stewart; Agent: Thomas A. Richardson

**Strategic Pillar:**



### Recommendation

That Council approve an amendment to the City of St. Catharines Zoning By-law 2013-283 for the lands described as Part Lot 12, Plan 10, Block N, municipally known as 26½ Catherine Street, from Local Convenience Commercial (C1) to Medium Density Residential with Special Provision (R3-156) to facilitate the conversion of an existing commercial unit into a residential unit, resulting in a fourplex, as outlined in Appendix 9; and

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

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

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

That upon expiration of the appeal period, staff be directed to forward any appeals to the Local Planning Appeal Tribunal (LPAT) 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 designate and City staff, as appropriate, to attend any LPAT hearing in support of Council's decision; and

That the Clerk be directed to make all necessary notifications.

## Summary

Staff are recommending approval of the application for zoning by-law amendment, subject to site specific zoning provisions that reflect the long standing existing site conditions. The approval of this application is consistent with the Provincial Policy Statement, conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe, and conforms to and does not conflict with both the Region of Niagara's Official Plan and the City of St. Catharines Official Plan.

The approval of this application will create one additional dwelling unit in an existing commercial space that has been empty for a number of years.

## Background

The commercial unit within the existing building on this lot has been vacant for a number of years. The amendment to the zoning is triggered by the owner's intent to convert the commercial unit to a residential unit. If the application is approved, it will enable the conversion to proceed resulting in a four plex dwelling. The existing lot layout is attached as Appendix 2. The application proposes to repurpose an underutilized commercial space to a residential dwelling unit in an established residential neighbourhood. No new development is proposed on the exterior of the existing building.

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 of May 27, 2019.

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 27, 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.

## Location and Site Description

The subject property is located on the southeast corner of Catherine Street and Hetherington Street, north of Welland Avenue. A location map is attached as Appendix 1.

The site has a total lot area of 247.4 square metres. The property has 10.97 metres of frontage on Catherine Street. The property has a depth of 22.56 metres along Hetherington Street. The ground floor area of the existing building is 133 square metres and occupies approximately 53% of the site. The present building has existed on the property since 1907.

The commercial portion of the building has been unused since March of 2016. Previously, it housed a convenience store that served local area needs. The surrounding area consists primarily of detached dwellings built circa the 1940's and 1950's. To the north of the property, across Hetherington Street, is St. Catharines Collegiate High School. North of the school are two industrial uses – Niagara Tools at the northeast corner of Catherine Street and Maple Street, and Hamdani Textiles at the northwest corner of Catherine Street and Beech Street. Catherine Street Park is located on the west side of Catherine Street just past Hamdani Textiles.

Surrounding land uses include:

North:	mix of institutional (St. Catharines Collegiate High School), neighbourhood residential, industrial (Niagara Tools and Hamdani Textiles), open space (Catherine Street Park)
South:	mix of neighbourhood residential, commercial, open space
East:	mix of commercial, neighbourhood residential, institutional
West:	primarily neighbourhood residential

## Report

Notwithstanding that this application is a relatively minor land use change, any amendment to the zoning by-law must be reviewed in accordance with provincial, regional and local land use policies. The Planning Act requires Council to fully consider planning applications in the context of consistency with the Provincial Policy Statement (2014), and conformity with Provincial Land Use Plans (in this case the Growth Plan for the Greater Golden Horseshoe, also known as A Place to Grow), the Regional Official Plan, and the City's Official Plan (the Garden City Plan). The Ontario Land Use Planning Framework applicable to this Application is outlined in Appendix 8 of this report.

## Provincial Policy Statement

The Provincial Policy Statement, 2014 (the PPS), provides direction on matters of Provincial interest related to land use planning and development. Section 3(5) of the Planning Act stipulates that decisions of Council "shall be consistent" with the PPS.

The subject lands are located within a settlement area under the PPS. Matters outlined in the PPS which are particularly relevant to the subject proposal, are summarized below.

## Settlement Areas

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

## Infill & Intensification

Provincial policies place an emphasis on intensification and infill to foster the development of complete communities that efficiently use land, resources, infrastructure and public service facilities. These policies support all forms of residential intensification and urban area regeneration that result in communities that have:

- a diverse mix of land uses and housing choices
- improve social equity and quality of life
- provide new and expanded access to multiple forms of transportation
- provide access to public spaces that are vibrant and resilient in their design

## Implementation

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

## Summary PPS Opinion

This application falls within a planning context that complies with the policies of the PPS. The lands are within a Settlement Area and demonstrate residential intensification within existing servicing capacity, and close to transit, schools, parks and other community services. Staff are of the opinion that the proposed amendment is consistent with the PPS in that policies related to intensification, growth, housing and infrastructure are upheld.

## A Place to Grow: Growth Plan for the Greater Golden Horseshoe

The Growth Plan (2017) has recently been finalized and came into effect as of May 16, 2019, but for the purposes of this application, the objectives and goals remain the same. The Plan stresses compact and well-designed development and prioritizes intensification in built-up areas. Section 3(5) of the Planning Act stipulates that decisions of Council “shall conform with” the Growth Plan, or “shall not conflict with” the Growth Plan, as the case may be.

The subject lands are located within a built-up area and within a settlement area, as delineated by the Growth Plan. The Growth Plan reiterates many of the policies of the PPS that are relevant to this application.

## **Guiding Principles**

The Growth Plan supports the achievement of complete communities that are designed to meet people's needs for healthy and active living, while "prioritizing intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability."

Guiding principles within the Growth Plan stress compact and well-designed development that prioritizes intensification. The Plan supports the achievement of complete communities that "ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards." Policies ensure that a range and mix of housing options are available including affordable housing.

## **Managing Growth**

The Growth Plan specifically sets out that each municipality will have an intensification strategy identifying the appropriate type and scale of development and transition of built form to adjacent areas, to be implemented through official plan policies and designations, zoning and other documents. The Growth Plan stresses using the existing urban land supply and using an intensification first focus for development and city-building, to make better use of existing infrastructure and public service facilities, and less on continuously expanding the urban area. Intensification strategies are to be implemented through Official Plan policies and designations, zoning, and other documents.

## **Housing**

The Plan encourages planning for a range and mix of housing options that include second units and affordable housing, and in particular higher density housing options in proximity to transit and amenities.

## **Summary Growth Plan Opinion**

Similar to the PPS, the Growth Plan supports intensification in communities that maximize existing services and infrastructure, parks, transit and similar community assets. This application supports these objectives, albeit on a very small scale. The application intensifies housing options at this location by the conversion of an underutilized commercial space to a residential dwelling unit. The adaptive reuse of the underutilized commercial space to a residential unit is possible within existing servicing capacity, is well served by transit, parks and schools are in close proximity, is serviced by existing commercial convenience uses in close proximity and the land use impacts of the conversion are negligible.

## **Regional Official Plan**

The Regional Official Plan (ROP) is a tool that serves to implement the goals and objectives of both the PPS and the Growth Plan. It directs that intensification in the form of compact, mixed-use, transit supportive development is to take place in built-up urban areas where appropriate servicing and infrastructure exists. The ROP establishes a framework for developing complete communities that include a diverse mix of land uses, a range of housing types, high quality public open spaces, and access to commercial uses by bike, car, and transit.

The subject lands are designated Urban Area, as defined by the ROP. Policies of the ROP that are particularly relevant to this application are summarized below.

Municipalities are encouraged to provide a full range of housing types to serve a variety of people as they age through the life cycle. The ROP directs growth within the Urban Area and supports intensified development where appropriate servicing and infrastructure exists. The ROP places an emphasis on intensification and infill as the preferred form of development to help foster the development of complete communities that have a mix of land uses and housing types and are active-transportation and transit supportive.

## **Summary ROP Opinion**

Regional planning staff have confirmed support for the application and are satisfied that the proposal aligns with the Regional Official Plan policies. As the application seeks to convert a commercial space into a residential dwelling unit (creating four residential units within the existing building), the conversion will count towards the City's annual residential intensification target of 95%, as set by the ROP.

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

The City's Official Plan, the Garden City Plan, sets out land use designations, policies, and principles to direct and manage the future orderly and efficient growth, in conformity with the PPS, The Growth Plan, and the Regional Official Plan. Section 1.1 b) i) of the Official Plan states that "no By-law may be passed... that does not conform to this Plan."

The relevant planning policies of the Garden City Official Plan that apply to this Application have been excerpted and included in the table attached as Appendix 7.

## **Proposed Use Complies with the OP**

GCP policies support a diversity and mix of housing opportunities through infill within established neighbourhoods, and transit-supportive development and intensification at nodes and along corridors, while enhancing opportunities for more compact and mixed-use development. Further, the GCP provides for context sensitive building and site design that promotes and facilitates a balance between the old and the new, the built and natural environments, and within and between all neighbourhoods.

The subject lands are designated Neighbourhood Residential (Appendix 3) by Schedule D1, General Land Use Plan in the City's Official Plan, the Garden City Plan (GCP). The Central Planning District, Schedule E4, further designates these lands as being Medium



Density Residential (Appendix 4). The Medium Density Residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex, townhouse and apartment dwellings at a density range generally between 25 and 99 units per hectare of land. Height of buildings will generally not exceed 20 metres.

The proposed conversion of the space from commercial to residential will create a fourplex within the existing building, a use permitted in the Official Plan.

The application will eliminate a small commercial space without compromising the City's commercial inventory. The current commercial zoning reflected the former use as a convenience store. That use has not been active for a number of years and the space has remained vacant. The nearby Welland Avenue plaza will continue to serve the surrounding residential neighbourhood with commercial services. The loss of the commercial space will not have any negative impact.

The current building, housing three apartment units and a vacant commercial store front, is lawfully established on this lot and predates the density limits established by the Official Plan when it was approved in 2012. Accordingly, the lot has a non-compliant status regarding density, relative to the density permissions of the Official Plan. The proposed conversion increases the density by creating one additional unit, but retains the non-compliant status already in effect. While the addition of one more dwelling unit increases the density on the site, the impact is negligible as the fourth unit is a conversion from commercial to residential use within the existing building. The application provides the opportunity for the adaptive reuse of an underutilized commercial space, and the resulting density makes effective use of the existing building, without negative impact on the neighbourhood.

Section 2 of the GCP states that development should strive for more compact built form and density of developments, for the reuse, intensification and enhancement of the built environment, and for redevelopment and build out of underutilized properties. This conversion is a demonstration of compliance with this policy.

### **Affordable Housing**

While the City's Official Plan recognizes the need to provide for affordable housing, actual mechanisms to require and sustain an affordable housing supply in the City, as per the definition in the Provincial Policy Statement 2014, are not currently in place. As such, at this time, applicants are *encouraged* to provide affordable housing, however it is not required.

The proposed conversion of the commercial unit to a residential unit may not constitute affordable housing by definition under the PPS, however, the addition of one small dwelling unit to the local inventory of rental accommodation serves to cater to the low to moderate income rental market within this neighbourhood.

## Summary GCP Opinion

Staff have considered the policies of the Official Plan and determined that the application conforms to and does not conflict with the Official Plan. The application demonstrates a residential intensification opportunity in a neighbourhood with existing community assets and within infrastructure capacity. The existing context of the building and parking on the lot will be retained, as it has existed for decades within this neighbourhood. The simple conversion of commercial space to a residential unit will not trigger site plan control. Staff consider the conversion to be a logical progression of land use within this underutilized building and fits in with the established residential neighbourhood.

## Zoning By-law

Zoning By-law 2013-283 zones the subject lands as Local Convenience Commercial (C1) (see Appendix 5). The C1 Zone permits a range of small-scale commercial uses together with apartment dwelling units in the same building at a density not to exceed 32 units per hectare. The C1 zoning does not permit a fourplex. The conversion of the vacant commercial unit triggers the zoning amendment.

## Proposed Zoning By-law Amendment

The applicant proposes that the property be rezoned from Local Convenience Commercial (C1) to Medium Density Residential (R3) to permit the conversion of the existing commercial unit to a residential unit, resulting in a fourplex dwelling (Appendix 6).

A fourplex dwelling is permitted within the R3 zone; however, the existing lot and building size, an existing condition that has been established for decades and predates the current zoning by-law does not meet a number of zone standards, as follows:

Provision	Required	Requested	Variance	Comment
Minimum Lot Area	560 square metres	247.4 square metres	312.6 square metres	Site specific zoning provisions are required to address existing site conditions. No new development is proposed for the site.
Minimum Lot Frontage	18 metres	10.97 metres	7.03 metres	
Minimum Front Yard Setback	3.0 metres	0.45 metres	2.55 metres	
Minimum Interior Side Yard Setback	1.2 metres	0.76 metres	0.44 metres	
Minimum Exterior Side Yard Setback	3.0 metres	0 metres	3.0 metres	
Minimum Landscaped Open Space	35%	22.4%	12.6%	
Parking – Fourplex Dwelling	1 space per dwelling unit = 4 parking spaces	0.5 spaces per dwelling unit = 2 parking spaces	2 parking spaces	

The existing building on the subject property dates back to 1907. The use of the commercial space at the front of the building ceased operations in 2016. The requested site specific zoning provisions are to reflect the existing context of the site, which has prevailed for decades.

Staff recognize that the provided parking on site is less than required, however there is less demand anticipated with the conversion of the commercial use to a residential use. Plenty of on-street parking is available in the surrounding area, particularly on the east side of Catherine Street, as well as on the south side of Hetherington Street and nearby on the north side of Albert Street.

A City transit stop is available directly across the street, at the north-east corner of Catherine Street and Hetherington Street. Another transit stop is located 30 metres south of the subject property, at the north-west corner of Catherine Street and Albert Street, and another 100 metres south at the corner of Catherine Street and Louisa Street. The subject property is a 200 metre or 3-minute walk south to the commercial plaza on Welland Avenue which provides a variety of daily services. The site is also in close proximity to a neighbourhood high school – St. Catharines Collegiate – directly across the street, as well as Harriet Tubman Public Elementary School, a 5-minute walk away. Catherine Street Park and the Russell Avenue Community Centre are additionally a 6-minute walk north of the subject property, and the site is in nearby proximity to the Terry Fox Trail.

As stated, the site specific zoning provisions are required to recognize long existing conditions on the subject property. There is no new development proposed in this application, and the existing building will be retained on the existing lot. The amendment simply revises the permitted uses in the existing building.

The proposed zoning amendment conforms to and does not conflict with the Official Plan.

## **Circulation of Applications**

This application was circulated to all relevant departments and agencies in accordance with the Planning Act. No department or agency has objected to the proposed Zoning By-law Amendment. The following feedback has been received.

### **Niagara Region**

Regional Planning and Development Services staff supports the proposed Zoning By-law Amendment.

### **Parks, Recreation and Culture Services (PRCS)**

As the alterations are internal to the existing building, PRCS offers no concerns or requirements with respect to this application.

## **Development Section of Planning and Building Services**

Although Catherine and Hetherington Streets are undersized, the location of the building at the front and exterior lot line prevent road widenings from being effective. Therefore, no road widenings will be taken.

### **Site Plan**

Site plan control is not triggered by this application. The proposed conversion of a vacant commercial unit within the existing building, to a residential unit, does not substantially alter the use of the property, for the purpose of determining the need for site plan control. There is no new development. A building permit will be required for interior alterations to convert the vacant commercial unit to a residential use unit.

### **Public Consultation**

An Open House was hosted by Planning and Building Services on Tuesday, April 5, 2018. The purpose of the Open House was to present the applicant's proposal and afford an opportunity for attendees to ask questions and provide comments before staff recommendations are presented to Council for consideration. There were three members of the public in attendance. No objections to the proposal were submitted from the public. Members of the public supported the conversion to a residential use since they viewed it as a better fit with the existing residential context of the neighbourhood.

### **Public Notice**

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

### **Second Planning Opinion Advisory**

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

### **Financial Implications**

No direct financial impacts to the City are triggered should this application be approved.

### **Relationship to Strategic Plan**

The approval of this application to convert a commercial unit to a residential unit relates to the Economic Sustainability pillar of the City's Strategic Plan as follows:

#### **Economic Sustainability:**

- **Goal 1** – attract public and private investment, support local businesses and provide excellent customer service to demonstrate we are open for business;

- **Action 1.2** – prioritize redevelopment applications consistent with the provincial planning legislation and the City’s Official Plan to intensify developments and ultimately enhance the property tax base and support job creation.

The repurposing of an underutilized vacant commercial space to a residential unit serves to intensify residential uses within an existing building without impact on the residential neighbourhood. The application is in accordance with land use policies at the provincial, regional and local level.

## **Conclusion**

In summary, staff are recommending approval of this zoning by-law amendment. The conversion of a vacant commercial unit into a residential dwelling unit is a desirable adaptive reuse of an underutilized commercial space, resulting in a fourplex dwelling. The site-specific zoning provisions are appropriate to address the existing building on the site. The application, if approved, is consistent with Provincial policies, conforms with and does not conflict with the Growth Plan, Regional Official Plan and the City’s Official Plan policies.

## **Notification**

It is in order to advise Thomas A. Richardson, 40 Queen Street, PO Box 1360, St. Catharines, ON L2R 6Z2, the owner’s agent.

### **Prepared by:**

Kirstin Jensen  
Planner I

### **Submitted by:**

Judy Pihach, MCIP, RPP  
Manager, Planning Services

### **Approved by:**

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

## **Appendices:**

Appendix 1: Location Map  
Appendix 2: Existing Lot Layout  
Appendix 3: Existing Land Use Designation Schedule D1  
Appendix 4: Existing Land Use Designation Schedule E4  
Appendix 5: Existing Zoning – Zoning By-law 2013-283  
Appendix 6: Proposed Amendment to Zoning By-law 2013-283  
Appendix 7: Relevant City Official Plan Policies  
Appendix 8: Ontario Land Use Planning Framework  
Appendix 9: Recommendation for Zoning Amendment 26 ½ Catherine Street

## Aerial Photo



Niagara Regional Air Photo (April, 2015)



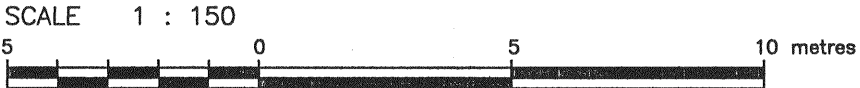
**Subject Lands**

26  $\frac{1}{2}$  Catharine Street

File: 60.35.1036



SURVEYOR'S REAL PROPERTY REPORT  
PART 1 - PLAN OF  
PART OF LOT 12, BLOCK N  
REGISTERED PLAN CY-10  
CITY OF ST. CATHARINES  
REGIONAL MUNICIPALITY OF NIAGARA



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ONTARIO LAND SURVEYORS

(C) THE REPRODUCTION, ALTERATION OR USE OF THIS REPORT, IN WHOLE OR IN PART, WITHOUT THE PERMISSION OF KIRKUP MASCOE URE SURVEYING LTD. IS PROHIBITED.

PART 2 - REPORT  
DESCRIPTION OF LAND  
BEING PART OF LOT 12, BLOCK N, REGISTERED PLAN CY-10, KNOWN AS MUNICIPAL No. 26 CATHERINE STREET, CITY OF ST. CATHARINES  
REGISTERED EASEMENTS AND/OR RIGHTS OF WAY  
NONE  
BOUNDARY FEATURES  
AS SHOWN IN PART 1  
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS  
NOT CERTIFIED BY THIS REPORT.  
ADDITIONAL REMARKS  
NONE

LEGEND		
	DENOTES	SURVEY MONUMENT FOUND
■	"	SURVEY MONUMENT PLANTED
□	"	WITNESS MONUMENT
WIT	"	STANDARD IRON BAR
SIB	"	SHORT STANDARD IRON BAR
SSIB	"	IRON BAR
IB	"	IRON PIPE
IP	"	CUT CROSS
CC	"	MEASURED
meas./m.	"	NORTH, SOUTH, EAST, WEST
N,S,E,W	"	ORIGIN UNKNOWN
(OU)	"	PROPERTY IDENTIFIER NUMBER
PIN	"	REGISTERED PLAN CY-10
RP	"	D. G. URE, O.L.S.
(539)	"	MUNICIPAL SURVEY 791, REG'D. AS PLAN 693
(MS791)	"	K. T. HOWE, O.L.S.
(735)	"	R. J. MATTHEWS, O.L.S.
(744)	"	INST. R0509312
D1	"	INST. R0686744
D2	"	INST. R0571560
D3	"	D. G. URE, O.L.S., SURVEY DATED DEC. 2, 1977,
N1	"	FIELD BOOK REFERENCE 74C-43
BF	"	BOARD FENCE

NOTE  
THIS REPORT WAS PREPARED FOR JOHN BUCALO. NO ADDITIONAL PRINTS OF THIS REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.

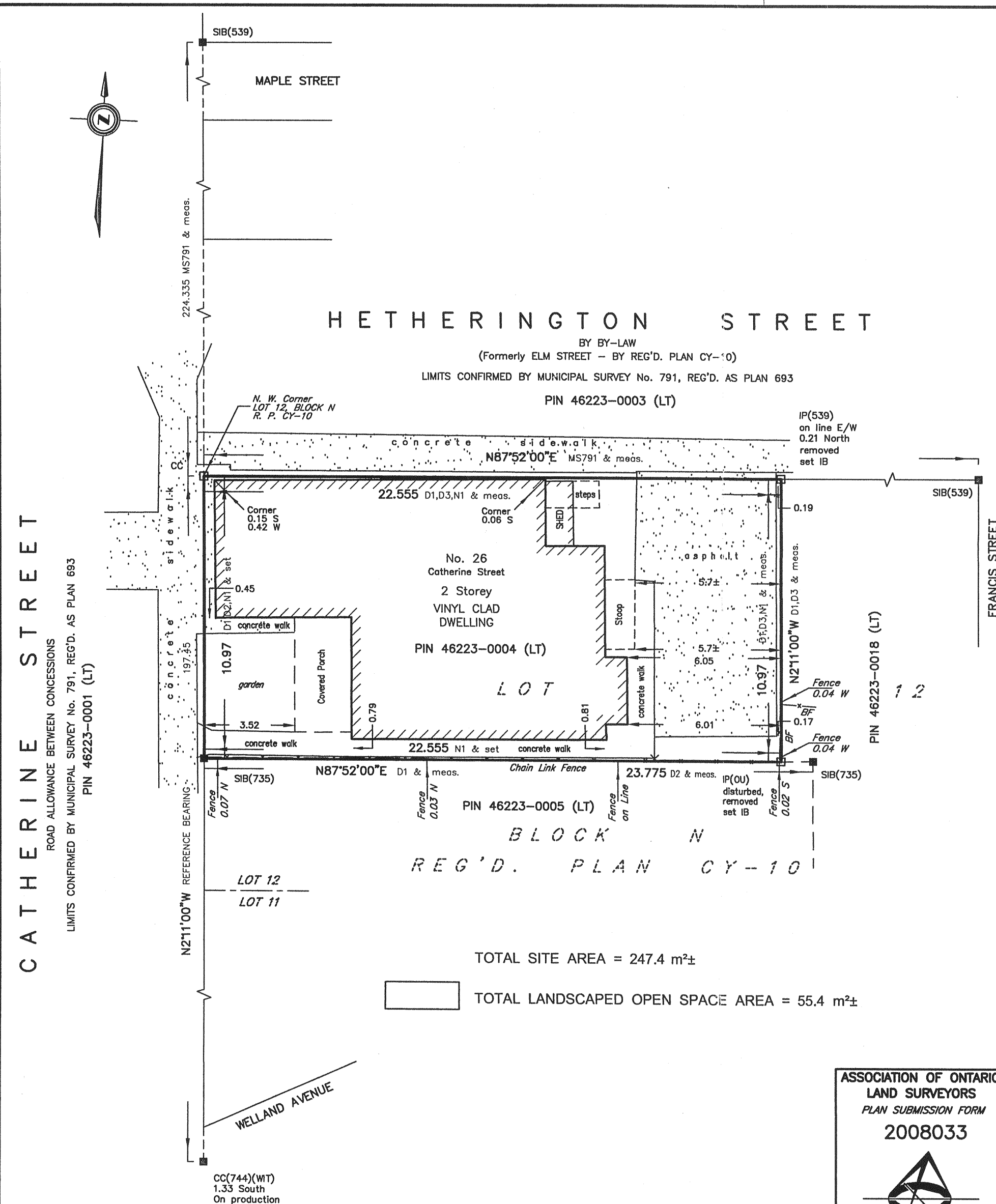
SURVEYOR'S CERTIFICATE

- I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
  2. THE SURVEY WAS COMPLETED ON MARCH 30, 2017

DATE : APRIL 3, 2017  
REVISED DATE : APRIL 17, 2018  
THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE ORIGINAL SURVEYORS SEAL

**KIRKUP MASCOE URE**  
SURVEYING LTD.  
49 EASTCHESTER AVENUE, ST. CATHARINES, ONTARIO L2P-2Y6  
TELEPHONE (905) 685-5931, FAX (905) 685-1972  
E-MAIL info@niagarasurveyors.com  
www.niagarasurveyors.com

JOB No. : 2016-0087 DWG FILE : 16-0087-1srpr



TOTAL SITE AREA = 247.4 m<sup>2</sup>±  
TOTAL LANDSCAPED OPEN SPACE AREA = 55.4 m<sup>2</sup>±

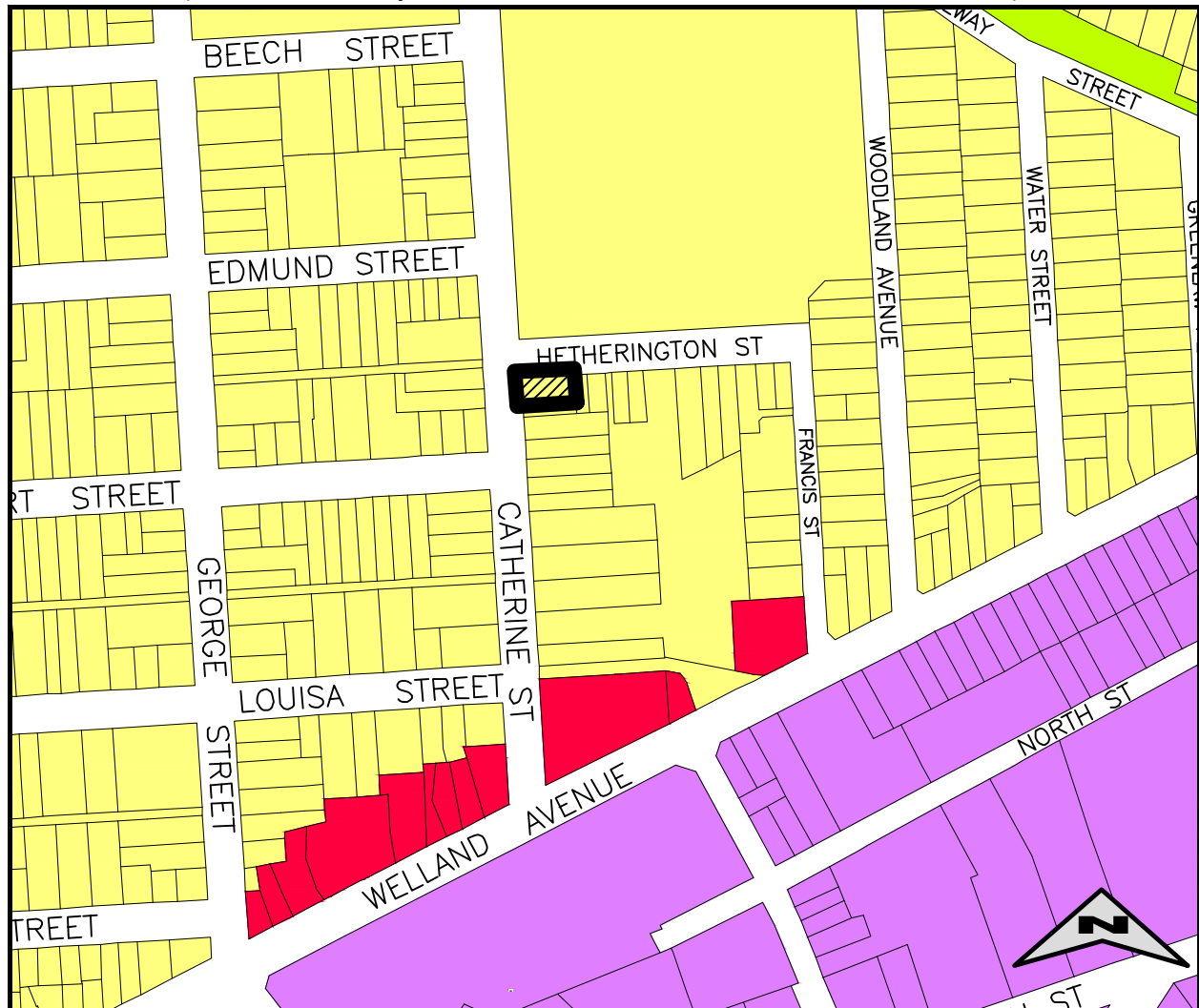
BEARING NOTE  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF CATHERINE STREET AS SHOWN ON MUNICIPAL SURVEY No. 791, REG'D. AS PLAN 693, HAVING A BEARING OF N2°11'00"W.

METRIC  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2008033  
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).





## Existing Land Use Designation

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



Subject Lands

26  $\frac{1}{2}$  Catherine Street

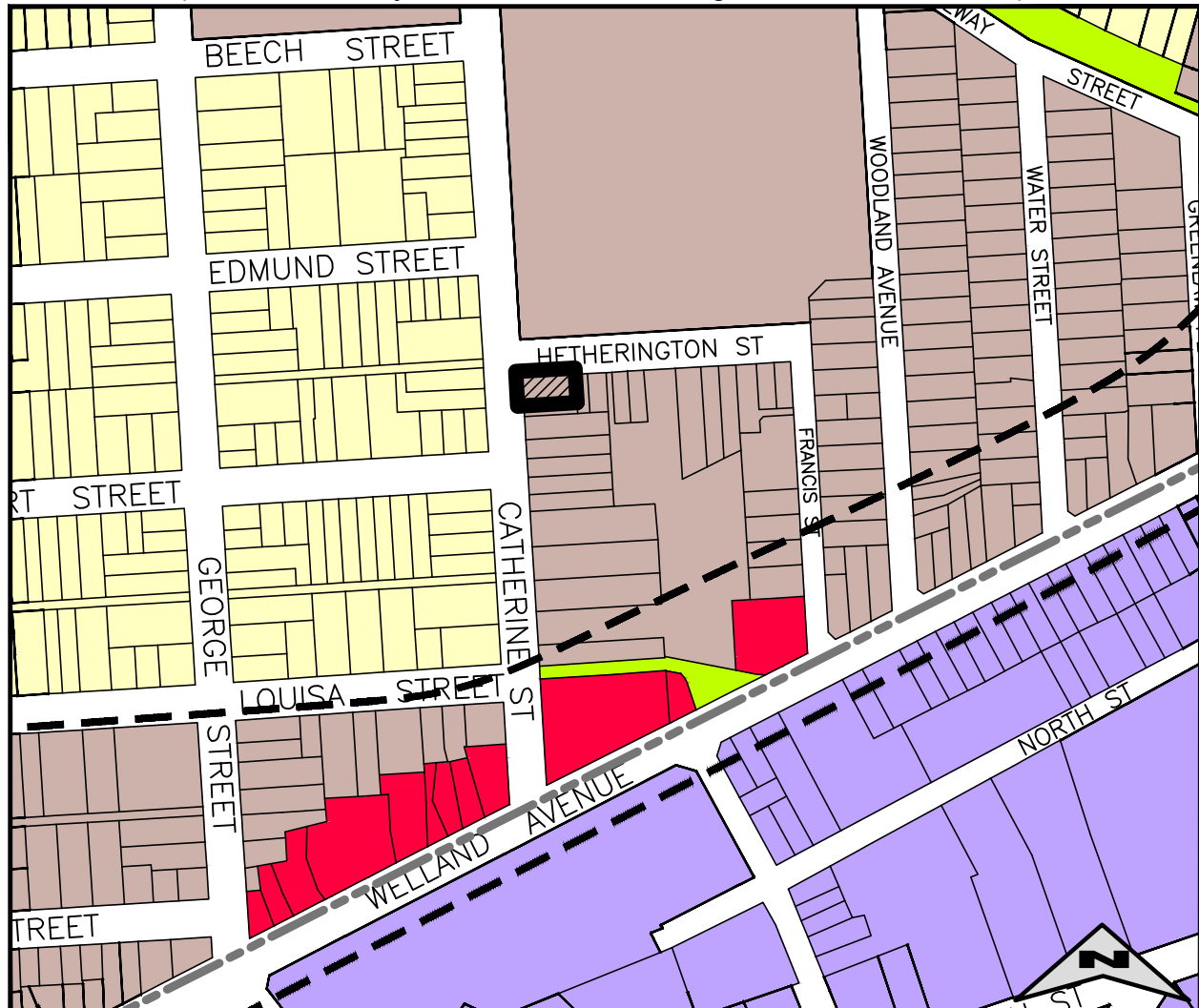
Land Use Designations			
	Neighbourhood Residential		Parkland & Open Space
	Commercial		Downtown

File: 60.35.1036



## Existing Land Use Designation

(The Garden City Plan - Central Planning District, Schedule E4)



Subject Lands

26  $\frac{1}{2}$  Catherine Street

### Land Use Designations

- Low Density Residential
- Medium Density Residential
- Community Commercial

- Parkland & Open Space
- Special Study Area
- Planning District Boundary

### Land Use Designations

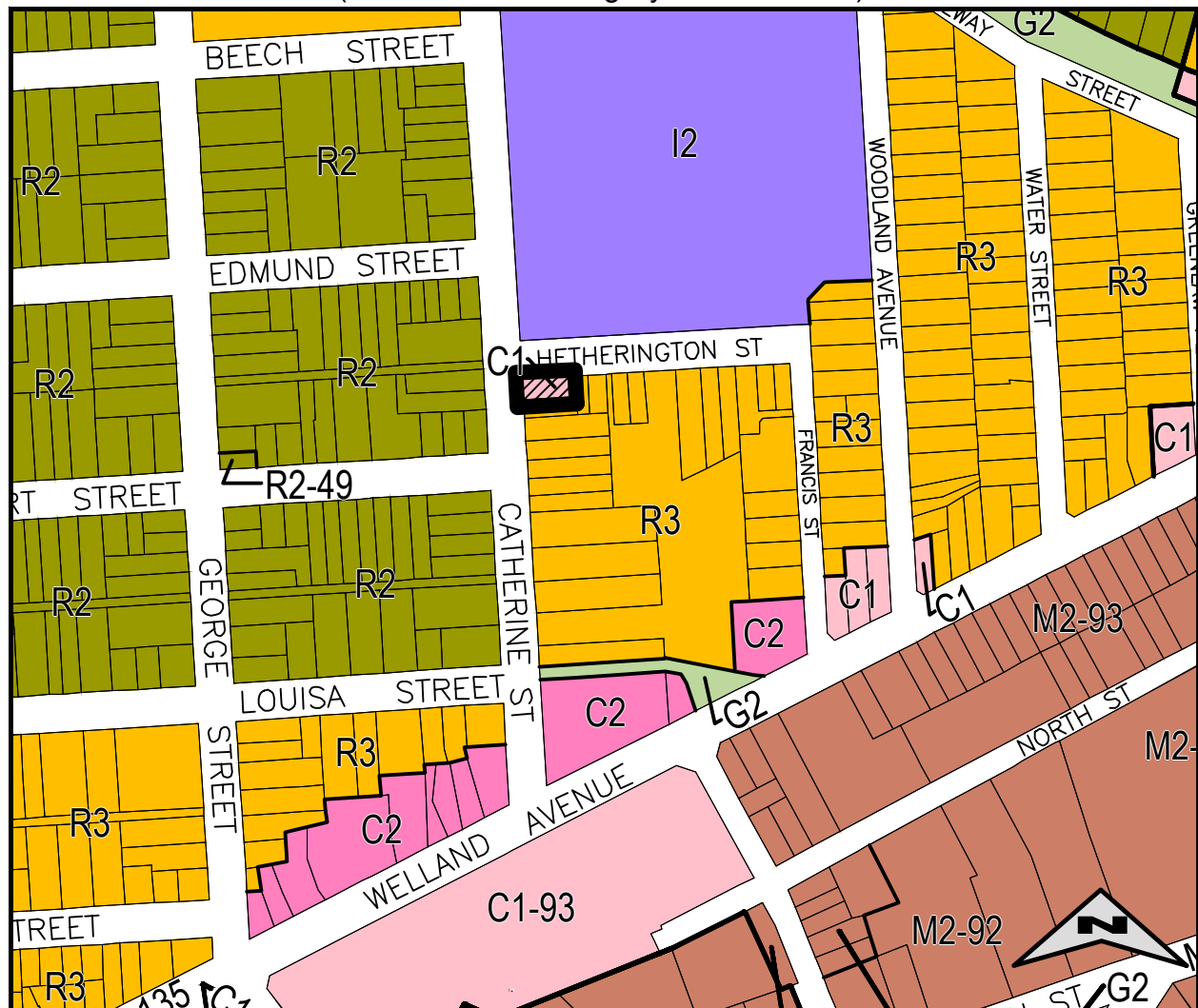
(Specific to Downtown Planning District)

- Mixed Medium High Density Residential / Commercial

File: 60.35.1036

## Existing Zoning

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



Subject Lands

26  $\frac{1}{2}$  Catherine Street

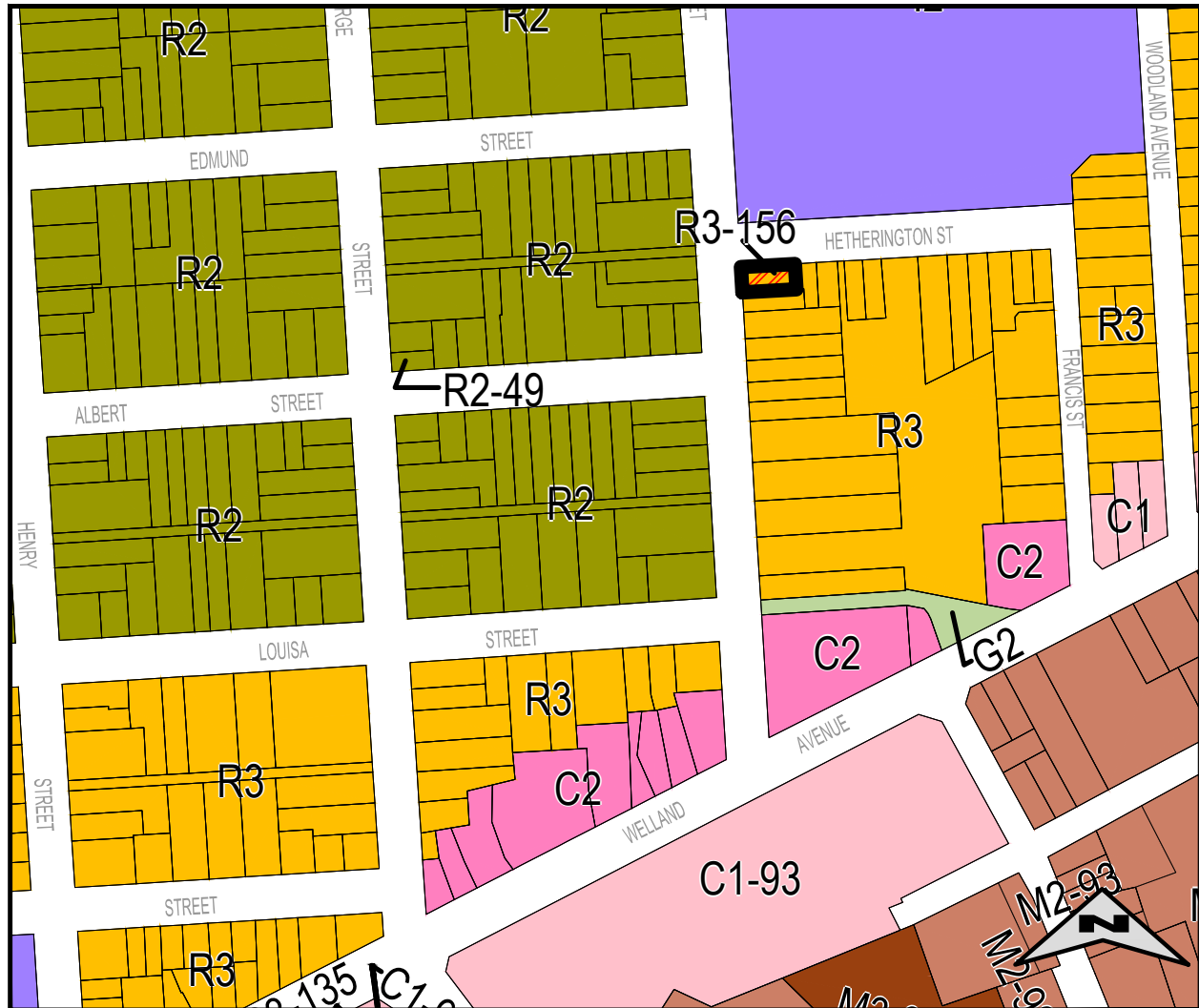
### Zones

**R2** Low Density Residential  
- Traditional Neighbourhood  
**R3** Medium Density Residential  
**C1** Local Convenience Commercial

**C2** Community Commercial  
**M2** Medium / High Density Mixed Use  
**G2** Minor Green Space  
**I2** Community Institutional

File: 60.35.1036

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



**Subject Lands**

26  $\frac{1}{2}$  Catharine Street

Subject lands to be re-zoned from  
Local Convenience Commercial (C1) to  
Medium Density Residential with Special Provision (R3-156)

## Zones

**R2** Low Density Residential  
- Traditional Neighbourhood  
**R3** Medium Density Residential  
**C1** Local Convenience Commercial

**C2** Community Commercial  
**M2** Medium / High Density Mixed Use  
**M3** High Density Mixed Use  
**G2** Minor Green Space  
**I2** Community Institutional

File:60.35.1036

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

Policies
<b>Part B: Vision and Guiding Principles</b>
<b>2.3.3. Accommodation of Growth</b>
<p>3. Growth will be accommodated by:</p> <ul style="list-style-type: none"> <li>i. the efficient usability of vacant and occupied lands;</li> <li>ii. more compact built form and density of development;</li> <li>iii. the reuse, rehabilitation, regeneration, intensification and enhancement of the built environment;</li> <li>iv. redevelopment and build out of underutilized properties;</li> <li>v. a more integrated, interactive mix of uses, activity and functions;</li> <li>vi. service, infrastructure, energy, transportation sustainable, accessible, efficient and supportive development;</li> <li>vii. design initiatives to support: <ul style="list-style-type: none"> <li>• compatible, innovative, efficient and sustainable building and site design;</li> <li>• enhanced natural and cultural heritage protection, preservation and conservation;</li> <li>• greening;</li> <li>• an accessible, integrated, interactive, usable and connected public realm within and between different use and activity areas, functions, landscapes and identities;</li> </ul> </li> <li>viii. recognizing the preferred mix and interaction of uses contemplated, the City's Urban Design Guidelines shall be emphasized in the evaluation of all development, redevelopment and intensification opportunities;</li> <li>ix. the upgrading of existing infrastructure and public service facilities, and where required, the provision of new infrastructure and public service facilities to ensure adequate service capacity to support development, redevelopment and intensification;</li> <li>x. providing a balance of housing and employment opportunities to maximize the opportunities for people to live and work in St. Catharines, and to maintain a sustainable healthy tax base to support a balanced and complete community, and sustainable long term growth and development opportunities.</li> </ul> <p>4. This Plan establishes a land use planning framework consistent with and supporting the growth and intensification strategy and the achievement of minimum density targets set out in the Provincial Growth Plan for the Greater Golden Horseshoe, 2006, (referenced as the Provincial Growth Plan) as follows:</p> <ul style="list-style-type: none"> <li>i. <u>Built Boundary</u> – the Provincial Growth Plan establishes a Built Boundary which represents the limits of the developed Urban Area of the municipality, as defined by the Ministry of Infrastructure Renewal. The Built Boundary for St. Catharines is defined on Schedule D 'Municipal Structure' of this Plan.</li> </ul>

- ii. Intensification Target – the Provincial Growth Plan establishes a minimum 40 per cent of all residential development occurring annually within the municipality is to be within the Built Boundary. A higher percentage target may be set out in the upper tier Region of Niagara Policy Plan.  
Consistent with the Region of Niagara Policy Plan, this Plan establishes a minimum intensification target of 95 per cent.
- vii. General Intensification - notwithstanding Intensification Areas set out in Part B, Section 2.3.3.4 vi) above, this Plan also recognizes and provides opportunities for housing intensification within the Urban Area, as follows:
  - on all designated Residential and Mixed Use properties subject to the policies and density standards set out in Part D, Section 8 and 12 of this Plan.

## 5. Housing

- ii. This Plan emphasizes the provision of new housing through the efficient use of vacant and occupied lands; higher density of development; small lot infill; intensification; mixed use development; and reuse, rehabilitation and redevelopment of the built form, including brownfield and greyfield sites.
- iii. All types of new housing will be provided in a manner not to compromise, but to accentuate and enhance the character, structure, function and accessibility of established residential neighbourhoods and other activity areas; cultural and heritage landscapes, buildings and identities; and the City's network of parks, open space and natural areas, and public realm opportunities.
- iv. All types of new housing will be encouraged to support housing diversity for a range of life stages, special needs, incomes and ages to promote social inclusion, reduce isolation, and promote affordable housing opportunities.
- v. This Plan establishes higher housing density standards and opportunities for a greater mix of housing types than has traditionally been directed by the municipality.

While it is recognized that new housing development and intensification may occur in all residential neighbourhoods, the primary emphasis for housing intensification is directed towards the Urban Growth Centre and Intensification Areas as set out on Schedule D 'Municipal Structure', along major road corridors, at commercial centres and mixed use areas.

## **Part C: General Policies**

### **4. Urban Design**

#### **4.1. Urban Design Principles**

Good urban design is a key planning tool to create sustainable communities. Sustainable design involves the holistic design of communities and buildings for long-

term economic prosperity, social harmony and stability, minimized environmental impact, and strengthened cultural identity.

The development of St. Catharines will be based on the following sustainable design principles:

- a) a strong sense of identity and place as the “Garden City”;
- b) innovative and sustainable design;
- c) a stimulating, attractive, and safe public realm;
- d) compatibility of new development with established areas;
- e) universal access to public areas;
- f) conservation of heritage buildings and structures;
- g) protection of the natural environment and processes;
- h) a compact, walkable, bikeable and well-connected community;
- i) a range of choices for housing and transportation;
- j) mixed-use nodes and corridors;
- k) complete streets for all users;
- l) building design to support street life.

#### **4.3. The Natural Environment**

3. Development and redevelopment activities will be designed to be compatible in scale and character with natural features and areas, and enhance the visual qualities and public enjoyment of those features and areas.

7. In all public works, trees should be retained and when trees must be lost to accommodate the works, they will be replaced as soon as possible by other trees of sufficient maturity and in sufficient numbers to enhance the appearance of the public works.

#### **4.5. Built Form**

1. As a basis for evaluating compatibility and for achieving design excellence, development/redevelopment will be designed in a manner that reflects the principles established in Part C, Section 4.1 of this Plan and that maximizes compatibility with the surrounding area in terms of the following matters:

- a) Building scale, height, gradation of height, and massing.
- b) Spacing of buildings.
- c) The level and visibility of the ground floor relative to exterior grade
- d) Roof form and pitch, together with any other structures on the roof.
- e) The placement, number, type and proportion of doors and windows.
- f) Use of materials, textures, and colours.
- g) Continuity in the provision, location, and linkage of amenity, open space, and green corridors.
- h) Preservation and enhancement of significant views and vistas.
- i) Retention of natural vegetation and other distinctive landscape or streetscape features.
- j) The overall scale of the development as it relates to the surrounding area. In this regard, factors contributing to compatibility include avoiding long unbroken

expanses of walls; creating relief in walls; the use of varied colours, textures, types, qualities and patterns of finish materials; roofline articulation.

- k) Mitigating light trespass and glare and to minimize the effects of sky glow.
- l) Mitigating wind, sun shadow impacts.

2. Development/redevelopment will locate parking, service areas, and utilities to minimize the impact on the property, surrounding area, and the environment by:

- a) Consolidating and minimizing the width of driveways and curb cuts.
- b) Providing underground parking or parking structures where possible.
- c) Limiting surface parking between the front and flanking face of a building and the public street.
- d) Providing perimeter landscaping as well as landscaped interior islands.
- e) Using permeable pavement systems or other low impact development practices.
- f) Connecting parking areas to the street through safe, landscaped pedestrian walkways.
- g) Integrating utilities as part of the building and site design, where feasible.
- h) Ensuring safety for active transportation.

#### **4.6. Universal Access**

2. The travelled portion of pedestrian and bicycle routes shall be kept free from obstructions or projections of street furniture, fixtures, or buildings.

3. Barrier-free features shall be well-integrated within the functional and aesthetic design composition, including but not limited to:

- i) ensuring appropriate driveway and sidewalk height to length ratios to support safe accessibility and travel for all;
- ii) requiring sidewalk curb cuts at all intersections;
- iii) requiring paving changes be incorporated at grade changes and intersections;
- iv) requirements for accessibility parking spaces;
- v) encouraging other features appropriate to ensure that barrier free design is provided.

### **5. Transportation**

#### **5.3. Alternative Forms of Transportation**

##### **1. Transit**

7. The City shall encourage the provision of convenient, safe pedestrian access and a maximum walking distance of 400 metres to transit facilities through its planning approvals.

8. The City shall ensure that other policy objectives (e.g. parking) do not undermine transit policies.

##### **2. Cycling**

1. The City shall require, provide, and maintain a continuous, well signed, clearly visible, and attractively landscaped network of cycling trails and facilities.

### **3. Pedestrians**

1. The City shall ensure that the transportation system will be designed to provide continuous and direct access by sidewalks and walkways to schools, recreation and cultural destinations, community services, major activity centres, and other high volume pedestrian centres.

2. Streetscape design shall provide safe, convenient, and attractive pedestrian ways and connections.

3. The City shall encourage weather protection for pedestrians in the Downtown, commercial centers, and other activity areas.

4. Pedestrian safety will be enhanced on sidewalks and walkways through the provision of lighting and/or public visibility, where feasible.

5. Sidewalks are to be built to a standard that facilitates the mobility of persons with disabilities.

### **5.4. Parking**

3. To support the minimization of large tracts of asphalt for parking, the City encourages the use of compatible and context sensitive underground and structured parking for development or redevelopment within the Downtown Urban Growth Centre, mixed use areas and commercial centres, for medium and high density residential development, and large scale developments.

6. The negative impacts of vehicular parking on the urban environment, cycling and pedestrian activity shall be minimized through:

- a) locating parking and loading areas at the rear of buildings where feasible;
- b) use of alternative paving materials such as permeable pavement systems;
- c) alternative surface water management such as swales and ditches;
- d) landscape treatments and pedestrian walkways in accordance with the Urban Design Guidelines;
- e) Buffering sidewalk users from through traffic, where feasible.

## **6. Achieving a Sustainable City**

### **6.1. General Policies**

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

- b) Promote the use of public transit and other alternative transportation modes among residential, employment and commercial areas, and other activity centres;

3. All of the City's sustainable development principles shall be considered when reviewing applications for development, public works, and capital expenditures.

6. In making decisions about planning, development, and conservation, within the



sustainability framework, the City shall employ an ecosystem approach addressing:

- a) The interrelationships among air, land, water, plant and animal life, and human activities;
  - b) The health and integrity of the broader landscape, including impacts on the natural environment in neighbouring jurisdictions;
  - c) The long term and cumulative impacts on the ecosystem.
7. Development should maintain, enhance, or restore ecosystem health and integrity.

### **6.3. Energy Efficiency/Generation**

- 1. The City shall encourage and support energy conservation, district heating and combined heat and power, and alternative and renewable energy sources developed in accordance with Provincial and Federal legislation, policies and regulations.
- 4. The City shall establish urban design guidelines that promote energy efficiency.
- 5. Site plan control shall be used to incorporate energy conservation measures into the final design. Such measures may include orientation and design of new buildings to maximize solar gain and to minimize energy loss through appropriate construction standards and landscaping designed to moderate seasonal climatic variation.
- 6. The City will encourage and facilitate the application of energy conservation measures in the design and construction of new buildings and in the rehabilitation and upgrading of existing buildings and structures. Standard municipal requirements for building orientation, landscaping design, lot coverage, and other site or building characteristics may be varied to provide for increased energy efficiency.
- 7. Regard shall be had for solar rights and carbon footprint in the evaluation of all development and redevelopment opportunities.

### **6.4. Air Quality**

- 3. The City shall ensure that parking policies and development regulations do not undermine transit and active modes of transportation.
- 4. The City shall give emphasis to transit, walking, and cycling over the private vehicle.
- 5. The City shall promote green space, tree planting, and natural heritage conservation.

## **PART D: Land Use Policies**

### **7. GENERAL POLICIES**

#### **7.1 Development / Redevelopment**

Development and redevelopment within the Urban Area shall be evaluated having regard for the following:

- a) Support for safe, accessible and connected active transportation linkages within and between residential neighbourhoods, other activity centres, uses, and the City's public realm and open space network.
  - b) Opportunities to create or enhance public places, active transportation linkages, facilities and gateways.
  - c) Building, site and streetscape context sensitive design to ensure:
    - i) Integration of compatible building form, scale, massing, height, setbacks, spacing, siting, orientation, facades and architectural materials with adjacent buildings, properties and the surrounding neighbourhood;
    - ii) Adverse impacts on adjacent properties are minimized in regard to grading, drainage, location and design of service utilities and areas, access and circulation, parking, transition in height, privacy, views, vistas, microclimatic conditions, and protection of the natural features, functions and hazards.
    - iii) Possible negative impacts such as noise, odour, and emissions are not excessive in relation to the predominant land use character and function of the area;
    - iv) Adequacy of lot size, access, on-site facilities and outdoor amenity areas to accommodate use;
    - v) Provision of parking areas that do not dominate the site physically or visually, and maximize opportunities for perimeter and internal landscaping.
  - d) The preservation, conservation, enhancement and integration of natural and cultural heritage features, landscapes and identities.
  - e) Opportunities to support and improve connectivity and accessibility to public transit and active transportation, including carpooling and car-sharing.
  - f) Treatment of existing topographic and vegetative features, and greening and landscaping opportunities.
  - g) The best use of existing resources, infrastructure and service capacity.
- Development/redevelopment will only be permitted where there is adequate municipal water and wastewater service, waste management, and public service facilities.
- h) Surface parking areas should be minimized and shared parking areas, standards and access shall be encouraged where compatible, and adequate and appropriate for intended level of service. Parking areas and access should be designed to optimize greening opportunities, and to support reduction of heat islands, sustainable storm water management, limited access points to public roads, and provide for safe and friendly active transportation circulation.
  - i) Development will only be permitted where the sustainable transportation system is adequate to accommodate anticipated traffic volumes, generation, circulation and use.

## **7.8 Affordable Housing**

- i) The municipality supports not-for-profit housing agencies as well as the private sector in the development of affordable housing for low and moderate income households, individuals who have physical disabilities, and other special needs groups, including those living in a situation of absolute or relative homelessness.
- ii) The municipality will work with the Region of Niagara to ensure that a sufficient supply of housing is provided which is affordable to low and moderate income

households. The City will target 30% of all new housing units constructed over the long term to consist of affordable housing units.

iii) The City will consider alternative requirements for residential lot standards, required floor space, and other regulatory controls in the implementing Zoning By-law which would support the provision of affordable housing.

iv) The Plan will seek a balance of housing tenure. In an effort to protect the loss of affordable housing, conversion of rental accommodation to condominium and other forms of ownership shall be discouraged where the annual rental vacancy rate by dwelling/structure type, as defined and reported through the Canada Mortgage and Housing Corporation Rental Market Survey, is less than 3 % within the municipality, and the ownership housing to be created is not considered to be affordable.

## **11. NEIGHBOURHOOD RESIDENTIAL**

The Neighbourhood Residential land use designation, as set out on Schedule D1 'General Land Use Plan' provides a full range of housing opportunities, types, form, and density to help accommodate projected growth; and to support a wide variety and choice of housing accommodation to provide accessible, affordable, adequate, and appropriate housing for all socio-economic groups.

### **8.1. Residential Use Designations**

#### **2. Medium Density**

The Medium Density residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex, townhouse and apartment dwellings at a density range generally between 25 and 99 units per hectare of land. Height of buildings will generally not exceed 20 metres.

### **8.2 General Policies**

1. Residential development, redevelopment and intensification will be integrated within Low, Medium and High Density residential designations having regard for Part D, Section 7 and all other policies of this Plan.
2. New Medium and High Density development sites may be permitted in the Neighbourhood Residential designation by way of zoning by-law amendment, provided:
  - a) the permission represents only a change from low to medium density residential, or medium to high density residential, as defined in Part D, Section 8.1 above;
  - b) the subject lands are located on arterial or collector roads, in close walkable proximity and accessibility to commercial centres, community facilities and parks, are well served by public transit and should most appropriately be located adjacent to or in close proximity to existing medium or high density residential sites;

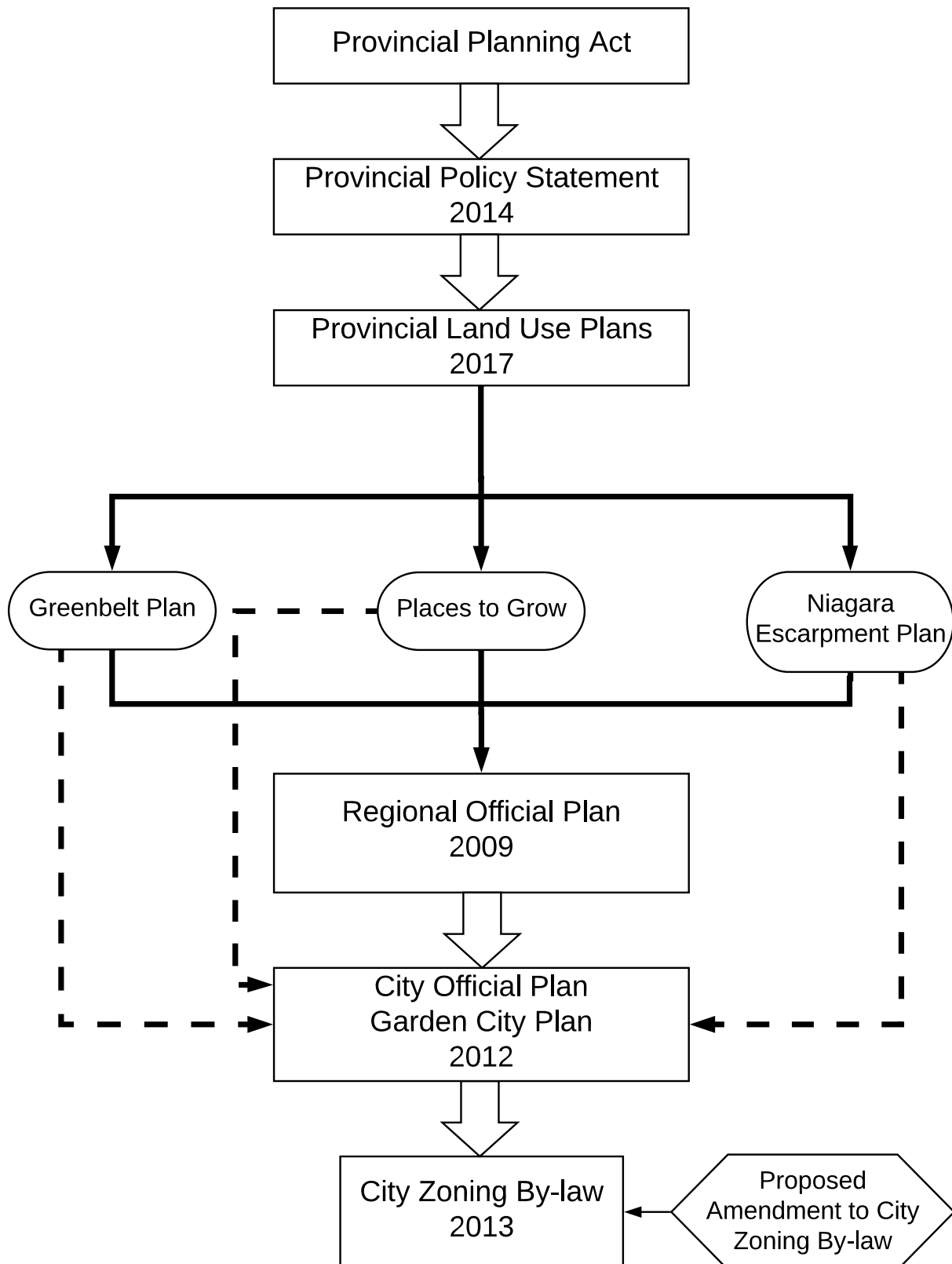
Any proposal for new medium or high density residential development will be evaluated having regard for urban design principles and policies set out in this

Plan to ensure building, site, streetscape and neighbourhood design will support compatible and context sensitive development with adjacent properties and those in close proximity to the subject lands; and, may be subject to studies as set out in Part F, Section 16.16 of this Plan.

Through regular monitoring of this Plan, the subject lands will be appropriately designated in Part E 'District Plans', and subject to the applicable policies established for that designation.

3. Apartments are permitted on arterial roads in low density residential designations, subject to zoning by-law amendment, having regard for the density and height provisions established in Section 8.1.1. Any such proposal will be evaluated having regard for urban design principles and policies set out in this Plan to ensure building, site and streetscape design will support compatible and context sensitive development with adjacent properties and those in close proximity to the subject lands, and may be subject to studies as set out in Part F, Section 16.16 of this Plan.
4. New residential development may be subject to Provincial guidelines to ensure adequate minimum distance separation from designated employment lands.

# Ontario Land Use Planning Framework



### Recommendation for Zoning Amendment 26 ½ Catherine Street

- a) That Section 15.1, Schedule A (14), Zoning Maps, be amended by changing the zoning of the lands municipally known as 26½ Catherine Street from Local Convenience Commercial (C1) to Medium Density Residential with Special Provision No. 156 (R3-156), as illustrated in Appendix 6 of this report; and
- b) That Section 13.1, List of Special Provisions, be amended by adding a new Special Provision No. 156 as follows:

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
156	R3	14		26½ Catherine Street	2019 -
1.	<p>Notwithstanding the provisions of Section 5.5, Provisions for Residential (R3) Zone, the following shall apply:</p> <ol style="list-style-type: none"> <li>a) Minimum Lot Area – 247.4 square metres;</li> <li>b) Minimum Lot Frontage – 10.97 metres;</li> <li>c) Minimum Front Yard Setback – 0.45 metres;</li> <li>d) Minimum Interior Side Yard Setback – 0.76 metres;</li> <li>e) Minimum Exterior Side Yard Setback – 0 metres;</li> <li>f) Minimum Landscaped Open Space – 22.4%;</li> <li>g) Minimum Parking Spaces Per Dwelling Unit – 0.5 spaces per dwelling unit, or 2 parking spaces on the subject property.</li> </ol>				



## By-laws to be considered Monday, May 27, 2019

- (a) A By-law to amend By-law No. 89-2000 entitled "A By-law regulating traffic and parking on City Roads. (One reading – with respect to parking prohibitions on Pennachetti Street and Pathstone Way. Delegation By-law No. 2004-277, as amended.)
- (b) A By-law to amend By-law No. 89-2000 entitled "A By-law regulating traffic and parking on City Roads. (One reading – with respect to stop sign locations on Dorchester Boulevard and Meredith Avenue. Delegation By-law No. 2004-277, as amended.)
- (c) A By-law to amend By-law No. 89-2000 entitled "A By-law regulating traffic and parking on City Roads. (One reading – with respect to stop sign locations on Wood Street and Greenmeadow Court. 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 stop sign locations on Orchard Avenue and Seymour Avenue. Delegation By-law No. 2004-277, as amended.)
- (e) 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 speed limits on Downing Street. Delegation By-law No. 2004-277, as amended.)
- (f) 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 speed limits – 40km/h Schools Zones on Scott Street. Delegation By-law No. 2004-277, as amended.)
- (g) A By-law to authorize a Servicing Agreement with Homestead Land Holdings Limited. (One reading – with respect to 25 & 32 Towering Heights Boulevard. Delegation By-law No. 2004-277, as amended.)
- (h) A By-law to authorize the acceptance of a conveyance of certain lands from Gino Difrancesco and Michael Difrancesco for road widening along Garnet Street and Ormonde Avenue. (One reading – with respect to 37 Ormonde Avenue. Delegation By-law No. 2004-277, as amended.)
- (i) 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 26 ½ Catherine Street. To be considered by Council, May 27, 2019.)
- (j) A By-law to authorize an extension of the Guarantee of a Line of Credit for the Niagara Grape and Wine Festival. (One reading – with respect to the Niagara Grape and Wine Festival operating line of credit. To be considered by General Committee, May 27, 2019.)



- (k) A By-law to authorize a Memorandum of Understanding with Ridley College and The Regional Municipality of Niagara. (One reading – with respect to road works to facilitate access to the GO Transit Station Site. To be considered by General Committee, May 27, 2019.)
- (l) A By-law to authorize an agreement with Read Jones Christoffersen Ltd. (One reading – with respect to the Contract Administration and Construction Review Services for the Ontario Street Parking Garage – Stairwell and Elevator Rehabilitation Project No. P13-150. To be considered by General Committee, May 27, 2019.)
- (m) A By-law to authorize the provision of the Corporation's insurance program by BFL Canada Risk and Insurance Services Inc. (One reading – with respect to the 2019 – 2022 Corporation Insurance Coverage. To be considered by General Committee, May 27, 2019.)
- (n) A By-law to confirm the proceedings of council at its meeting held on the 27<sup>th</sup> day of May, 2019. (One reading - with respect to confirming the proceedings of the meeting held on May 27<sup>th</sup>, 2019.)